



RETAIL SPACE

FLEMINGTON, NJ

REDEVELOPMENT SITE

29 NJ-12

SIZE

0.69 acres

ASKING RENT

Upon Request

STATUS OF PREMISES

Site available for redevelopment; **may not** be used as a gas station

TERM

Negotiable

COMMENTS

Key location on the Flemington Circle

In the heart of the retail market

Excellent visibility and access

HR zone permits most retail uses, professional offices, gyms & restaurants

Confidential, please be discreet. Tenant operating business, employees/customers unaware.

CONTACT EXCLUSIVE AGENTS

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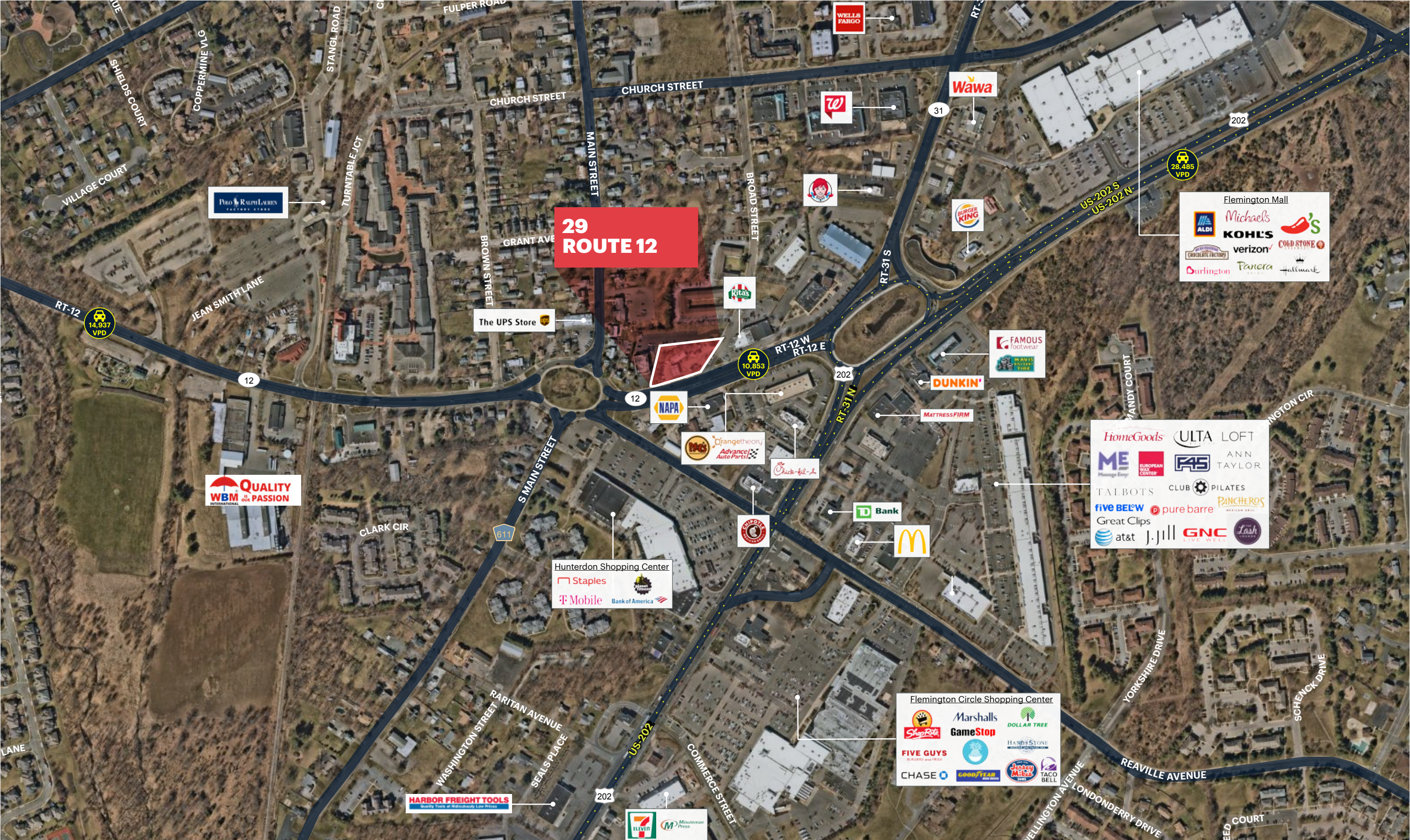
RIPCO
REAL ESTATE

