



RETAIL SPACE

FLEMINGTON, NJ

244 Route 202

SIZE

5,400 SF

ASKING RENT

Upon Request

NEIGHBORS

Kohls, Burlington, Shop Rite, Bed Bath & Beyond, Chick-Fil-A, Home Depot, CVS Pharmacy

COMMENTS

Turnkey restaurant opportunity on heavily trafficked Route 202 in vibrant Flemington, NJ

Liquor license can be arranged for purchase

Regional retail corridor with strong co-tenancy

Affluent marketplace - \$157k average HH income w/in a 5 mile radius

75 Parking spaces

CONTACT EXCLUSIVE AGENTS

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RIPCO
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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

HIGH LEVEL MARKET AERIAL



OBLIQUE AERIAL



SOUTH MAIN STREET

202

RAMADA



244
ROUTE 202

COMMERCE STREET

CVS/pharmacy

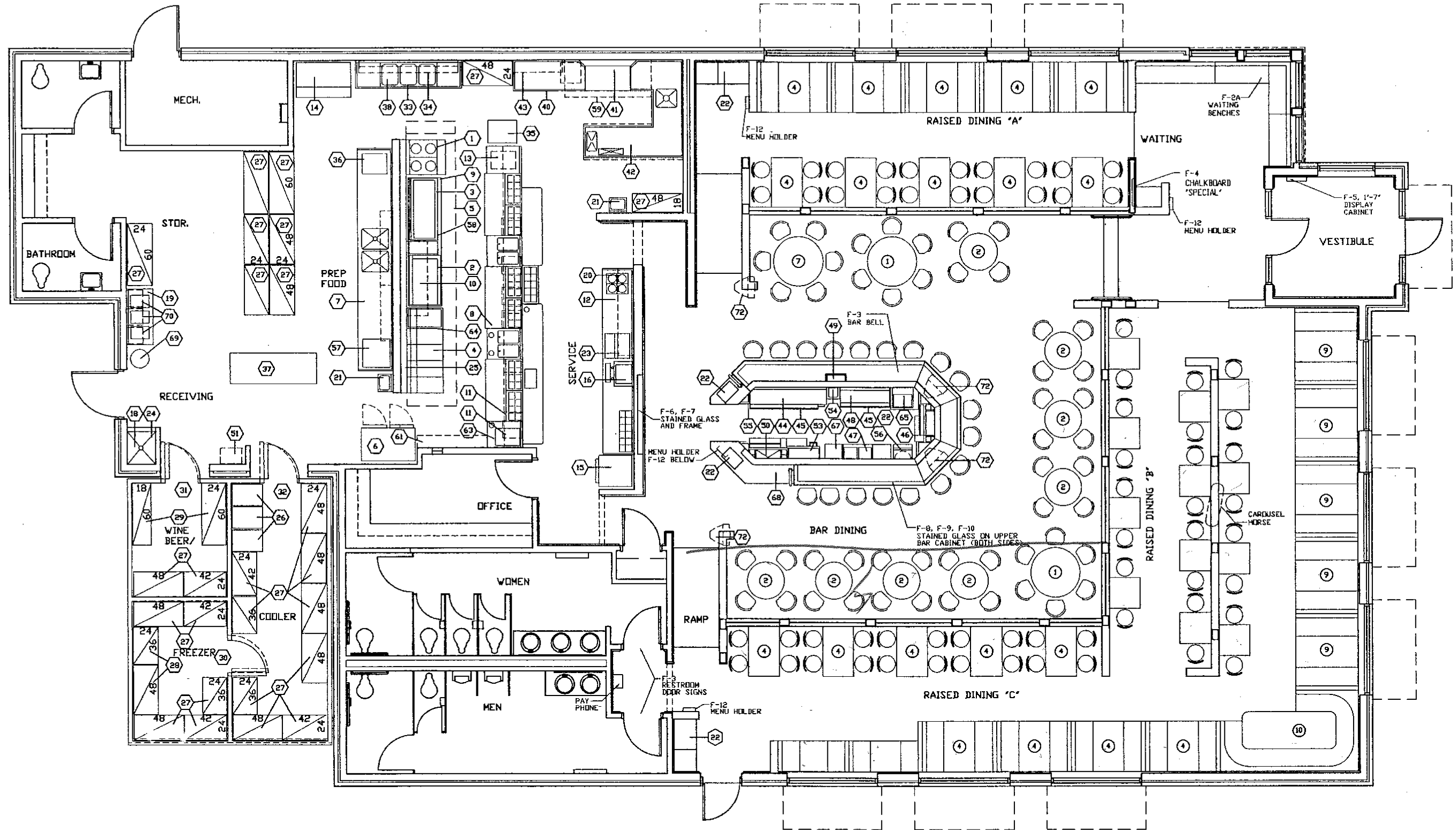
HART BOULEVARD



202



FLOOR PLAN

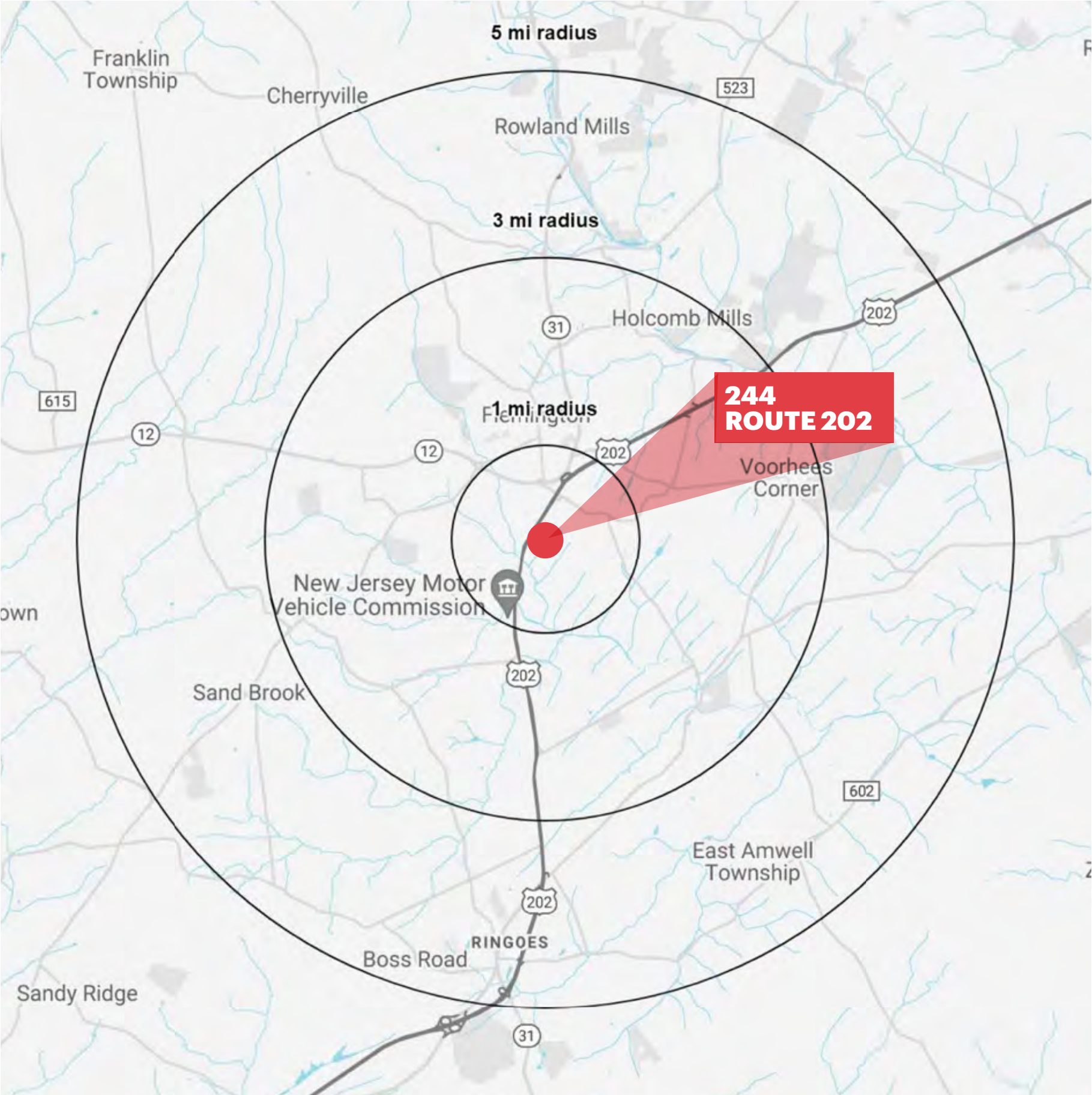


