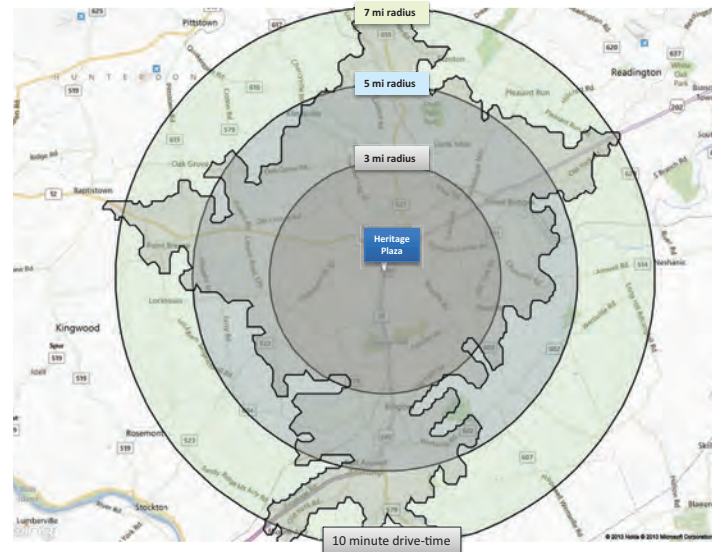


DEMOGRAPHICS 2016 PROJECTION

3 MILE	5 MILE	7 MILE
TOTAL POPULATION 20,308	TOTAL POPULATION 32,365	TOTAL POPULATION 46,093
MEDIAN HH INCOME \$93,097	MEDIAN HH INCOME \$107,014	MEDIAN HH INCOME \$113,871
AVERAGE HH INCOME \$116,975	AVERAGE HH INCOME \$133,182	AVERAGE HH INCOME \$142,167
TOTAL HH 8,033	TOTAL HH 12,525	TOTAL HH 17,617
MEDIAN AGE 42.5	MEDIAN AGE 44.3	MEDIAN AGE 45.4
DAYTIME POPULATION 17,850	DAYTIME POPULATION 22,010	DAYTIME POPULATION 26,007



The major highways comprise this region include SR 202, SR 31, SR 12, SR 22 and interstate I-78.



SILBERT REALTY & MANAGEMENT COMPANY, INC.

85A Division Avenue • P.O. Box 406 • Millington, NJ 07946
 908-604-6900 • 908-604-2030 fax
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, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

HERITAGE PLAZA

Pad & Inline Leasing Opportunities

Flemington (Raritan Township), Hunterdon County, New Jersey



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MARKETING & LEASING AGENT

EDGEWOOD  PROPERTIES
 ATTENTION TO RETAIL™

OWNER/DEVELOPER

Heritage Plaza, a prominent new retail development situated within the county seat and the central business district at the signalized intersection of State Highway 202/31 & Hart Blvd., within affluent Hunterdon County New Jersey. State Highway 202/31 is the primary north-south corridor and given its significant residential and commercial growth in the past 20 years the Flemington/Raritan Twp. trade area has become a regional destination for many national retailers looking to expand within one of New Jersey's fastest growing regions. In the past five years prominent retailers including Costco, Walmart, Lowe's, Bed Bath & Beyond, Petsmart, Jos. A. Bank, Ulta among others have established new stores.

Heritage Plaza developed by prominent Edgewood Properties, comprises approximately 47,000 SF of traditional quality designed retail space, within a five building development situated on 9.2 acres. Retail pads include CVS, PNC Bank, Starbucks plus an approved additional pad for 9,832 SF and a recently completed 17,300 SF multi-tenant retail building, partially occupied by RWJ Urgent Care Center and CKO Kickboxing. Heritage Plaza affords its future tenants excellent visibility and access with 900' of highway frontage along with pylon signage. With multiple points of ingress/egress and 288 on-site parking spaces (6.2 spaces/1,000 SF) this new retail center provides customers with shopping convenience.

HERITAGE PLAZA – 240 ROUTE 202, FLEMINGTON (RARITAN TOWNSHIP), HUNTERDON COUNTY, NJ NEW CONSTRUCTION



AVAILABLE RETAIL SPACE

Restaurant or Dry Goods Pad -	± 9,832 sf (±84' x ±95')
Retail -	± 9,381 sf (±125' x ±75') (divisible) to 1,500 sf

For Further Leasing Information or Inspection Contact:

Joel Tomlinson, Ass't VP Retail Brokerage, Ext. 12
jtomlinson@silbertrealestate.com

or

David A. Greenman, Sr. VP Retail Services Grp., Ext. 41
dgreenman@silbertrealestate.com

908-604-6900 • Fax 908-604-2030

In providing goods and services that meet the needs of residents and businesses alike, suitable permitted uses in the (B-2 Zone) to be considered for Heritage Plaza:

- Specialty Grocer
- Restaurants (Casual and Formal Dining)
- Pet Supplies
- Liquor/Wine
- Salon/Spa
- Wellness Center
- Florist
- Print And Copy Center
- Card/Gift
- Childcare
- Children's Recreation
- Service Retail
- Medical/Professional