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

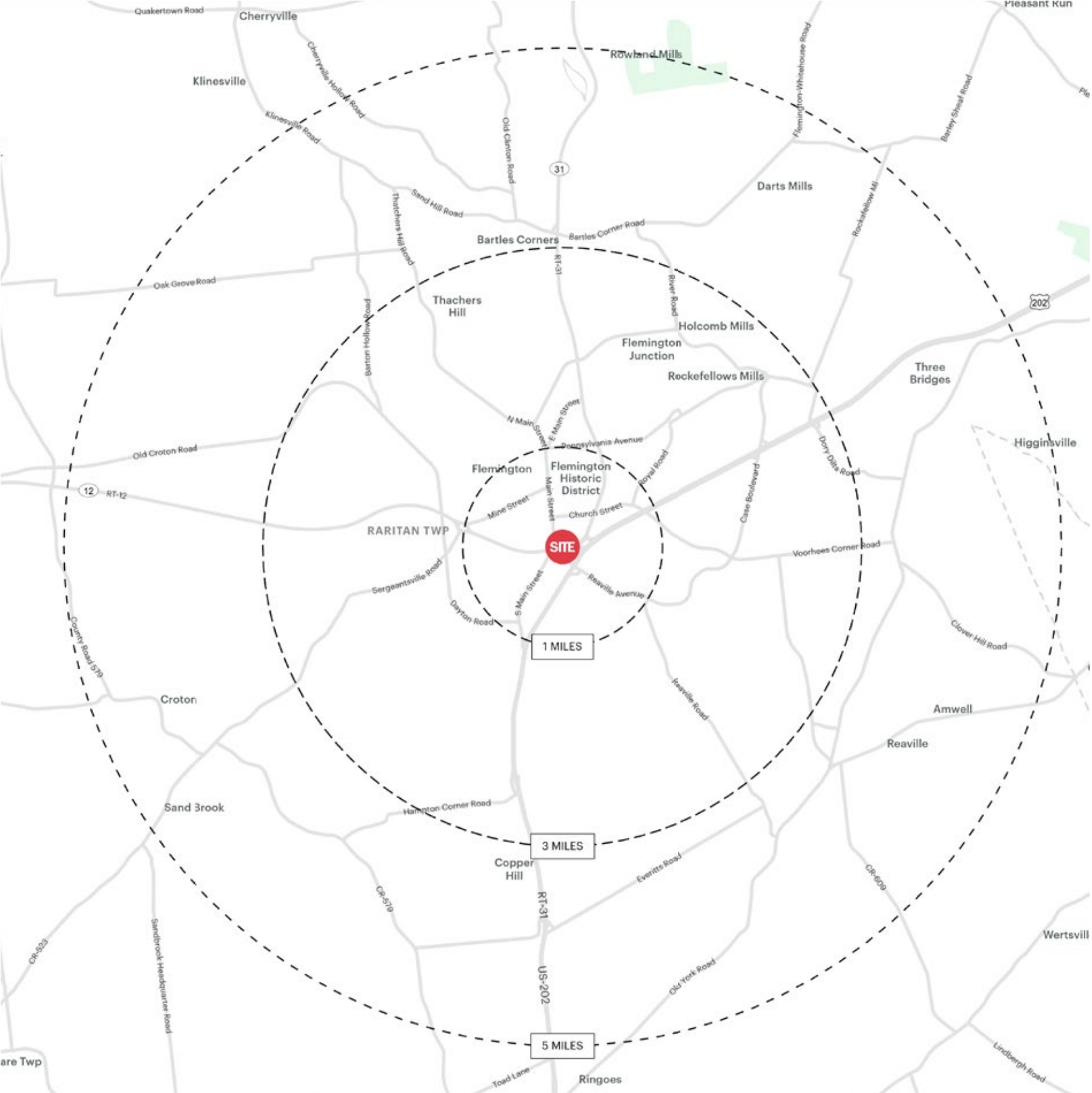
Please visit us at ripconj.com for more information

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.

