

FLEMINGTON, NJ

39 ROUTE 31, FLEMINGTON, NJ 08822



OFFERING SUMMARY

Available SF: 2,676 SF
Lease Rate: Call For Details
Building Size: 2,676 SF

NEIGHBORING TENANTS



PROPERTY OVERVIEW

FOR LEASE: Free Standing Retail Building

PROPERTY HIGHLIGHTS

- Available Immediately: 2,676 SF On .89 Acres
- Free Standing Building with Drive-Thru
- Dedicated Turn Lane
- 28 Parking Spaces
- Prime Retail Location - well positioned along Route 31
- Former Roy Rogers
- 48,000 + Vehicles Per Day At Intersection Of Route 31 and Route 202

FOR MORE INFORMATION CONTACT:

CJ HUTER

201.703.9700 x118
cjhuter@thegoldsteingroup.com

LEW FINKELSTEIN

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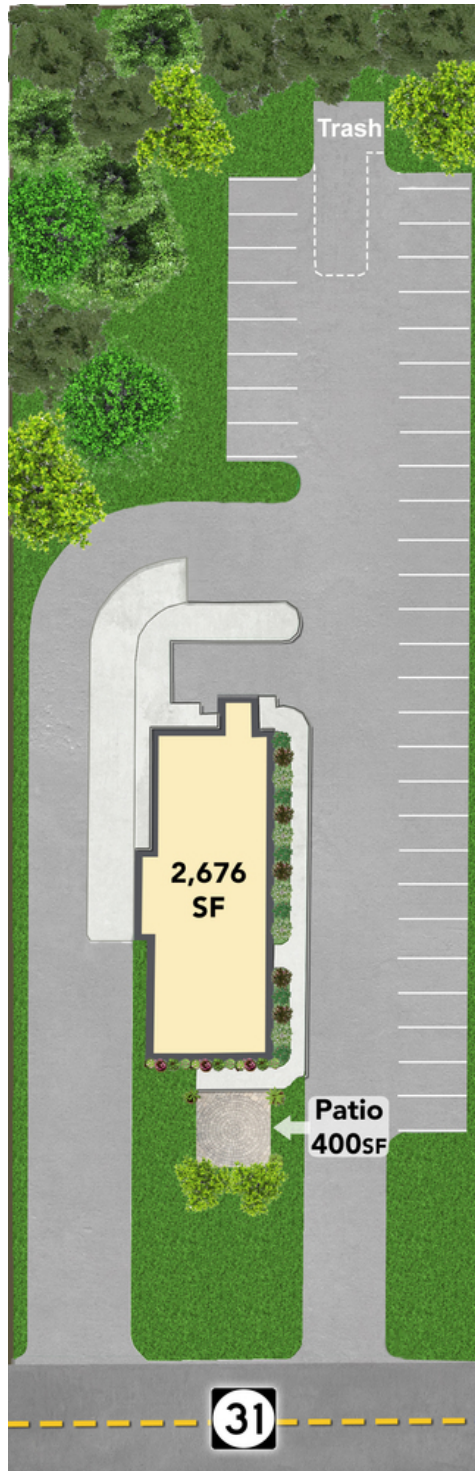
Licensed Real Estate Broker | 45 EISENHOWER DRIVE | SUITE 500 | PARAMUS, NJ 07652

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, rental, prior sale and withdrawal without notice.

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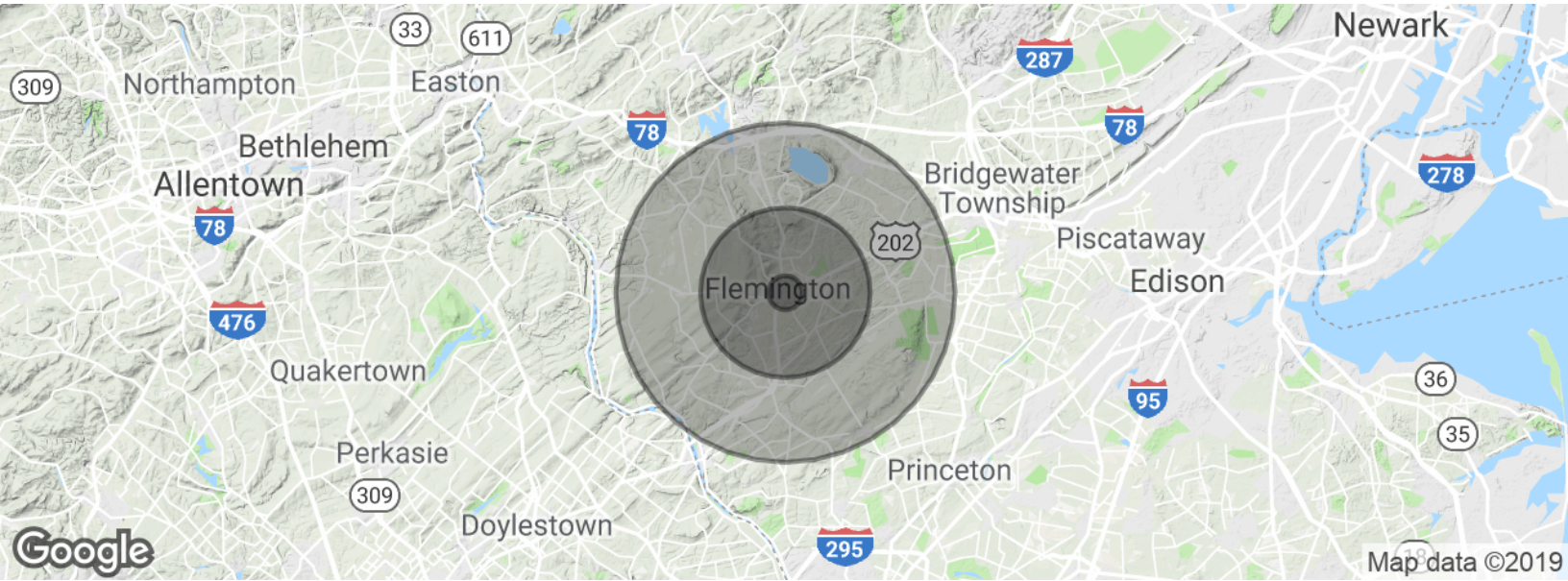
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,353	41,151	98,499
Median age	39.4	41.2	42.3
Median age (Male)	37.9	40.5	41.7
Median age (Female)	39.8	41.8	43.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,736	15,152	36,109
# of persons per HH	2.3	2.7	2.7
Average HH income	\$79,403	\$126,480	\$134,877
Average house value	\$377,476	\$476,596	\$506,892

* Demographic data derived from 2010 US Census

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