

RETAIL/MEDICAL SPACE

THE MALL AT 206

240 Route 206 South Bound

FLANDERS
NEW JERSEY

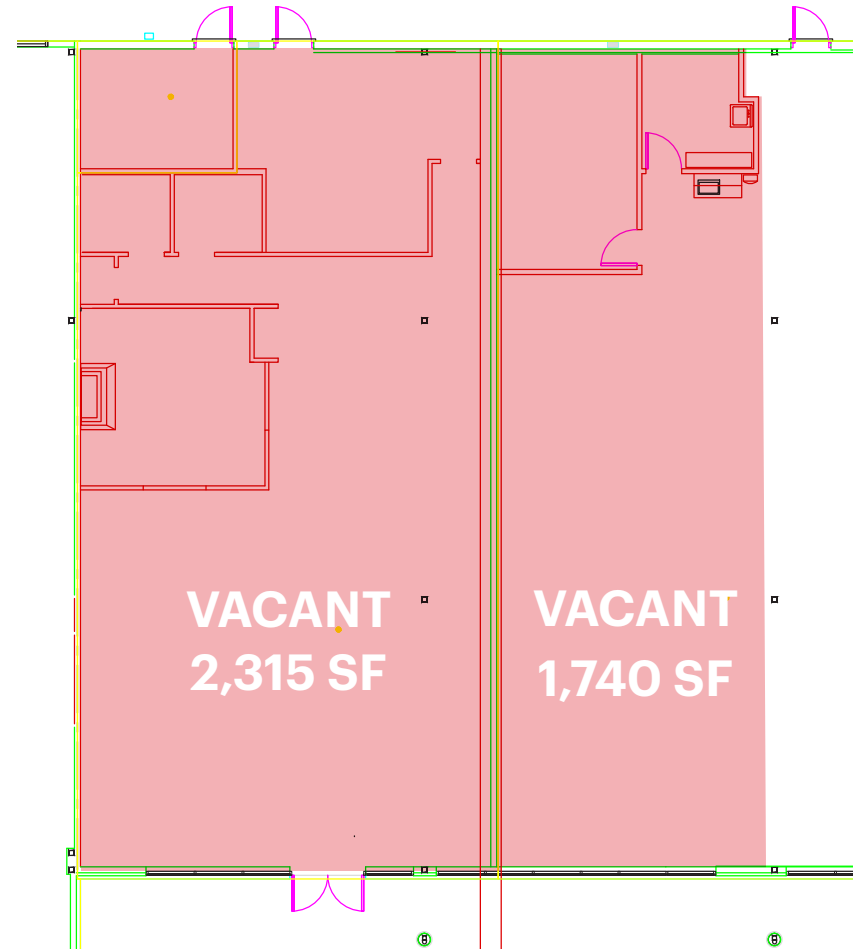
**1,740 SF -
4,055 SF**

Restaurant/Retail/Medical
Space Available



SPACE DETAILS

FLOOR PLAN SHOWING UNITS AVAILABLE



SIZE

Unit 1 1,740 SF* (immediate)

Unit 2 2,315 SF* (immediate)

