

Flemington Town Centre | 3 Walter E. Foran Boulevard | Flemington, NJ

## TWO RETAIL SPACES FOR LEASE: 2,000 SF EACH



### PROPERTY HIGHLIGHTS

- **Building Size:** 36,408 SF on 4.14 Acres
- **Available:** Two, adjacent retail units - 2,000 SF each. One unit is an end cap. Availability is 2,000 SF - 4,000 SF.
- **Traffic Count (CoStar 2018):** 12,094 Vehicles Daily
- **Parking:** 5/1,000 SF Surface Parking Spaces Available
- **RE Taxes (2024 Est.):** \$3.84/PSF
- **CAM Charges (2024 Est.):** \$2.09/PSF
- **Lease Rate: \$19.50/PSF NNN**
- Neighboring tenants include **Bjs Wholesale Club, CVS, Costco, Lowe's, Walmart, and Flemington Department Store**
- Located 2/10 mile from **Route 31** and 3 miles from the **Raritan Town Square**. Easy, quick access to **Routes 202, 12, 22, 28, I-78 and I-287**.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	8,717	13,333	37,659
Total Population	23,361	36,194	103,547
Average HH Income	\$144,104	\$151,500	\$157,154



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3 Walter E. Foran Boulevard | Flemington, NJ 08822

# AERIAL MAP



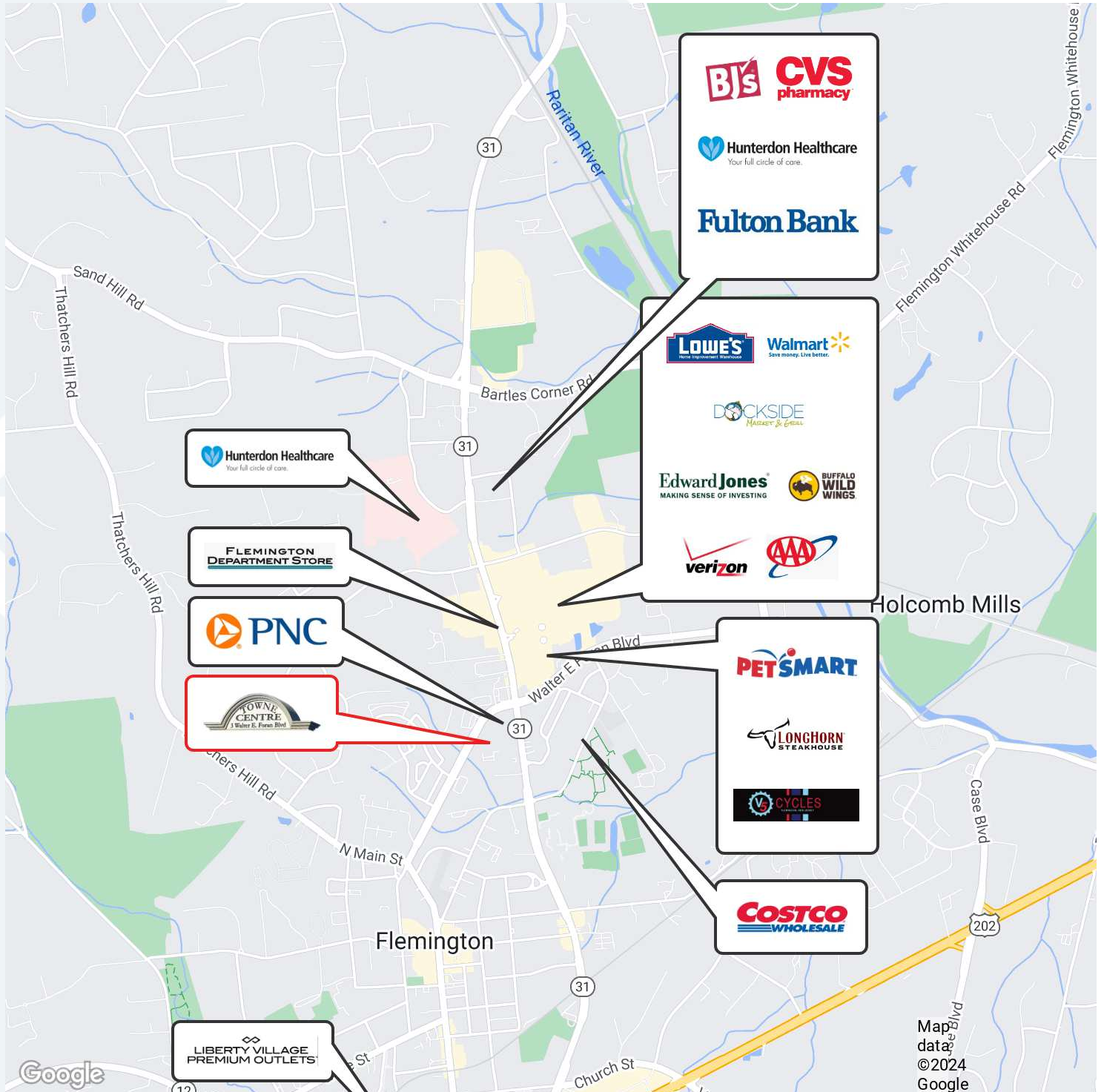
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# LOCATION MAP



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# RETAILER MAP



Google

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