

FOR SALE | RETAIL

FLEMINGTON TOWN CENTER



3 Walter E. Foran Boulevard | Flemington, NJ 08822



OFFERING SUMMARY

Sale Price:	\$8,974,736
Building Size:	± 35,384 SF
Lot Size:	± 4.14 Acres
Price / SF:	\$253.64
Cap Rate:	6.25%
NOI:	\$560,921
Year Built:	1980
Zoning:	B-2
Market:	Northern New Jersey
Submarket:	Hunterdon Submarket
Traffic Count:	11,168

PROPERTY OVERVIEW

Retail Center for Sale

LOCATION OVERVIEW

Located north of downtown Flemington and just off Route 31, Flemington Town Center provides quick access to Route 202 and Route 12 and easy access to Routes 22, 28, 78 and 287.

PROPERTY HIGHLIGHTS

- Retail strip center directly across from Costco, Walmart, Buffalo Wild Wings, Petsmart and Starbucks
- 100 parking spaces
- Great traffic count and demographics; See detailed reports on property website under "documents"
- Rent roll, expenses and property survey will be released upon accepting the Confidentiality Agreement which will pop up when you click on the lock icon under "documents" tab

FOR MORE INFORMATION, PLEASE CONTACT:

Helena Loelius

P: 732.449.2000 x2200 | C: 908.285.4322 | loelius@sitarcompany.com

503 Washington Boulevard
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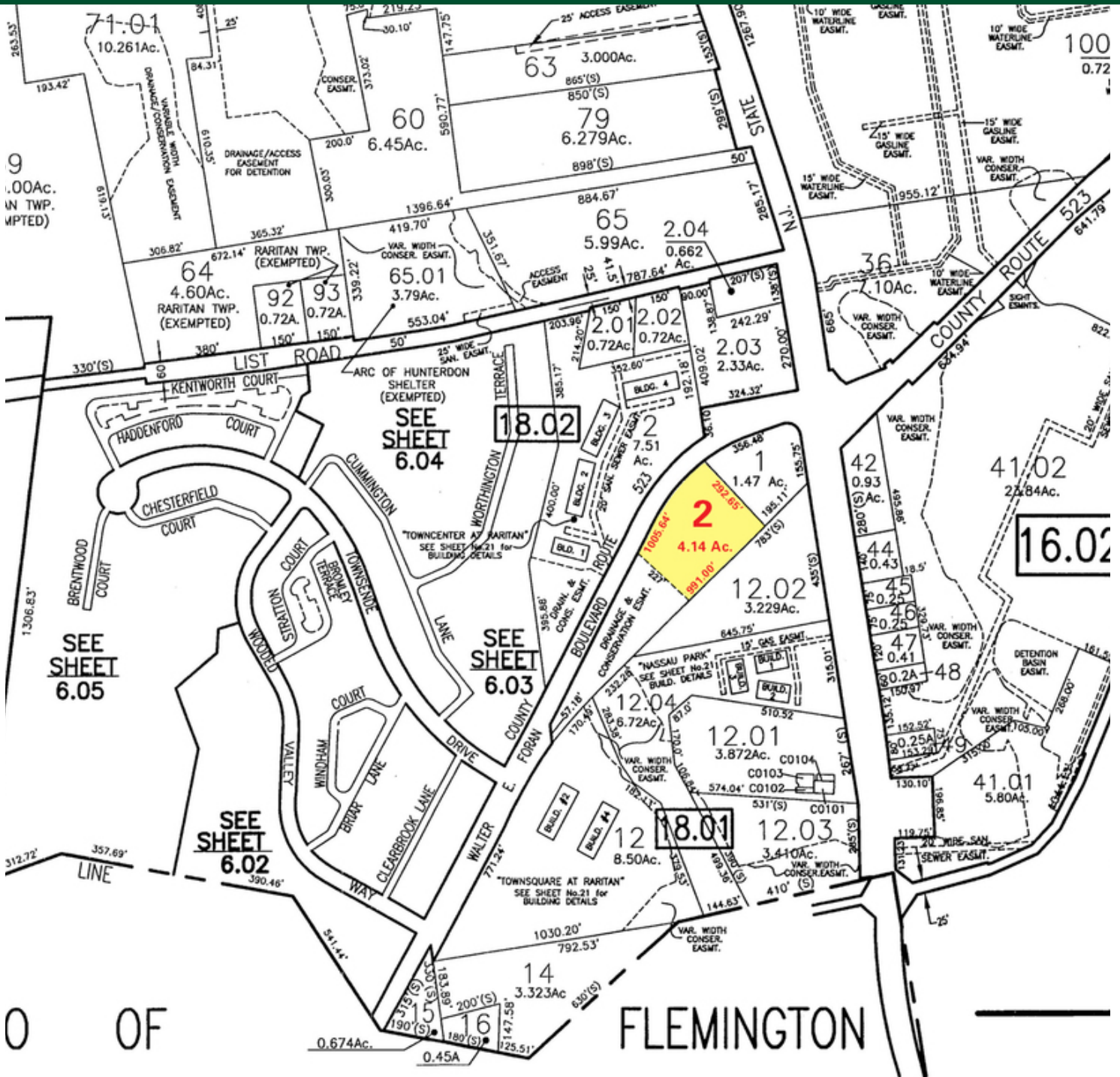
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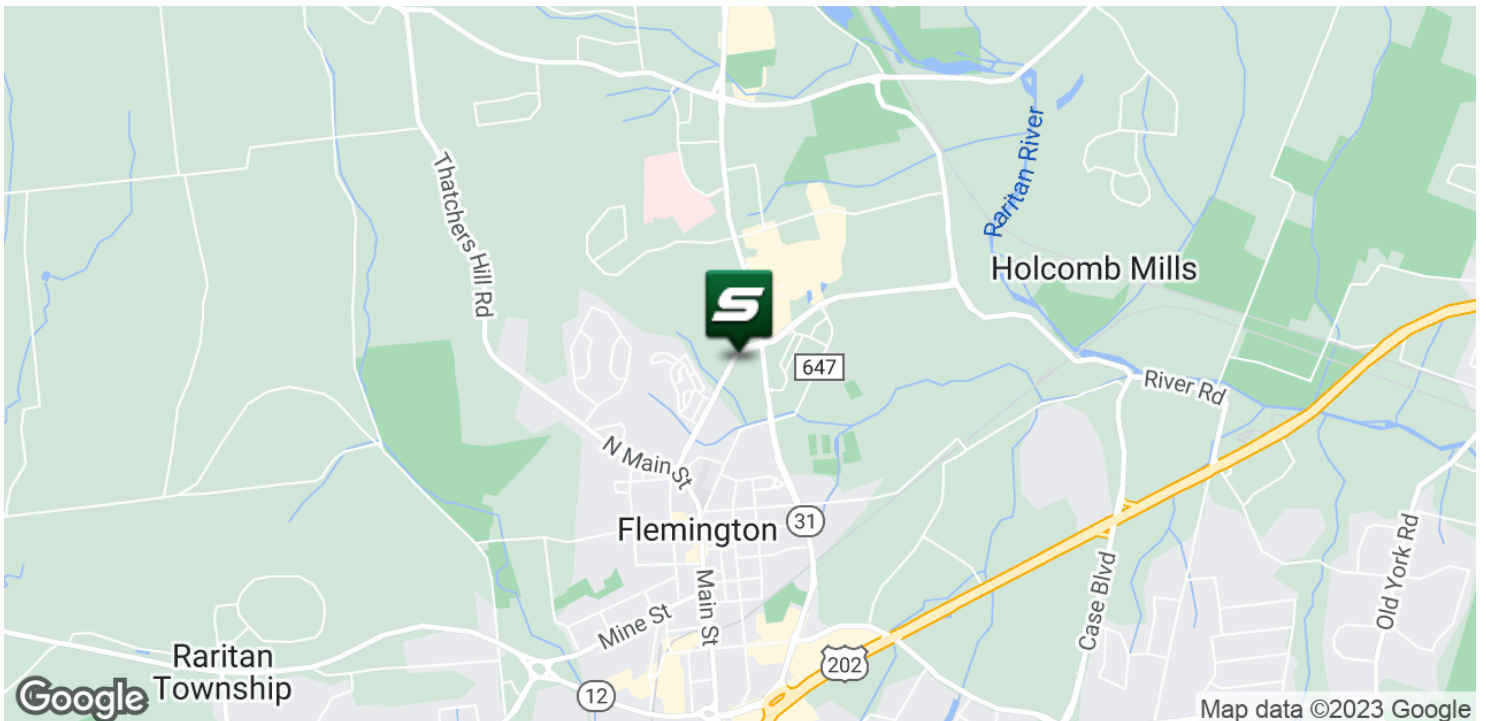
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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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