*can be combined for 4,055 SF

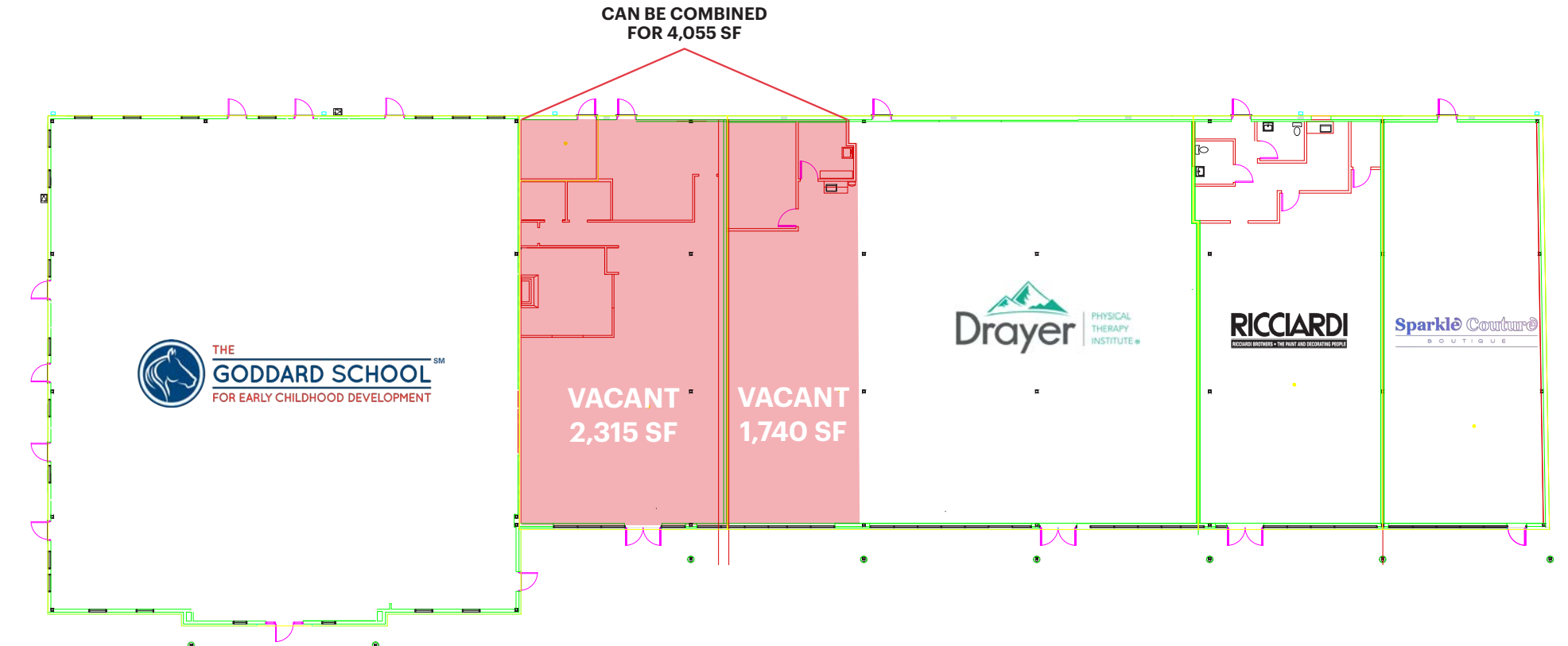
GLA

71,000 SF Community Shopping Center on 9 acres

BASE RENT

Upon Request

BUILDING PLAN LAYOUT



NNN

\$7.50 PSF

PARKING

330 Spaces (4.6/1,000)

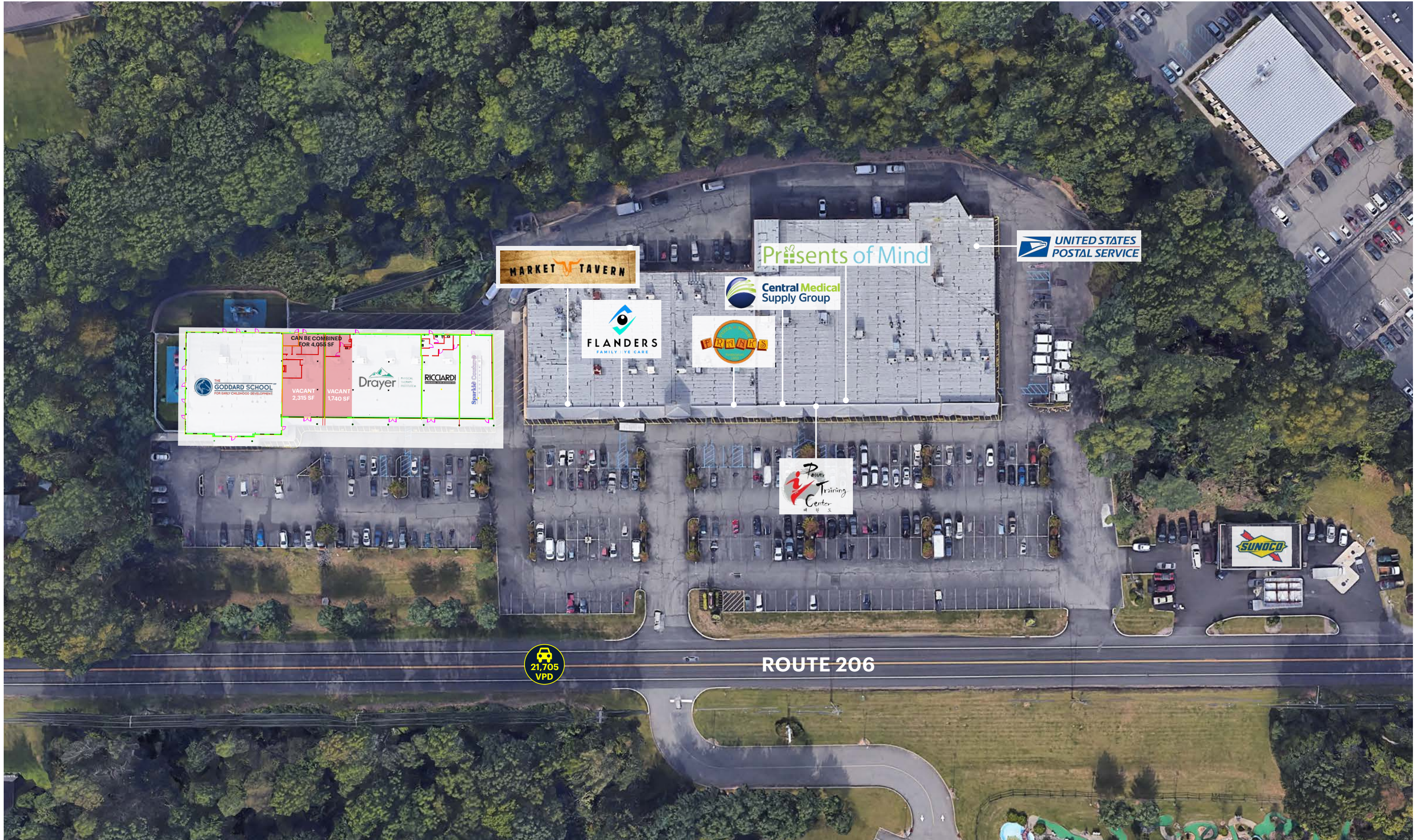
NEIGHBORS

The Golf Zone, Siemens Healthcare, Sunoco, Flanders Veterinary Clinic, ShopRite, Gold's Gym, Weis Markets, Dollar Tree, Tractor Supply Co, Jersey Mike's, McDonald's, Dunkin'

CO-TENANTS

The Market Tavern, Frank's Pizza, USPS, Flanders Family Eye Care, F&M Hobby Center, Sparkle Couture Boutique, The Pastoral Pig, The Goddard School of Flanders, Presents of Mind, Power Training Center, Flanders Nail Salon

