



**RETAIL SPACE**

# FLEMINGTON, NJ

**REDEVELOPMENT SITE**  
**300 NJ-31**

**SIZE**  
0.67 acres

**ASKING RENT**  
Upon Request

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

**TERM**  
Negotiable

**COMMENTS**  
High exposure site

Easy access from a signalized intersection

Close to major retailers including Stop & Shop BJ's Wholesale, Walmart & Lowes

Zone CR which permits - retail uses, restaurants, recreation, banks, restaurants, schools and daycare

## CONTACT EXCLUSIVE AGENTS

**MICHAEL HORNE**  
mhorne@ripconj.com  
201.351.8782

**STEVEN WINTERS**  
swinters@ripconj.com  
201.335.6050

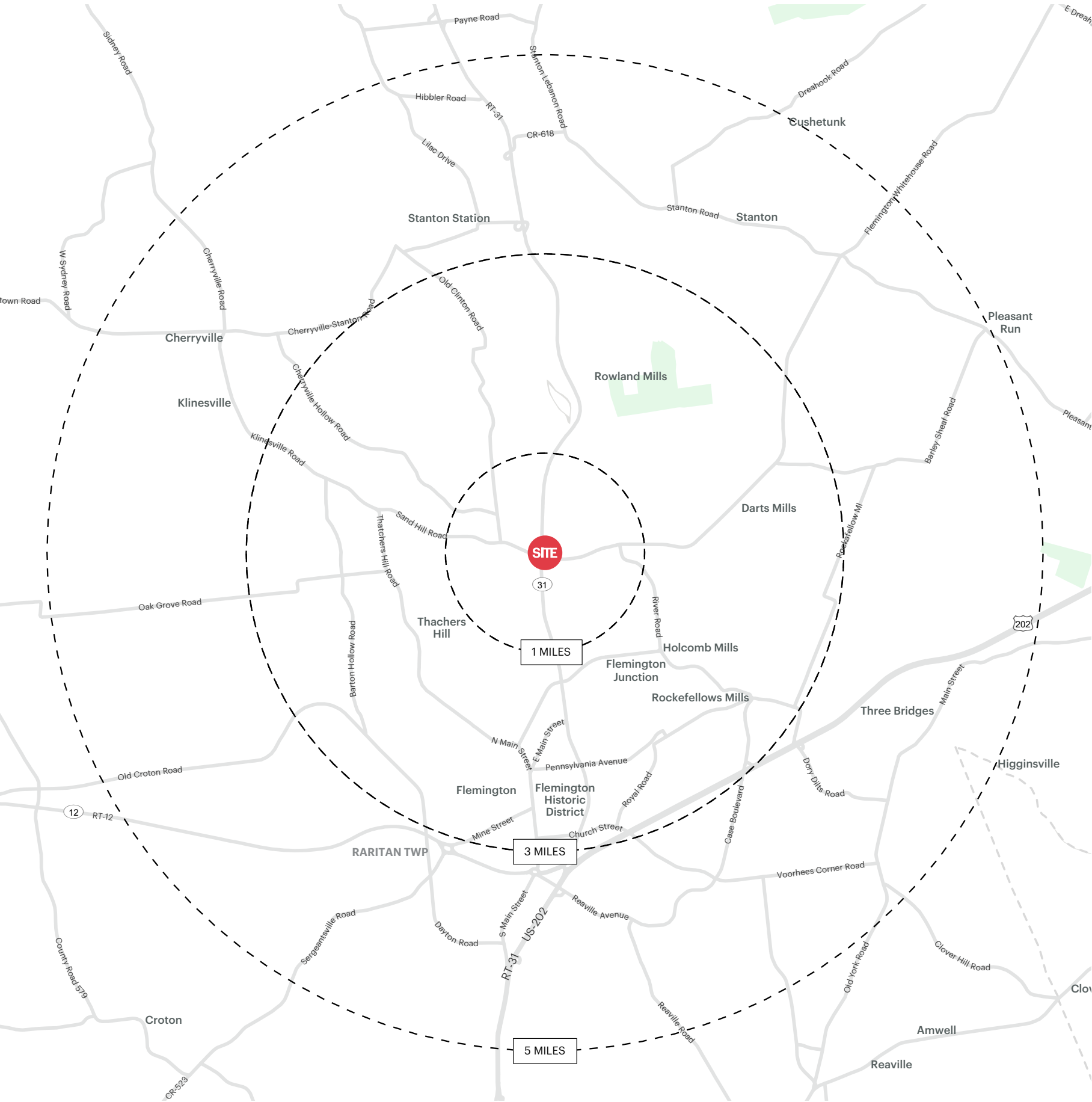


LOW-LEVEL AERIAL





DEMOGRAPHICS



1 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
2,196	412
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
810	5,643
<b>MEDIAN AGE</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
44.8	\$180,177
<b>COLLEGE GRADUATES (Bachelor's +)</b>	
971 - 63.0%	