LOW-LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	7,956	TOTAL BUSINESSES	860
HOUSEHOLDS	3,424	TOTAL EMPLOYEES	6,112
MEDIAN AGE	42.4	AVERAGE HOUSEHOLD INCOME	\$134,643
COLLEGE GRADUATES (Bachelor's +)	3,150 - 55.0%		

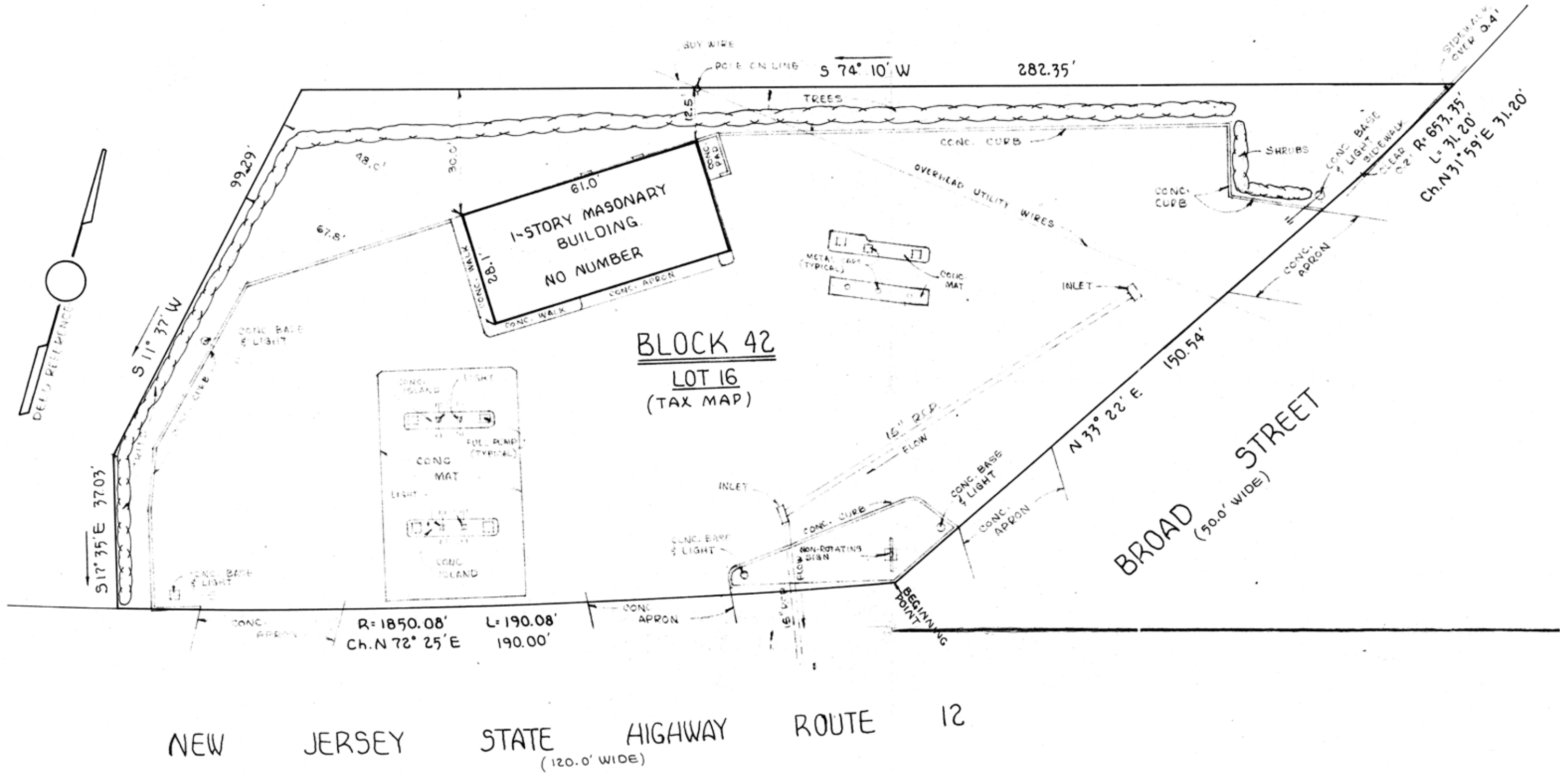
3 MILE RADIUS

POPULATION	24,260	TOTAL BUSINESSES	1,655
HOUSEHOLDS	9,215	TOTAL EMPLOYEES	17,468
MEDIAN AGE	43.0	AVERAGE HOUSEHOLD INCOME	\$156,116
COLLEGE GRADUATES (Bachelor's +)	9,952 - 57.0%		

5 MILE RADIUS

POPULATION	36,606	TOTAL BUSINESSES	1,980
HOUSEHOLDS	13,690	TOTAL EMPLOYEES	20,994
MEDIAN AGE	44.3	AVERAGE HOUSEHOLD INCOME	\$166,766
COLLEGE GRADUATES (Bachelor's +)	14,975 - 57.0%		

*2022 estimates



SURVEY OVERLAY

