



## RETAIL SPACE

# FLEMINGTON, NJ

244 Route 202

### SIZE

5,400 SF - Former Applebee's

### ASKING RENT

Upon Request

### NEIGHBORS

ShopRite, Home Depot, Burlington, Harbor Freight, Aldi, HomeGoods, Marshalls, Chick-Fil-A, McDonalds, Chipotle, Starbucks, CVS

### COMMENTS

Turnkey restaurant opportunity

Regional retail corridor with strong co-tenancy

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

47,342 VPD on Route 202

75 Parking spaces

## CONTACT EXCLUSIVE AGENTS

### MATT GRUNDY

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201.777.2296

### JEFFREY HOWARD

jhoward@ripcony.com  
516.933.8880

**RIPCO**  
REAL ESTATE

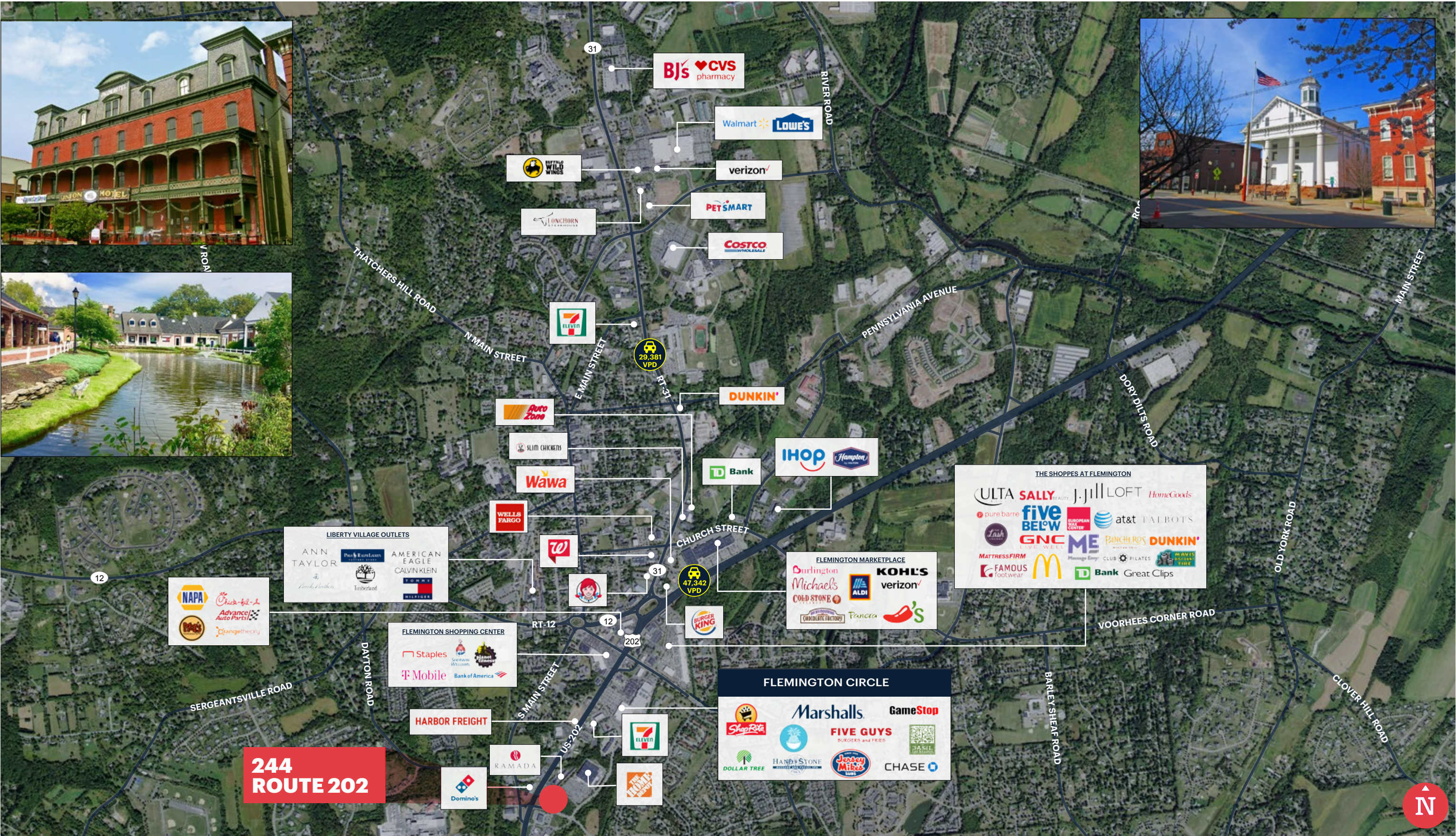
611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://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.



