

FREE STANDING RESTAURANT FOR LEASE

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 with possible expansion

RENTAL RATE

\$36.00 psf NNN/\$90,000 NNN per
annum as fast food

REAL ESTATE TAXES

±\$15,266.25 for 2019

DEMOGRAPHICS 2019 PROJECTION

2 Mile Radius

Population	15,325
Median HH Income	\$156,471
Average HH Income	\$200,199
Median Age	44.4
Total Households	6,581
Daytime Population	18,647

3 Mile Radius

Population	22,733
Median HH Income	\$157,540
Average HH Income	\$206,476
Median Age	45.4
Total Households	9,119
Daytime Population	25,012

5 Mile Radius

Population	62,287
Median HH Income	\$146,935
Average HH Income	\$189,821
Median Age	43.8
Total Households	23,505
Daytime Population	71,770

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. Adjacent a proposed Primrose Schools childcare and within highly desirable upper income and educational demographic. Constructed in 1997, building is very well maintained includes 3 phase 600 AMP electric, 70 seat capacity and parking for 34 cars. Possible building expansion of 1,000 SF and property will be delivered vacant.

TRAFFIC COUNTS

ADT 14,628 SR 202

COMMENTS

- ¼ mile west of SR 202/ 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;

ZONE- VN

VN –Village Neighborhood

Principal permitted uses include: restaurant, retail services, financial institutions, professional offices including medical/dental.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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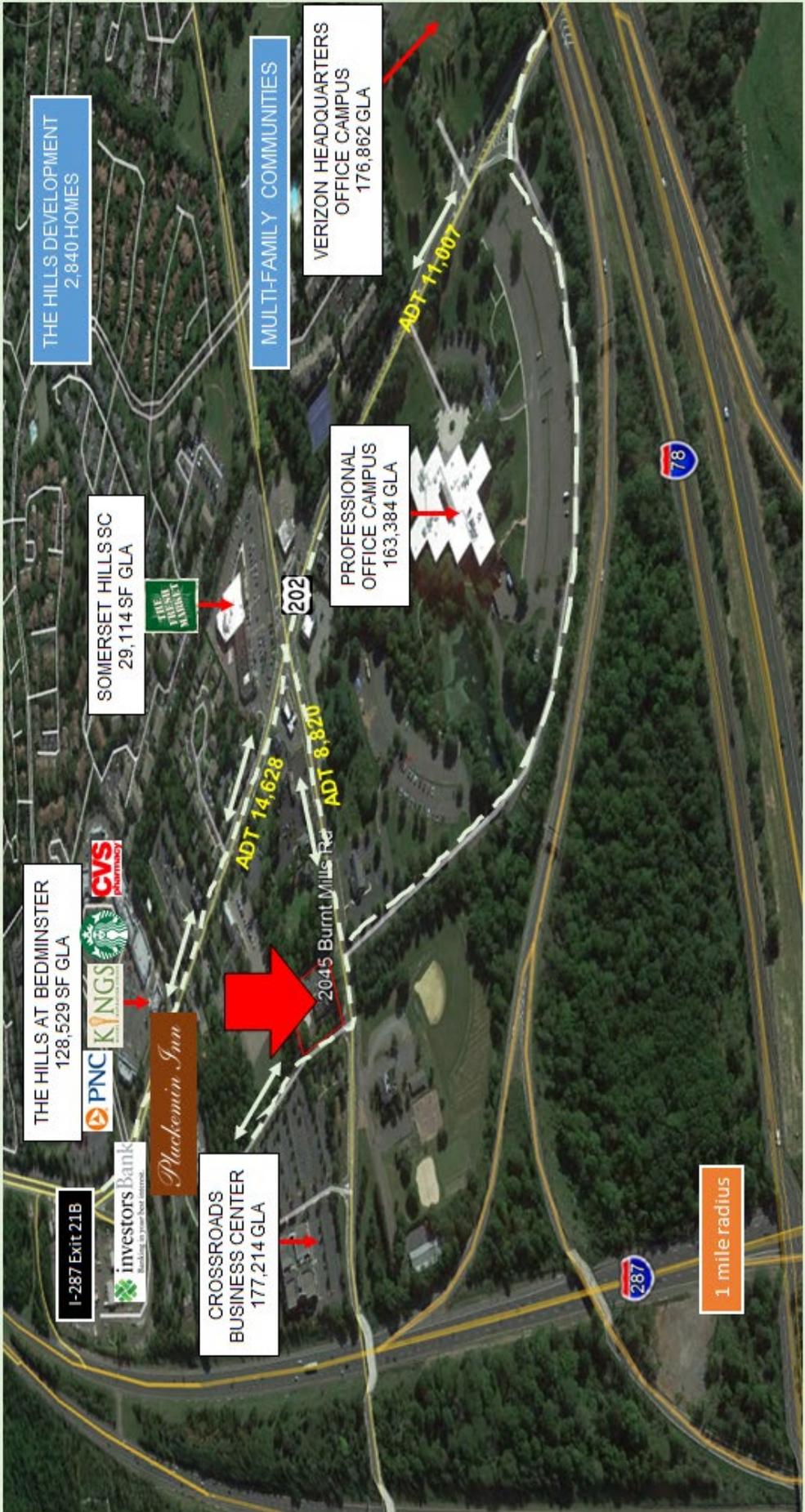
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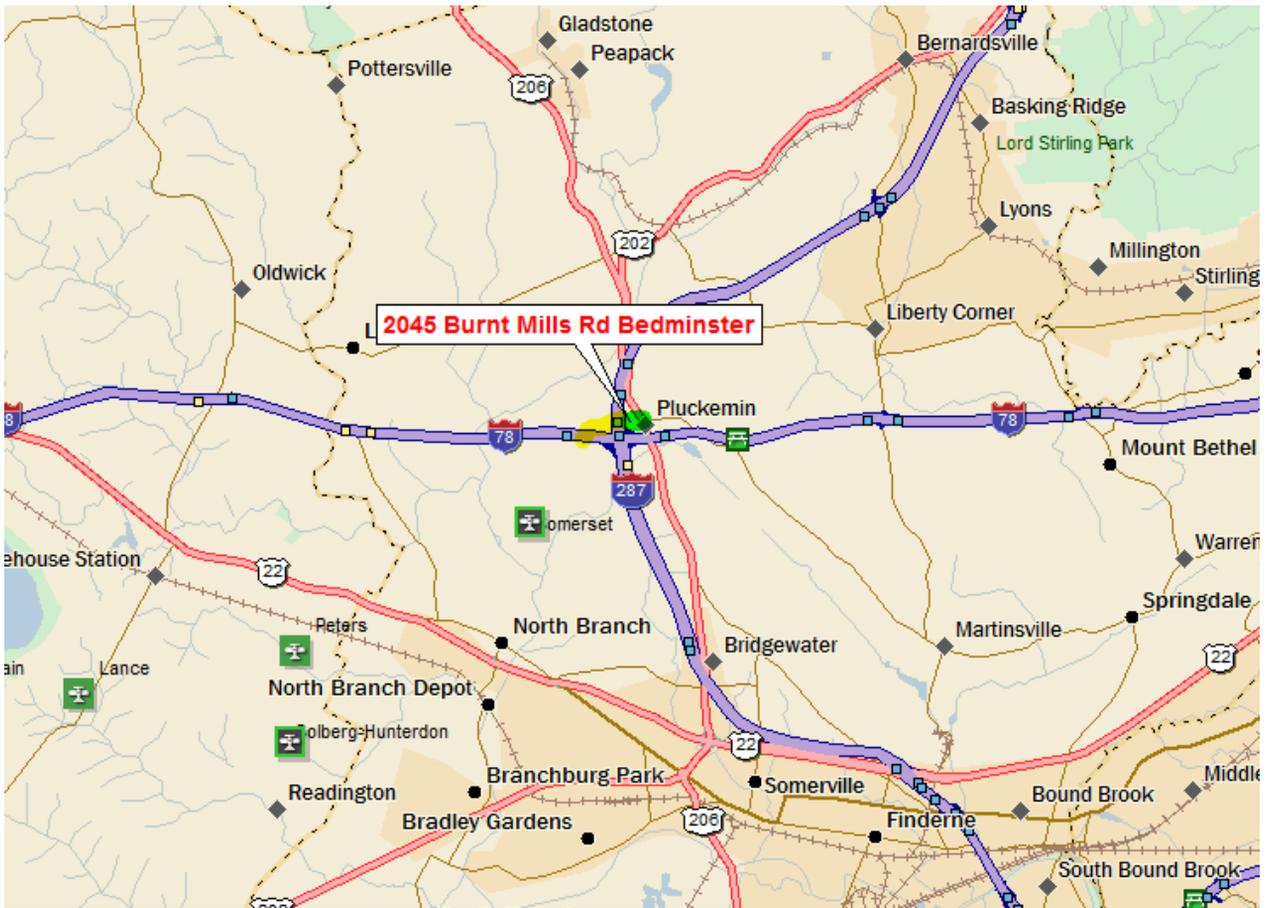
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2045 BURNT MILLS ROAD BEDMINSTER- LOCAL AERIAL



2045 BURNT MILLS ROAD BEDMINSTER- STREET MAP & PHOTO



2045 BURNT MILLS ROAD BEDMINSTER- 3 MILE AERIAL

