



# Mansfield Square

3242 US Hwy 206 | Bordentown, NJ 08505

## Property Description

- 31,900± SF total in two buildings - **93% LEASED**  
**Building A** 16,000± SF office/medical - 86% occupied  
**Building D** 15,900± SF retail - 100% occupied
- Block 3, Lots 6.01, 6.02, 6.07 - 6.09
- 9± acres total land
- New Construction (2009)
- Upside & development parcels B and C available, approved and improved lots.
- 250 parking spots
- Traffic count: 18,108± VPD
- Taxes (2016): \$85,938

## Tenants Include:

Virtua Hospital, Nail Salon, Bakery, Dry Cleaner, Liquor Store & Pizzeria

## Triple Net Leases

For more information:

**Jonathan Klear**

+1 856 433 1801

jonathan.klear@naimertz.com

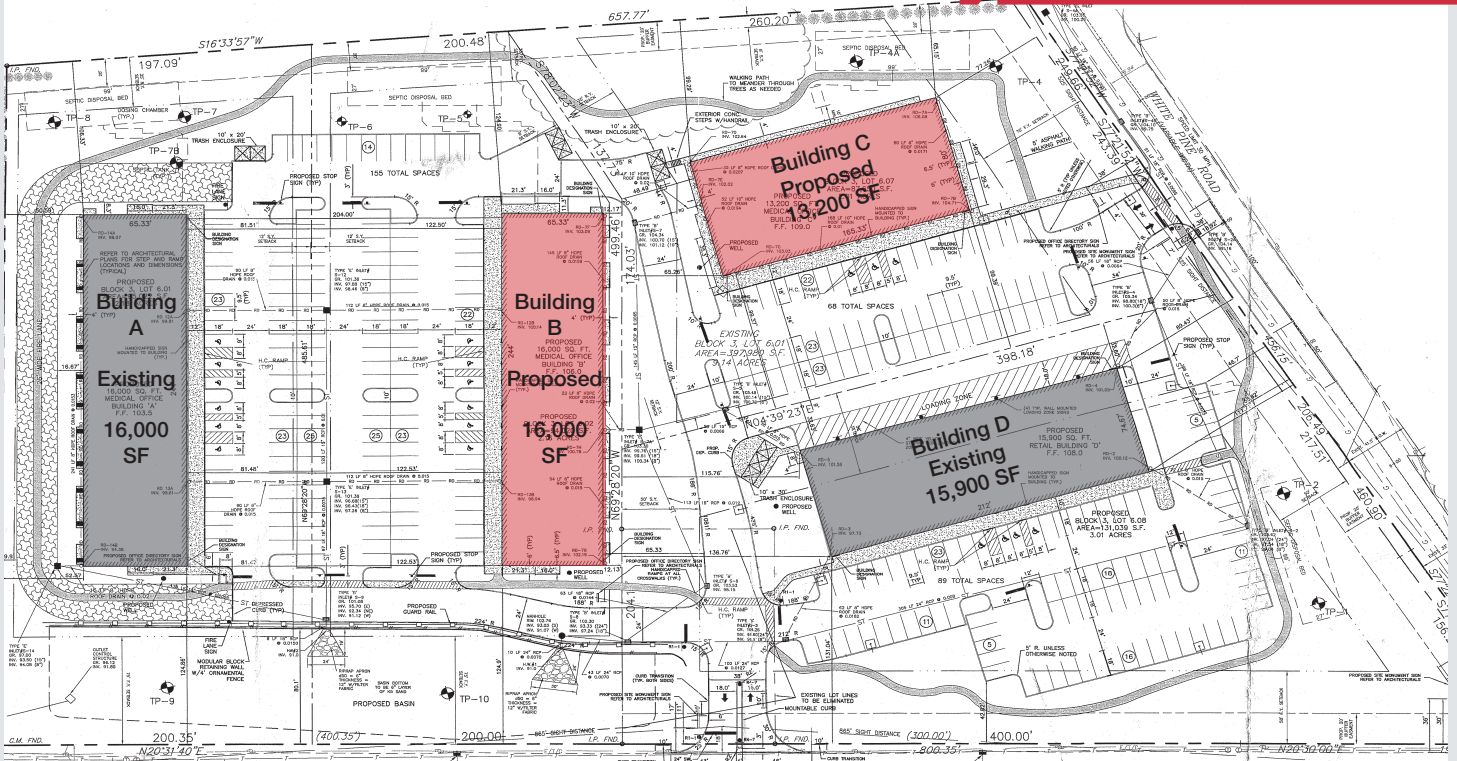
**Fred Meyer, SIOR**

+1 856 802 6515

fred.meyer@naimertz.com

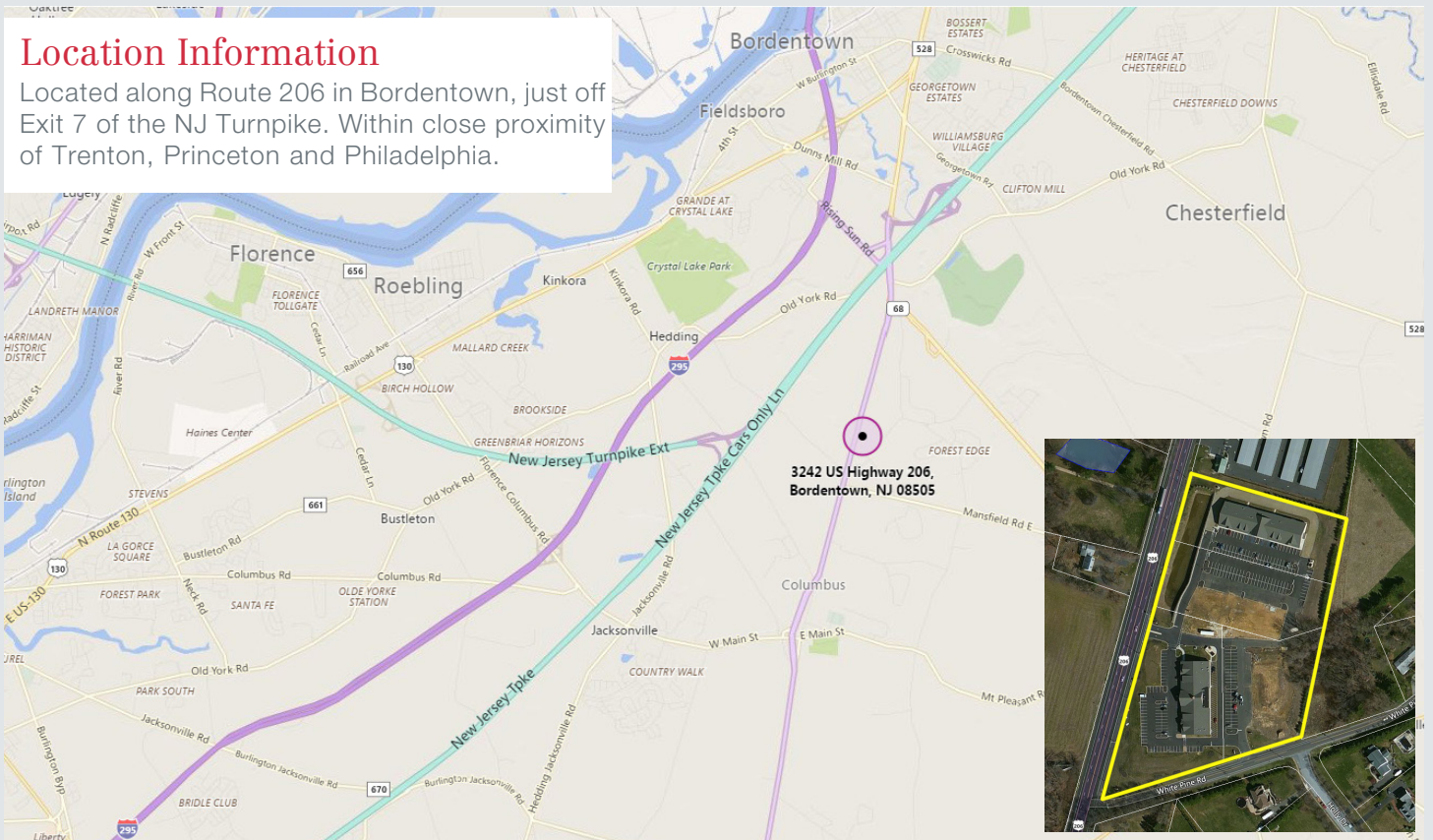
## Demographics

	3mi	5mi	10mi
Avg. Household Income	\$103,296	\$90,394	\$64,551
Population	13,979	41,290	424,758
Households	4,980	14,661	152,990



## Location Information

Located along Route 206 in Bordentown, just off Exit 7 of the NJ Turnpike. Within close proximity of Trenton, Princeton and Philadelphia.



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21 Roland Avenue  
 Mount Laurel NJ 08054  
 +1 856 234 9600

[naimertz.com](http://naimertz.com)