

Freestanding Building

RETAIL / RESTAURANT FOR LEASE MOVE-IN CONDITION

Borough of Bernardsville, Somerset County, NJ

LOCATION

Morristown Road/ Route 202
Bernardsville, NJ 07924

AVAILABLE

Entire building measuring approximately 1,850 SF, plus basement. Fixtures, finishing and equipment offered for sale at \$150,000.

RENTAL RATE

\$35.00 psf NNN/ \$64,750 per annum NNN

REAL ESTATE TAXES

±15,200 projected 2019

OCCUPANCY

immediate

DEMOGRAPHICS 2019 ESTIMATE

2 Mile Radius

Population	11,935
Median HH Income	\$147,085
Average HH Income	\$228,210
Median Age	43.8
Total Households	4,270
Daytime Population	13,092

3 Mile Radius

Population	19,209
Median HH Income	\$155,943
Average HH Income	\$246,795
Median Age	44.5
Total Households	6,781
Daytime Population	10,560

5 Mile Radius

Population	46,927
Median HH Income	\$154,539
Average HH Income	\$236,085
Median Age	45.4
Total Households	17,385
Daytime Population	49,958

PROPERTY DESCRIPTION

Existing free-standing restaurant opportunity comprising ±1,850 SF on the ground level with equal size basement affording storage, prep areas plus a private office.

PARKING

Code compliant on-site parking spaces.

TRAFFIC COUNTS

ADT 13,851 Morristown Rd/Route 202

COMMENTS

- Situated approximately 2 miles off Exit 26B of I-287;
- Immediately surrounding retail include Kings Supermarket, Chipotle, Starbucks, PetValu, Supercuts, Jersey Mike's Subs, ShopRite, CVS Pharmacy, TD, PNC & Chase Banks, plus Class "A" office/medical plus Bernardsville High School and luxury housing;
- Walking distance to Bernardsville NJ Transit Station;
- Situated along the major north-south commuter road through upscale Somerset County.

FOR ADDITIONAL INFORMATION OR CONFIDENTIAL INSPECTION CONTACT:

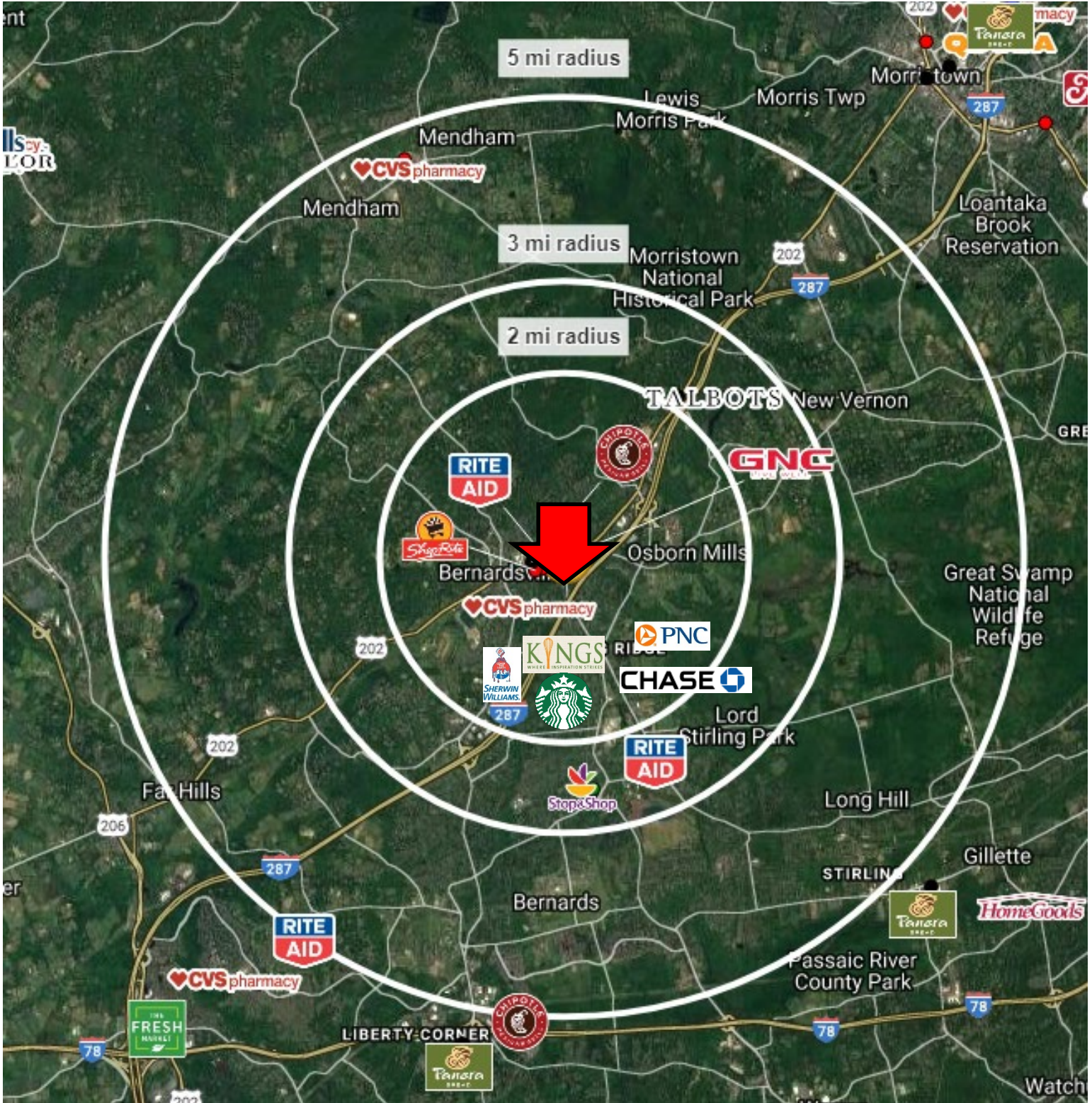
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