

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 (possible expansion up to
5,000 SF)

RENTAL RATE

\$32.00 psf NNN/\$80,000 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 single story restaurant with possible expansion up to 5,000 SF. 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.

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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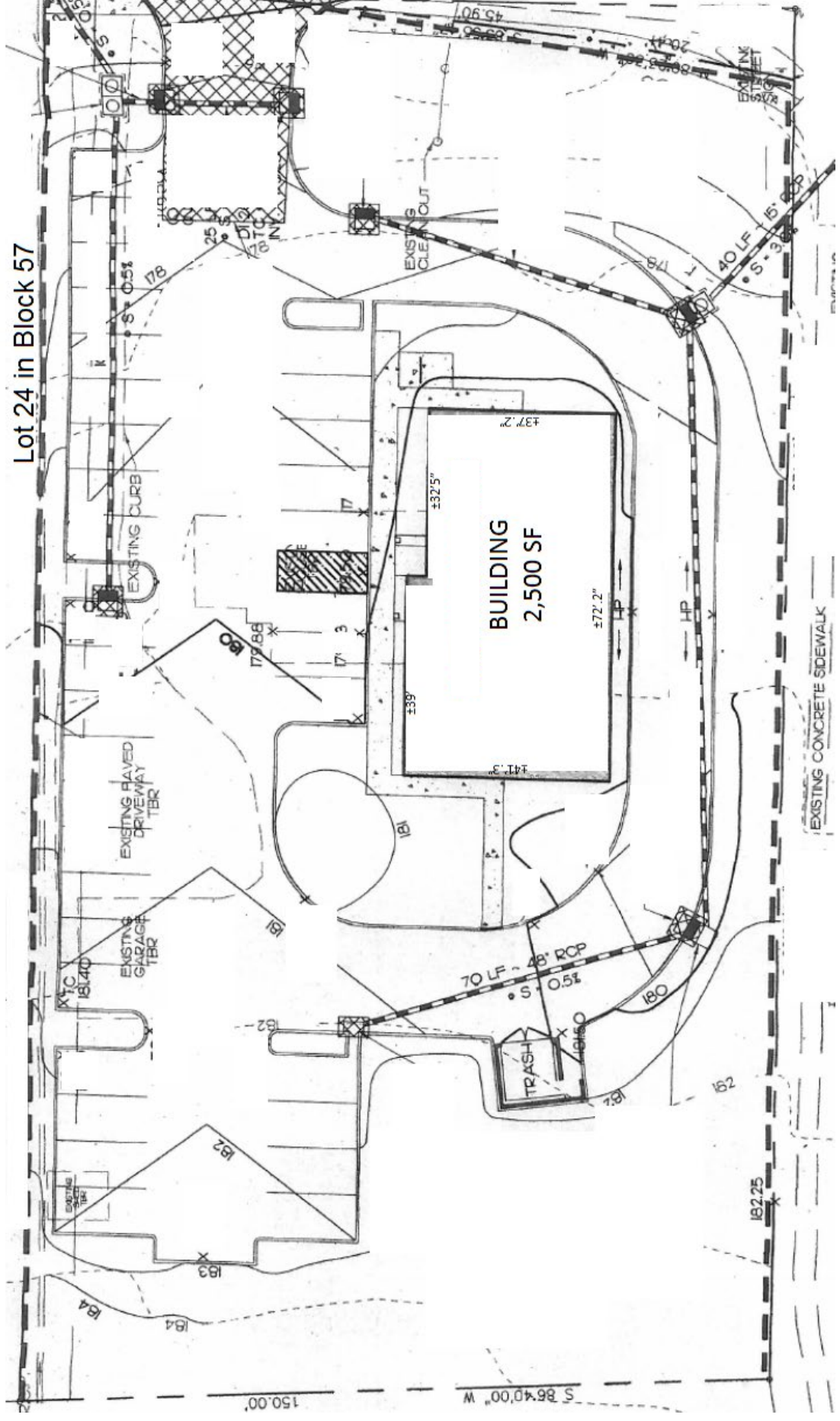
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2045 BURNT MILLS ROAD BEDMINSTER- SITE PLAN