# MID LEVEL MARKET AERIAL





**OBLIQUE AERIAL**



**244  
ROUTE 202  
5,400 SF**



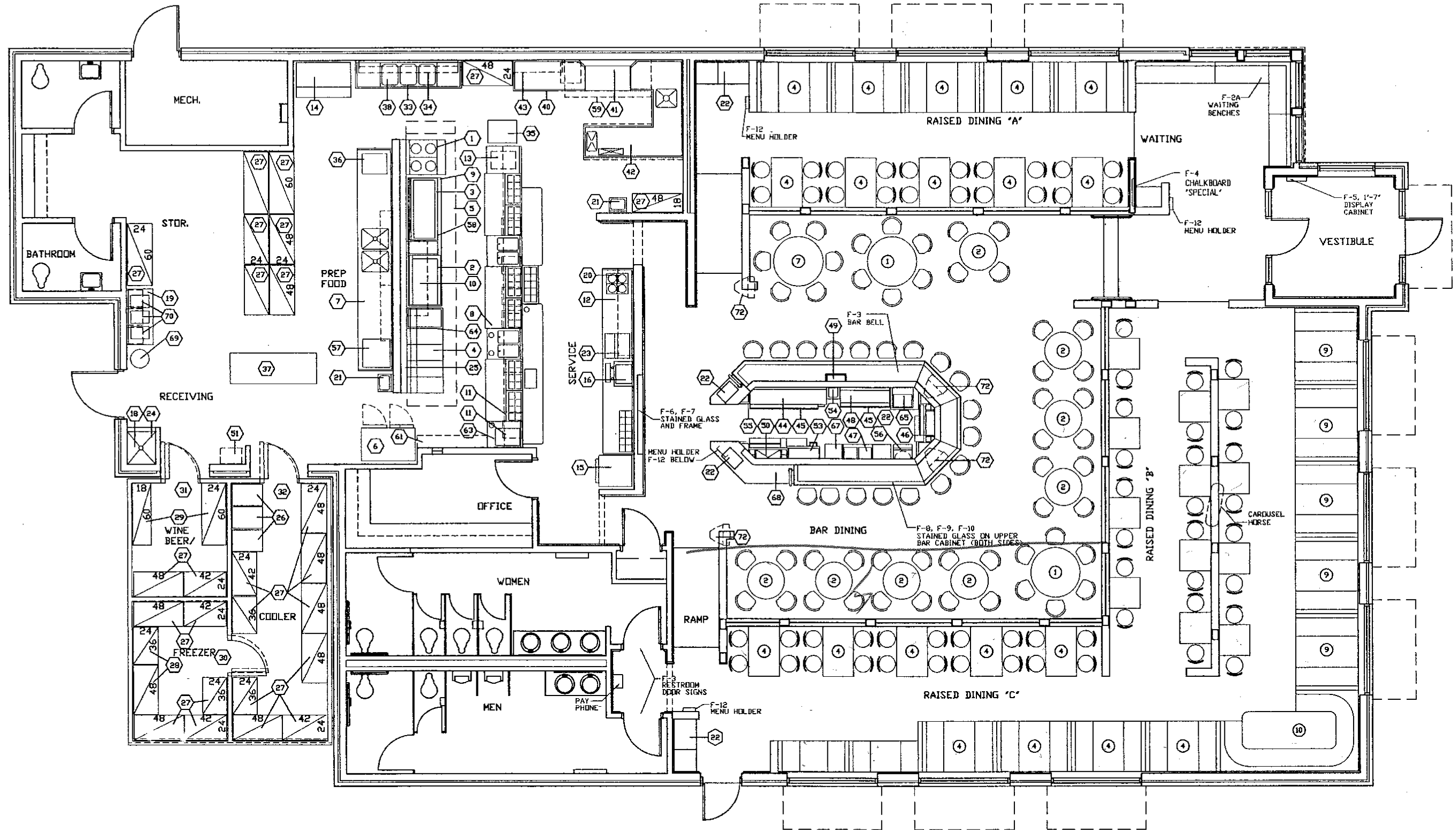


**PHOTOS**





# FLOOR PLAN

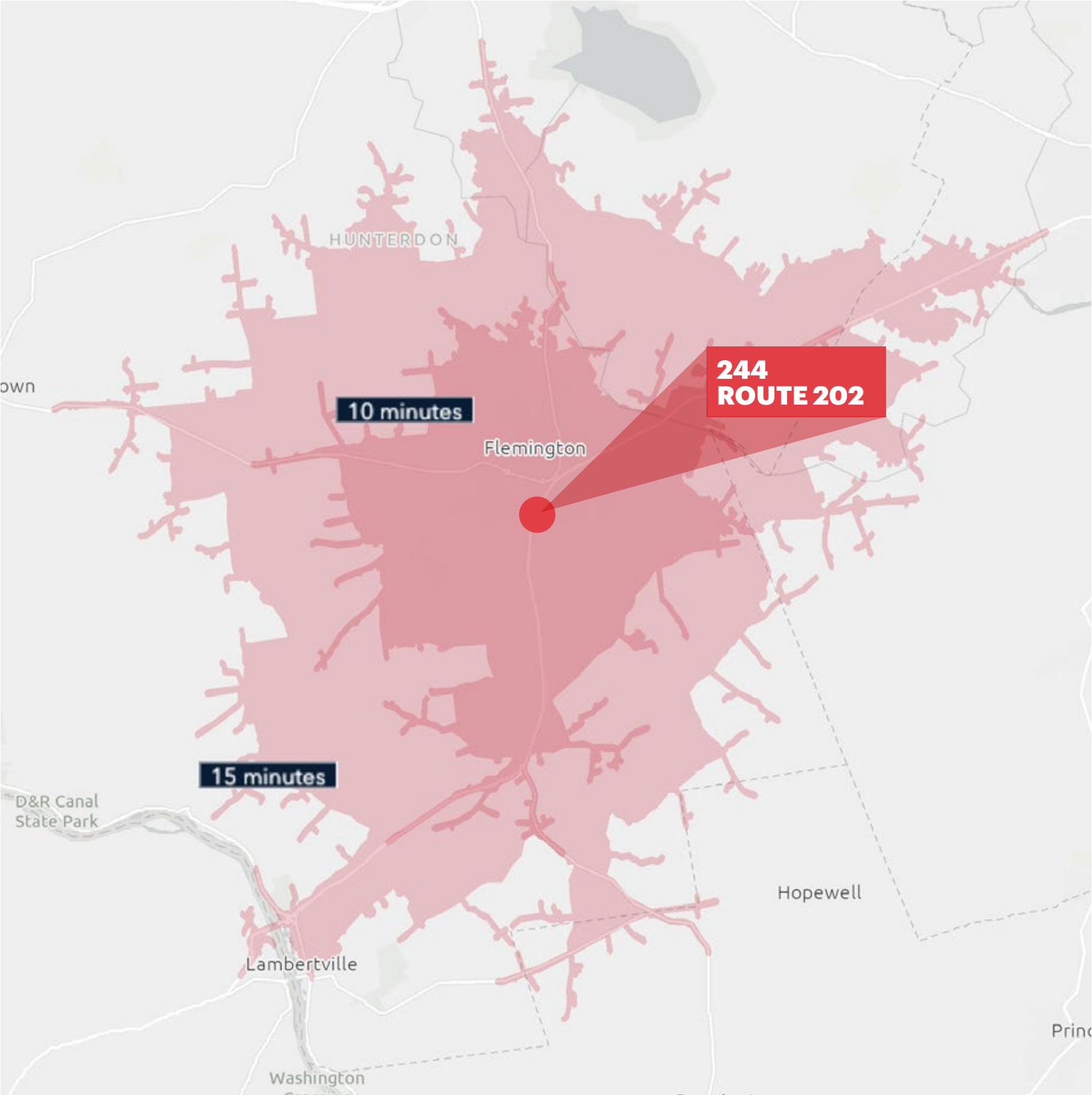


TOPS	TABLES	SEATS
2	14	28
4	32	128
6	4	24
	50	180
BAR SEATS:		18
TOTAL SEATS:		198

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.)

**POPULATION DRIVE TIMES**



**10 MINUTE DRIVE TIME**

**POPULATION**  
29,377  
**HOUSEHOLDS**  
11,161  
**MEDIAN AGE**  
43.5  
**COLLEGE GRADUATES (Bachelor's +)**  
60.0%

**TOTAL BUSINESSES**  
1,672  
**TOTAL EMPLOYEES**  
19,116  
**AVERAGE HOUSEHOLD INCOME**  
\$160,833

**15 MINUTE DRIVE TIME**

**POPULATION**  
52,896  
**HOUSEHOLDS**  
19,958  
**MEDIAN AGE**  
45.1  
**COLLEGE GRADUATES (Bachelor's +)**  
61.0%

**TOTAL BUSINESSES**  
2,443  
**TOTAL EMPLOYEES**  
27,084  
