

FREE STANDING RESTAURANT FOR LEASE OR SALE

Bedminster Twp. Somerset County, NJ

LOCATION

2045 Burnt Mills Road
Bedminster NJ 07921
Identified as Lot 24 in Block 57

RESTAURANT PAD

±2,500 SF

RENTAL RATE

\$105,000 per annum NNN
Including FF&E

OFFERING PRICE

\$1,125,000 *all cash upon closing*

REAL ESTATE TAXES

±\$15,375.85 for 2017

DEMOGRAPHICS 2017 PROJECTION

2 Mile Radius

Population	14,545
Median HH Income	\$123,172
Average HH Income	\$160,730
Median Age	45.2
Total Households	6,294
Daytime Population	7,712

3 Mile Radius

Population	22,888
Median HH Income	\$137,109
Average HH Income	\$177,323
Median Age	45.6
Total Households	9,141
Daytime Population	16,296

5 Mile Radius

Population	64,115
Median HH Income	\$135,480
Average HH Income	\$178,282
Median Age	44.2
Total Households	24,137
Daytime Population	56,688

PROPERTY DESCRIPTION

±2,500 SF free standing single story restaurant, currently utilized as a Burger King and situated on 0.95 acres in the Pluckemin section of Bedminster. Highly desirable upper income and educational demographic for retailers, restaurants, financial institutions and corporations. Constructed in 1997, building is well maintained includes 3 phase 600 AMP electric, 70 seat capacity and parking for 34 cars.

TRAFFIC COUNTS

ADT 14,628 SR 202

COMMENTS

- ¼ mile west of SR 206 at the signalized intersection with Washington Valley Road;
- Opposite Bank of America and Crossroads at Bedminster neighboring retail include Kings Supermarket anchored "Hills Shopping Center" and The Fresh Market anchored shopping center;
- Access to State Route 202-206 and ingress/egress from Burnt Mills with tangential access from Interstate Routes 287 and 78.

ZONE- VN

VN –Village Neighborhood

Principal permitted uses include: QSR, retail services, financial institutions, credit unions and child care