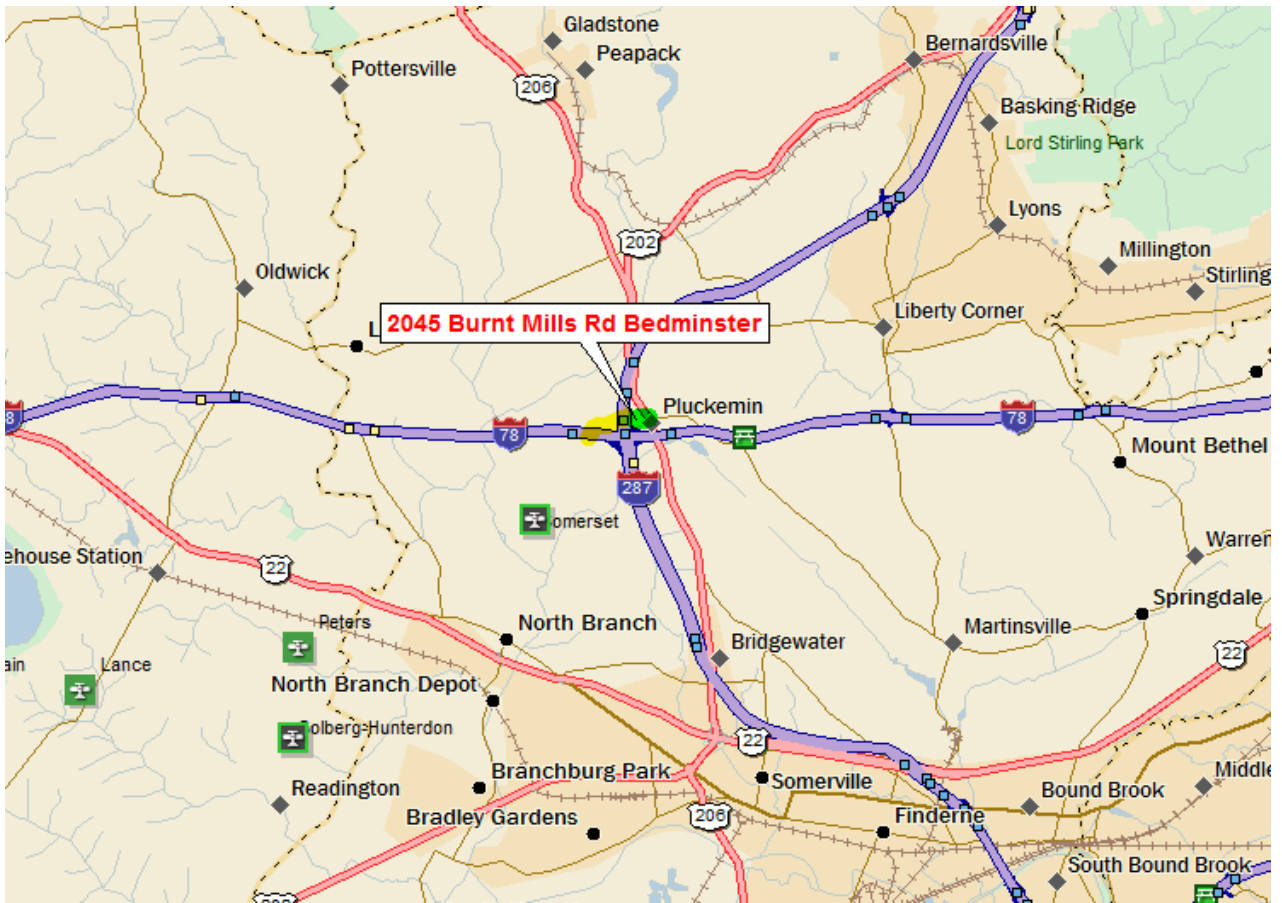
Lot 24 in Block 57



2045 BURNT MILLS ROAD BEDMINSTER- LOCAL AERIAL



2045 BURNT MILLS ROAD BEDMINSTER- STREET MAP & PHOTO



2045 BURNT MILLS ROAD BEDMINSTER- 3 MILE AERIAL

