

DEMOGRAPHICS 2018 PROJECTION

3 MILE	5 MILE	7 MILE
TOTAL POPULATION 22,348	TOTAL POPULATION 33,589	TOTAL POPULATION 46,626
MEDIAN HH INCOME \$104,200	MEDIAN HH INCOME \$114,571	MEDIAN HH INCOME \$121,675
AVERAGE HH INCOME \$129,163	AVERAGE HH INCOME \$142,281	AVERAGE HH INCOME \$154,719
TOTAL HH 8,842	TOTAL HH 13,127	TOTAL HH 17,907
MEDIAN AGE 42.1	MEDIAN AGE 43.7	MEDIAN AGE 44.7
DAYTIME POPULATION 21,770	DAYTIME POPULATION 24,508	DAYTIME POPULATION 27,335



The major highways comprise this region include SR 202, SR 31, SR 12, SR 22 and interstate I-78.



SILBERT REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road • Suite 203 • Warren, NJ 07059
 908-604-6900 • 908-604-2030 fax
www.silbertrealestate.com • email: info@silbertrealestate.com

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HERITAGE PLAZA

Pad & Inline Leasing Opportunities

Flemington (Raritan Township), Hunterdon County, New Jersey



SILBERT
 REALTY & MANAGEMENT COMPANY, INC.

RETAIL MARKETING & LEASING AGENT

EDGEWOOD  PROPERTIES
 ATTENTION TO RETAIL™

OWNER/DEVELOPER

HERITAGE PLAZA – 240 ROUTE 202, FLEMINGTON (RARITAN TOWNSHIP), HUNTERDON COUNTY, NJ

NEW CONSTRUCTION

Heritage Plaza, a prominent new retail development situated within the county seat and the central business district at the signalized intersection of State Highway 202/31 & Hart Blvd., within affluent Hunterdon County New Jersey. State Highway 202/31 is the primary north-south corridor and given its significant residential and commercial growth in the past 20 years the Flemington/Raritan Twp. trade area has become a regional destination for many national retailers looking to expand within one of New Jersey's fastest growing regions. In the past seven years prominent retailers including Costco, Walmart, Lowe's, Bed Bath & Beyond, Petsmart, Jos. A. Bank, Ulta among others have established new stores.

Heritage Plaza developed by prominent Edgewood Properties, comprises approximately 47,000 SF of traditional quality designed retail space, within a five building development situated on 9.2 acres. Retail pads include CVS, PNC Bank, Starbucks plus an approved additional pad for 9,832 SF and a recently completed 17,300 SF multi-tenant retail building, partially occupied by RWJ Urgent Care Center and CKO Kickboxing. Heritage Plaza affords its future tenants excellent visibility and access with 900' of highway frontage along with pylon signage. With multiple points of ingress/egress and 288 on-site parking spaces (6.2 spaces/1,000 SF) this new retail center provides customers with shopping convenience.



± 2,600 single and multi family residential units within 3 miles

AVAILABLE RETAIL SPACE

Restaurant or Dry Goods Pad -	± 9,832 sf (±84' x ±95')
Retail -	± 4,531 sf (62' x ±75') (divisible) to 1,500 sf

For Further Leasing Information or Inspection Contact:

Joel Tomlinson, Ass't VP Retail Brokerage, Ext. 108
jtomlinson@silbertrealestate.com

or

David A. Greenman, Sr. VP Retail Services Grp., Ext. 106
dgreenman@silbertrealestate.com

908-604-6900 • Fax 908-604-2030

In providing goods and services that meet the needs of residents and businesses alike, suitable permitted uses in the (B-2 Zone) to be considered for Heritage Plaza:

- Specialty Grocer
- Restaurants (Casual and Formal Dining)
- Pet Supplies
- Liquor/Wine
- Salon/Spa
- Wellness Center
- Specialty Fitness
- Print And Copy Center
- Childcare
- Children's Recreation
- Service Retail
- Medical/Professional

