

RETAIL

292 Route 206
Flanders, NJ



DUNKIN'



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek
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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE FOR LEASE

Ideal For Single Tenant User

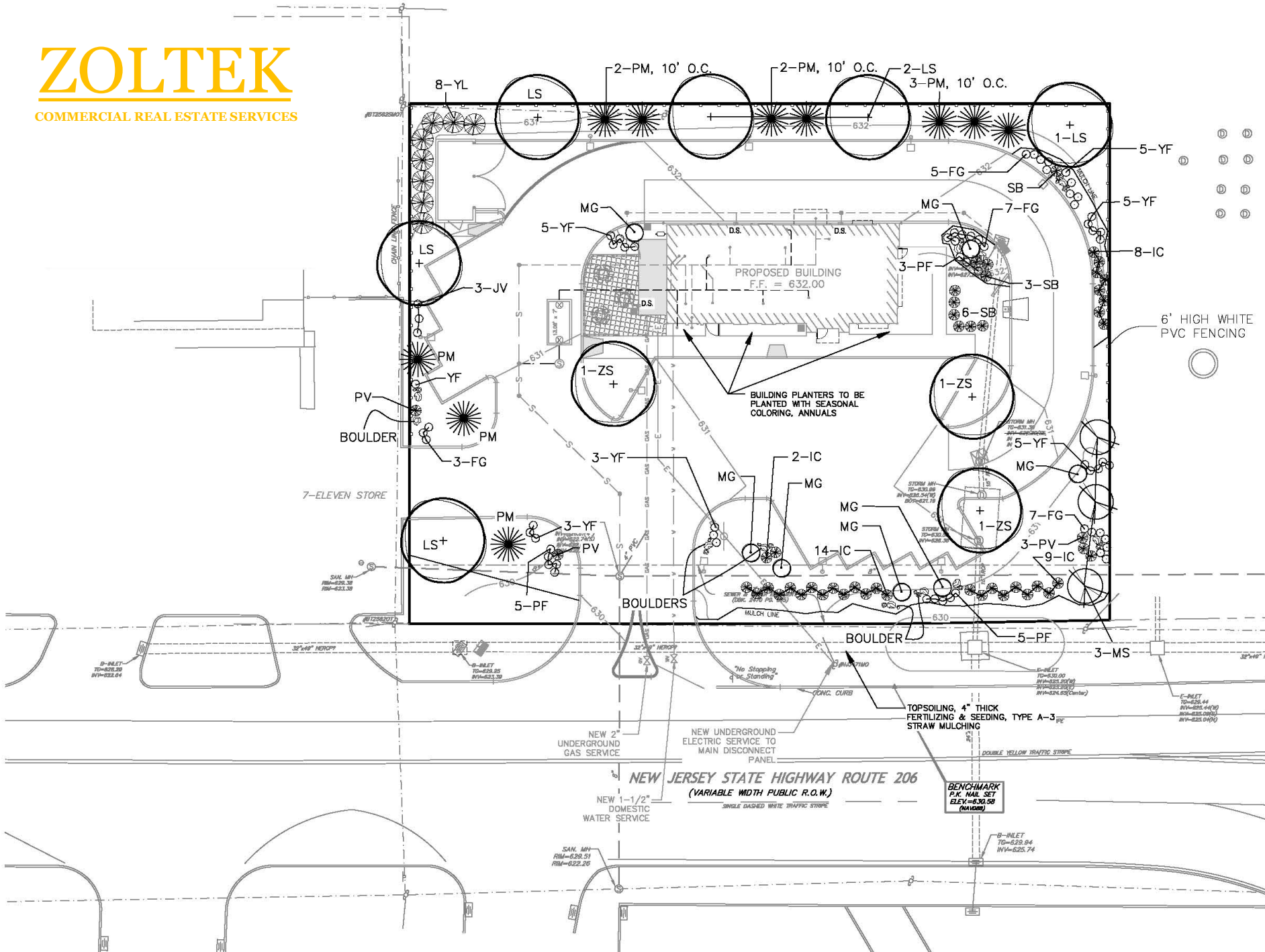
- Acres: 0.68 (Former Gas Station)
- Traffic Count Route 206: 21,143 VPD
- Zoning: Commercial C-2
- Located in the Main Busy Hub of Flanders
- New Development of 227 Senior Housing Complex (Regency of Flanders)
- Excellent Visibility and Access
- Nearby National Tenants: Shoprite, 7-ELEVEN, Dunkin, Weiss, Tractor Supply Co., Dollar Tree Good Year, Rita's Mc Donald's, Jersey Mike's and many more.

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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NEW 2" UNDERGROUND GAS SERVICE

NEW UNDERGROUND ELECTRIC SERVICE TO MAIN DISCONNECT PANEL

NEW 1-1/2" DOMESTIC WATER SERVICE

NEW JERSEY STATE HIGHWAY ROUTE 206
(VARIABLE WIDTH PUBLIC R.O.W.)
SINGLE DASHED WHITE TRAFFIC STRIPE

BENCHMARK
P.C. NAIL SET
ELEV=630.58
(NAILING)

TOPSOILING, 4" THICK FERTILIZING & SEEDING, TYPE A-3 PE STRAW MULCHING

CONC. CURB

No Stopping, No Standing

BOULDERS

BOULDER

7-ELEVEN STORE

BUILDING PLANTERS TO BE PLANTED WITH SEASONAL COLORING, ANNUALS

PROPOSED BUILDING
F.F. = 632.00

6' HIGH WHITE PVC FENCING

- ⊙
- ⊙
- ⊙
- ⊙
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Flanders Village Mall



Siemens Healthcare Corporate Office

Mt Olive Manor Apartment Complex



Regency at Flanders

55+ Community
227 Single-Family Homes

SITE



2.143 VPD

Benjamin Moore Flanders Manufacturing

Mountain View Elementary School

E-Target Warehouse



Excel Direct Employment Agency

206 Nail & Spa

Mia Nonna's Cucina

2.6 Miles Away

West Morris Central Highschool



Google

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DEMO-GRAPHICS	1 Mile	3 Miles	5 Miles
Population	4,783	22,830	65,650
Daytime Employees	1,422	6,067	24,349
Households	3	2.8	2.8
Average Age	41.2	41.5	42.6
Average HH Income	\$187,886	\$154,650	\$153,575

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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