3 MILE RADIUS

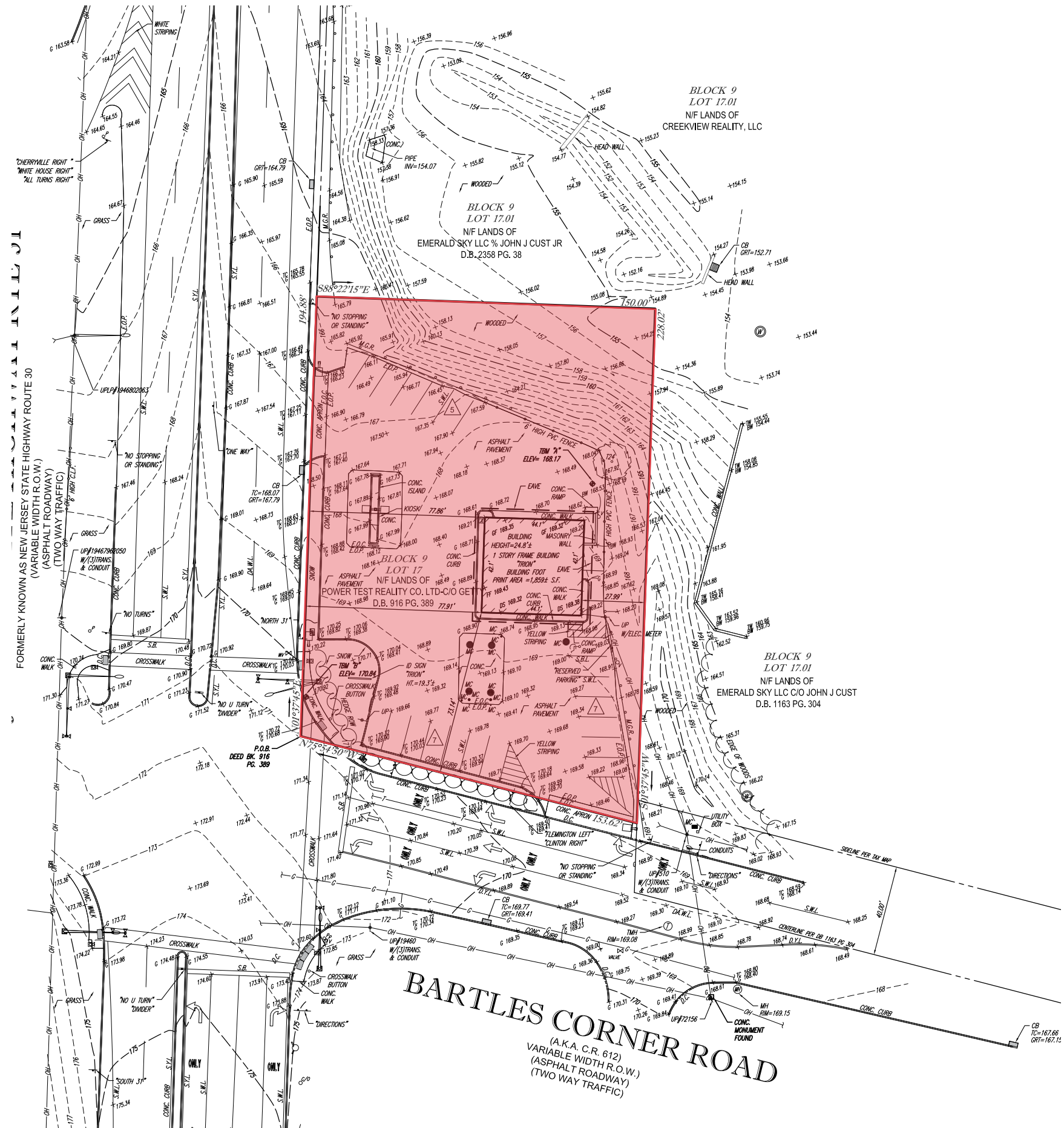
<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
20,155	1,585
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
7,683	15,471
<b>MEDIAN AGE</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
43.2	\$162,855
<b>COLLEGE GRADUATES (Bachelor's +)</b>	
8,105 - 57.0%	

5 MILE RADIUS

<b>POPULATION</b>	<b>TOTAL BUSINESSES</b>
37,925	2,039
<b>HOUSEHOLDS</b>	<b>TOTAL EMPLOYEES</b>
14,087	21,560
<b>MEDIAN AGE</b>	<b>AVERAGE HOUSEHOLD INCOME</b>
44.1	\$177,580
<b>COLLEGE GRADUATES (Bachelor's +)</b>	
15,908 - 59.0%	

\*2022 estimates

## SURVEY





SURVEY OVERLAY

