

# MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE | INVESTOR OR OWNER USER

39 & 43 EMERY AVENUE  
FLEMINGTON, NJ 08822



Map Data ©2025 Google

## PROPERTY OVERVIEW

**BUILDING SF:** 12,226 SF

**AVAILABLE SF:** 11,226 SF Office  
1,000 SF Warehouse, 4 Docks

**SALES PRICE:** CALL FOR PRICING

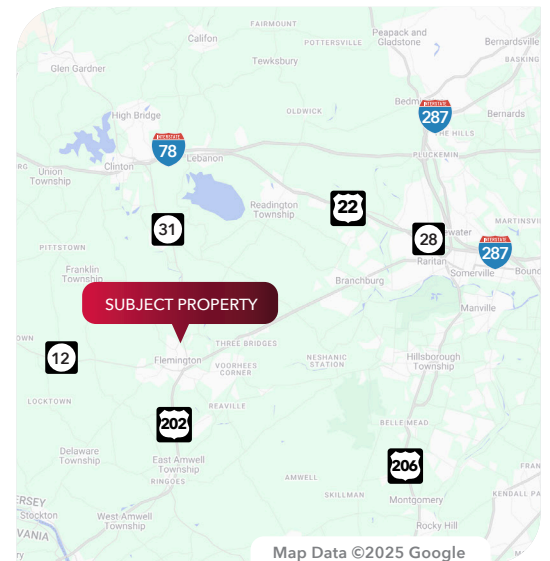
**RENTAL RATE:** \$18 NNN

**BUILDING TYPE:** 2 Stories

- COMMENTS:**
- Renovated
  - Open Floor Plan
  - High ceilings
  - Ample Parking
  - Customizable

**LOCATION:**

- Prime Hunterdon County Location, Located near Hunterdon Medical Center, hotels, restaurants, shopping. Close proximity to highways 31, 22, 202 & 206 and interstates 78 & 287. Affluent demographics.



Map Data ©2025 Google

## FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Erica Davidson**  
973.214.9733  
erica.davidson@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

# MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE | INVESTOR OR OWNER USER

39 & 43 EMERY AVENUE  
FLEMINGTON, NJ 08822

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY PHOTOS



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Erica Davidson**

973.214.9733

[erica.davidson@lee-associates.com](mailto:erica.davidson@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

# MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE | INVESTOR OR OWNER USER

39 & 43 EMERY AVENUE  
FLEMINGTON, NJ 08822

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY PHOTOS



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Erica Davidson**

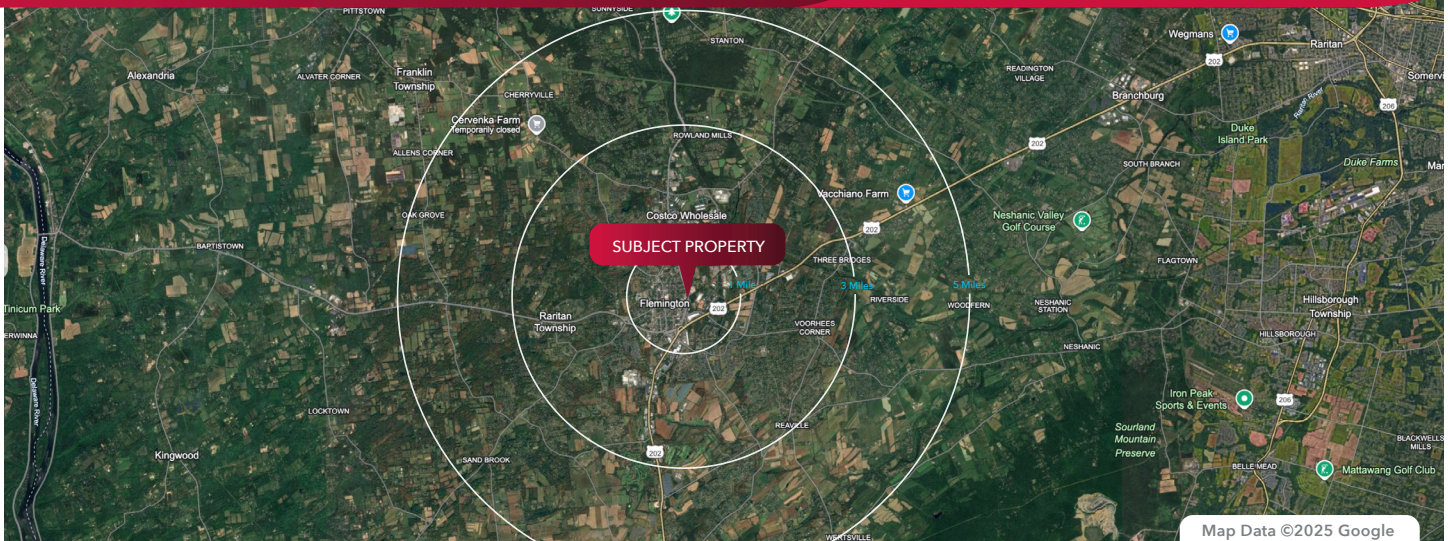
973.214.9733

[erica.davidson@lee-associates.com](mailto:erica.davidson@lee-associates.com)

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

# MEDICAL/PROFESSIONAL OFFICE BUILDING FOR SALE | INVESTOR OR OWNER USER

39 & 43 EMERY AVENUE  
FLEMINGTON, NJ 08822



CATEGORY	RADIUS		
	1 mi	3 mi	5 mi
TOTAL HOUSEHOLDS (2024)	3,324	9,837	14,244
AVG. HOUSEHOLD SIZE	2.5	2.6	2.6
2029 HOUSEHOLD PROJECTION	3,414	10,075	14,508
AVG. HOUSEHOLD INCOME	\$112,353	\$145,407	\$155,202
MEDIAN HOME VALUE	\$362,116	\$436,220	\$471,009
TOTAL POPULATION (2024)	8,435	26,008	38,154
MEDIAN AGE	39.7	43.9	45.2

## TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
State Route 31	New York Ave N	27,610	2022	0.10 mi
William Street	Elwood Ave E	314	2019	0.24 mi
William St	Elwood Ave E	325	2022	0.24 mi
Pennsylvania Ave	State Rte31 W	2,967	2022	0.27 mi
State Rte 31	New Jersey Ave S	30,359	2022	0.32 mi
Church Street	State Rte31 W	6,056	2022	0.34 mi

## FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Erica Davidson**  
973.214.9733  
erica.davidson@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates - WBE, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.