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

Brian S. Silbert, President & CEO
908.604.6900 x 116
info@silbertrealestate.com

152 Liberty Corner Road, Suite 203, Warren, NJ 07059

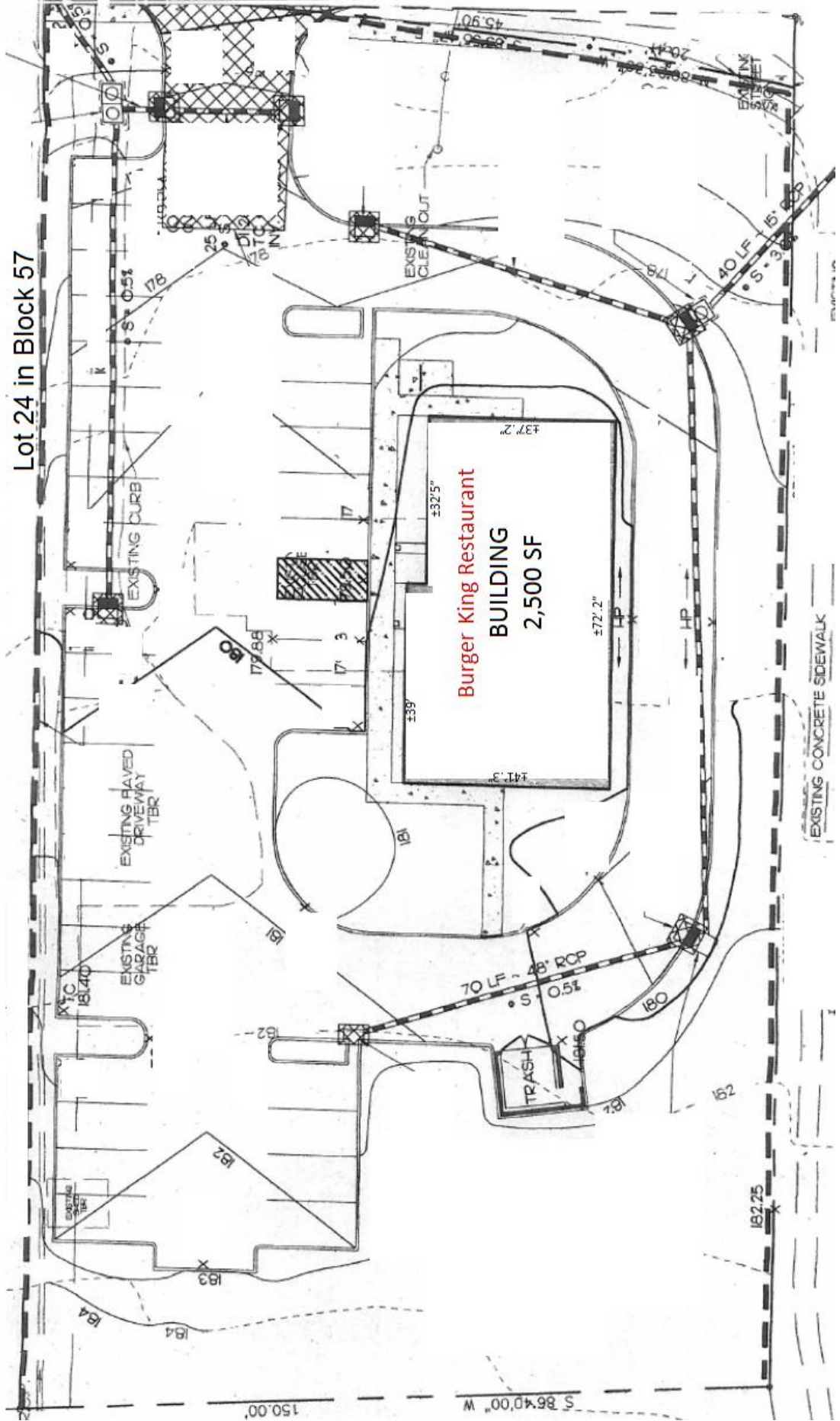
908-604-6900 • 908-604-2030 fax

Website: www.silbertrealestate.com • Email: info@silbertrealestate.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

2045 BURNT MILLS ROAD BEDMINSTER- SITE PLAN

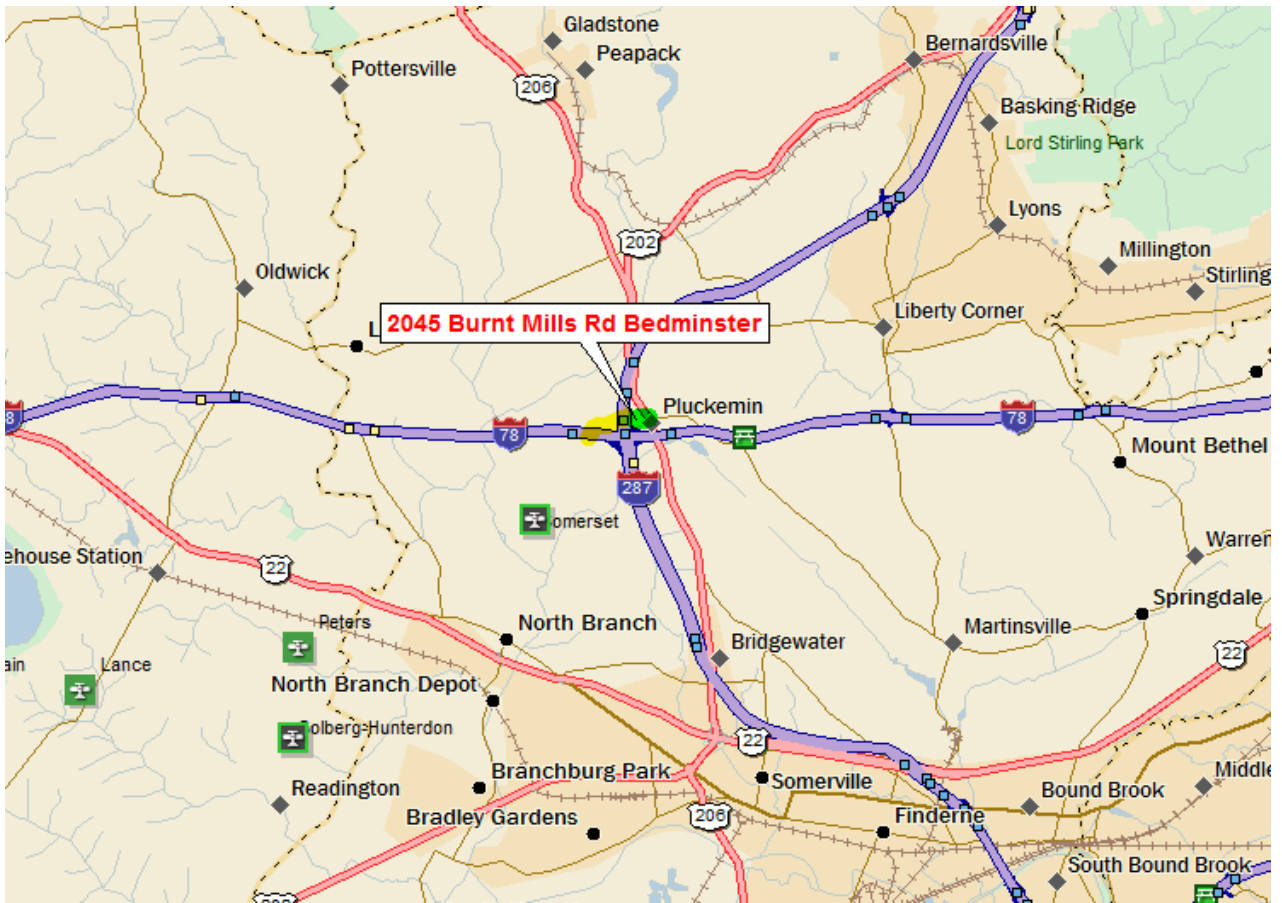
Lot 24 in Block 57



2045 BURNT MILLS ROAD BEDMINSTER- LOCAL AERIAL



2045 BURNT MILLS ROAD BEDMINSTER– STREET MAP & PHOTO



2045 BURNT MILLS ROAD BEDMINSTER- 3 MILE AERIAL

