

FREE STANDING RESTAURANT FOR LEASE OR SALE

Bedminster Twp. Somerset County, NJ

LOCATION

2045 Burnt Mills Road
Bedminster NJ 07921

RESTAURANT PAD

±2,500 SF

RENTAL RATE

\$120,000 per annum NNN
Including FF&E

OFFERING PRICE

\$1,249,000 *all cash upon closing*

REAL ESTATE TAXES

±\$15,030.54 for 2017

DEMOGRAPHICS 2016 PROJECTION

2 Mile Radius

Population	14,776
Median HH Income	\$121,499
Average HH Income	\$160,639
Median Age	44.9
Total Households	6,372
Daytime Population	8,276

3 Mile Radius

Population	23,267
Median HH Income	\$136,085
Average HH Income	\$176,464
Median Age	45.3
Total Households	9,262
Daytime Population	16,272

5 Mile Radius

Population	64,954
Median HH Income	\$132,400
Average HH Income	\$175,959
Median Age	43.9
Total Households	24,388
Daytime Population	63,282

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:

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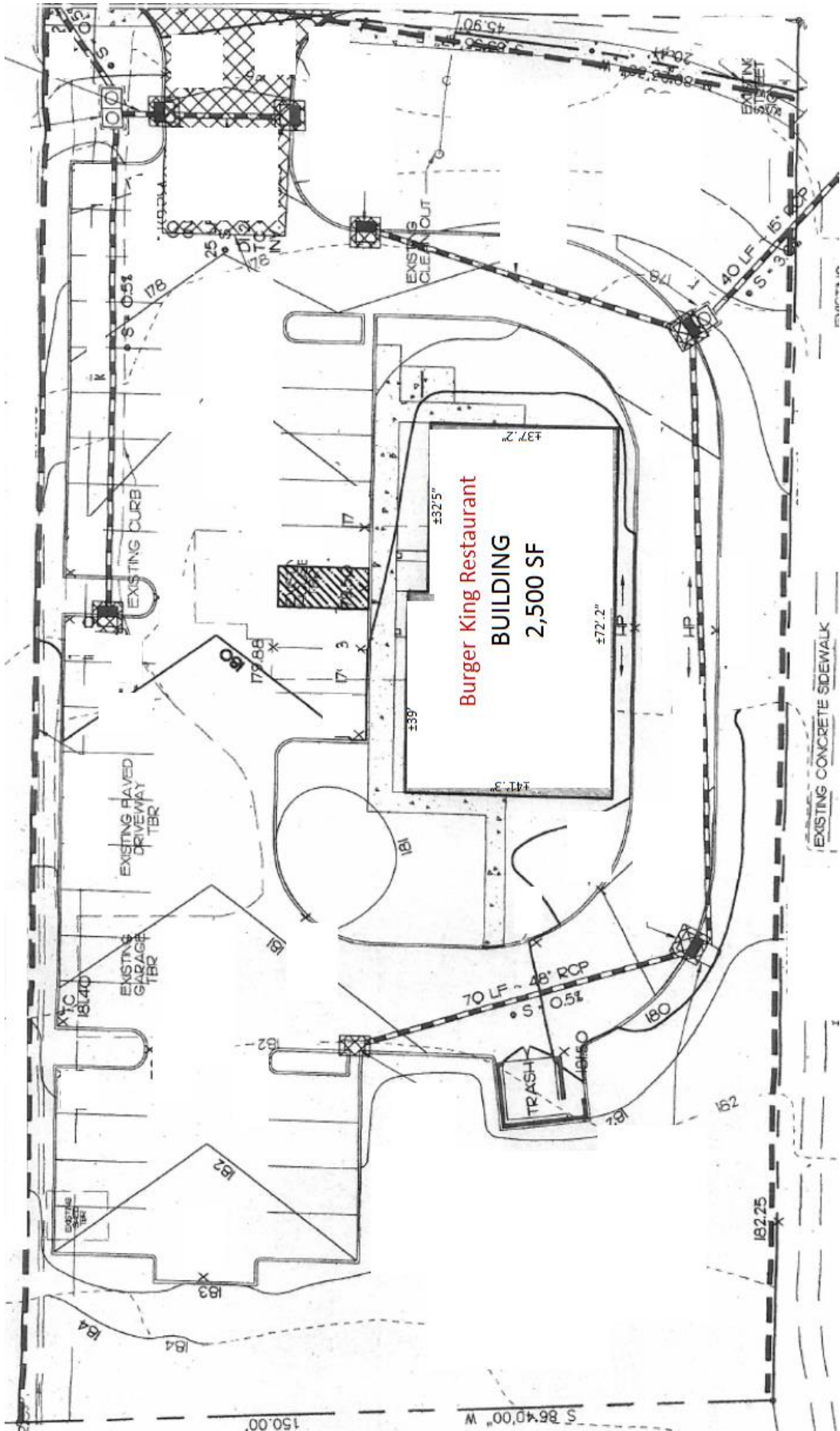
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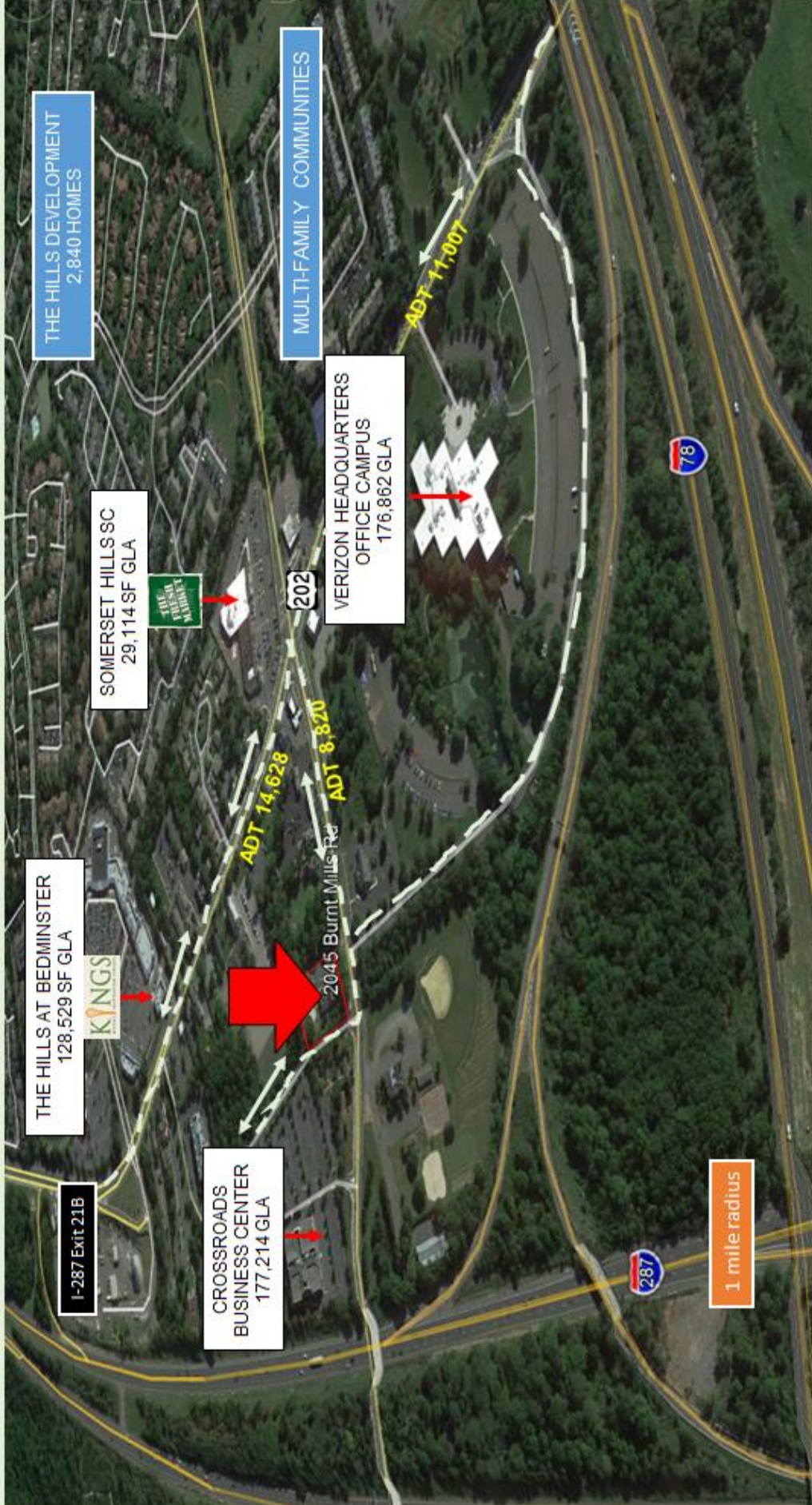
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2045 BURNT MILLS ROAD BEDMINSTER- SITE PLAN



2045 BURNT MILLS ROAD BEDMINSTER- LOCAL AERIAL



THE HILLS DEVELOPMENT
2,840 HOMES

MULTI-FAMILY COMMUNITIES
ADT 11,007

SOMERSET HILLS SC
29,114 SF GLA

VERIZON HEADQUARTERS
OFFICE CAMPUS
176,862 GLA

THE HILLS AT BEDMINSTER
128,529 SF GLA

CROSSROADS
BUSINESS CENTER
177,214 GLA

2045 Burnt Mills Rd
ADT 8,820

1 mile radius

2045 BURNT MILLS ROAD BEDMINSTER– STREET MAP & PHOTO