**AVERAGE HOUSEHOLD INCOME**  
\$179,300

\*2023 estimates



# DEMOGRAPHICS



### 3 MILE RADIUS

**POPULATION**  
24,347  
**HOUSEHOLDS**  
9,254  
**MEDIAN AGE**  
43.1  
**COLLEGE GRADUATES (Bachelor's +)**  
57.0%

**TOTAL BUSINESSES**  
1,601  
**TOTAL EMPLOYEES**  
16,784  
**AVERAGE HOUSEHOLD INCOME**  
\$154,897

### 5 MILE RADIUS

**POPULATION**  
36,214  
**HOUSEHOLDS**  
13,595  
**MEDIAN AGE**  
44.4  
**COLLEGE GRADUATES (Bachelor's +)**  
57.0%

**TOTAL BUSINESSES**  
1,989  
**TOTAL EMPLOYEES**  
20,900  
**AVERAGE HOUSEHOLD INCOME**  
\$165,330

### 7 MILE RADIUS

**POPULATION**  
49,077  
**HOUSEHOLDS**  
18,268  
**MEDIAN AGE**  
45.5  
**COLLEGE GRADUATES (Bachelor's +)**  
57.0%

**TOTAL BUSINESSES**  
2,373  
**TOTAL EMPLOYEES**  
25,025  
**AVERAGE HOUSEHOLD INCOME**  
\$177,060

\*2023 estimates