SITE PLAN OVERLAY



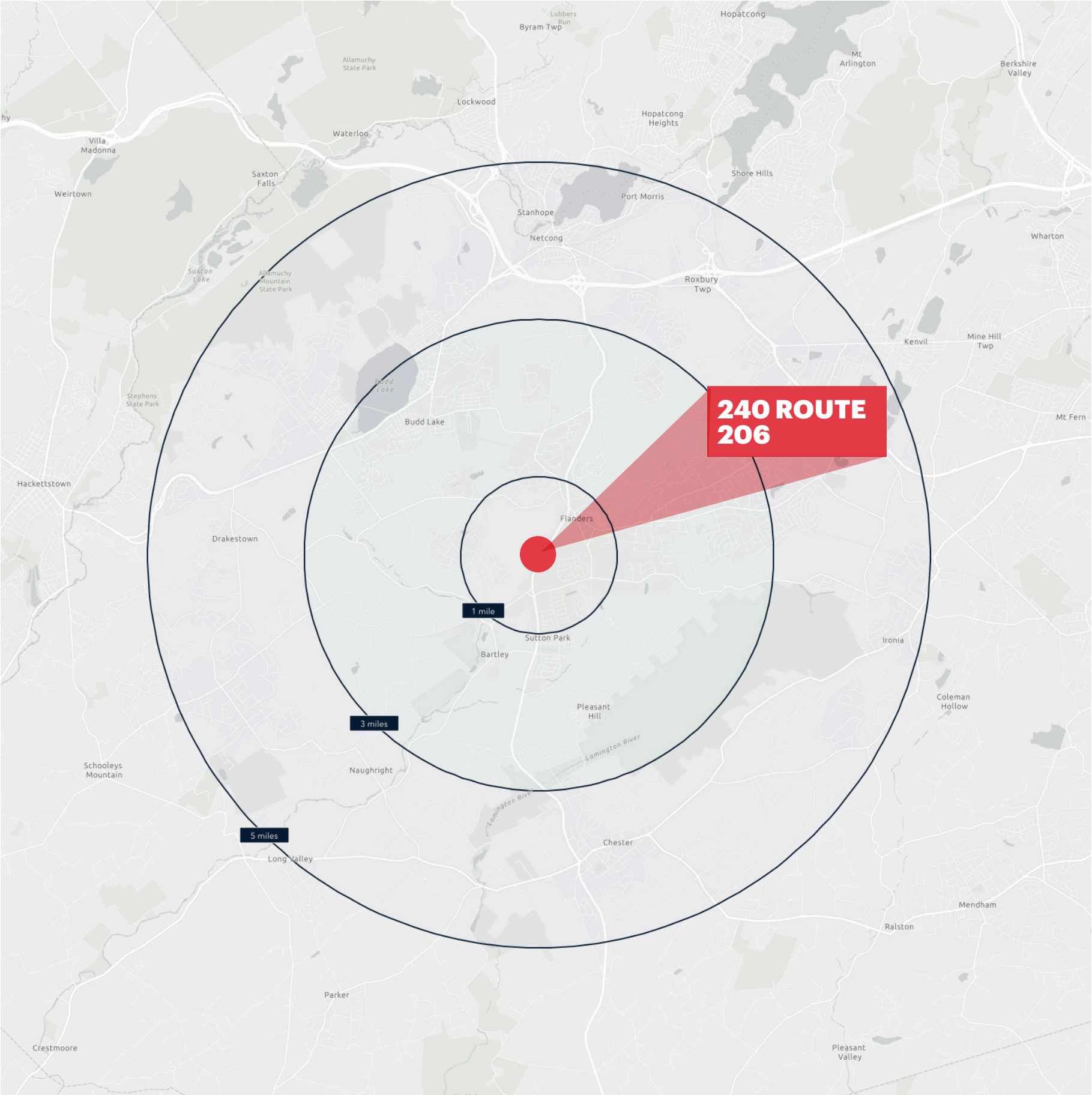
LOW-LEVEL AERIAL



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
3,860
HOUSEHOLDS
1,440
MEDIAN AGE
41.2
COLLEGE GRADUATES (Bachelor's +)
1,441 - 54.0%

TOTAL BUSINESSES
223
TOTAL EMPLOYEES
2,216
AVERAGE HOUSEHOLD INCOME
\$198,378

3 MILE RADIUS

POPULATION
27,016
HOUSEHOLDS
10,076
MEDIAN AGE
40.4
COLLEGE GRADUATES (Bachelor's +)
9,452 - 50.0%

TOTAL BUSINESSES
645
TOTAL EMPLOYEES
9,227
AVERAGE HOUSEHOLD INCOME
\$166,154

5 MILE RADIUS

POPULATION
67,348
HOUSEHOLDS
25,096
MEDIAN AGE
42.1
COLLEGE GRADUATES (Bachelor's +)
24,204 - 51.0%

TOTAL BUSINESSES
2,648
TOTAL EMPLOYEES
27,686
AVERAGE HOUSEHOLD INCOME
\$169,883

*2022 estimates

CONTACT EXCLUSIVE AGENTS

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