TOPS	TABLES	SEATS
2	14	28
4	32	128
6	4	24
	50	180
BAR SEATS:		16
TOTAL SEATS:		198

NOTE: ALL FURNITURE, EQUIPMENT, AND FIXTURES REFERENCED ON THIS DRAWING ARE FOR REFERENCE ONLY AND ARE NOT A PART OF THE GENERAL CONTRACT

F-# REFERS TO OWNERS FURNITURE PLANS (N.I.C.)

DEMOGRAPHICS



1 MILE RADIUS

POPULATION
5,637
HOUSEHOLDS
2,426
MEDIAN AGE
42.6
COLLEGE GRADUATES (Bachelor's +)
2,251 - 55.1%

TOTAL BUSINESSES
563
TOTAL EMPLOYEES
4,434
AVERAGE HOUSEHOLD INCOME
\$146,089

3 MILE RADIUS

POPULATION
22,908
HOUSEHOLDS
9,116
MEDIAN AGE
42.4
COLLEGE GRADUATES (Bachelor's +)
8,952 - 55.0%

TOTAL BUSINESSES
1,525
TOTAL EMPLOYEES
14,632
AVERAGE HOUSEHOLD INCOME
\$147,253

5 MILE RADIUS

POPULATION
34,381
HOUSEHOLDS
13,538
MEDIAN AGE
44.1
COLLEGE GRADUATES (Bachelor's +)
13,636 - 55.3%

TOTAL BUSINESSES
1,888
TOTAL EMPLOYEES
17,450
AVERAGE HOUSEHOLD INCOME
\$157,348

*2020 estimates