

1,656 SF HIGHWAY RETAIL

174 Route 31 (Plaza 31)
Flemington, NJ (Hunterdon County)

EXCLUSIVE FOR LEASE



PROPERTY HIGHLIGHTS

10,000 SF well-maintained strip center adjacent to BJ's Wholesale Warehouse, opposite Hunterdon Medical Center.

- Available:** 1,656 SF
- Possession:** Immediate
- Lease Rate:** \$16.00/PSF NNN
- Taxes/CAM (2017):** \$5.60/PSF
- Utilities:** Independently Metered Gas & Electric
- Location:** Highly visible location on Route 31, north of Flemington Circle and the Raritan Town Center. Easy, quick access to Routes 202, 12, 22, 28, I-78 & I-287.

2017 Demographics (CoStar)

	3 Mile	5 Mile	10 Mile
Population:	22,253	36,014	106,772
Households (Est.):	8,323	13,227	38,840
Avg. HH Income:	\$121,503	\$134,245	\$141,162



Exclusively listed by:

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Since 1906

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