

271 US-202 | Pluckemin, NJ 07978
\$1,650,000 | 5.7% CAP



**Seller Financing
Can Be Made Available**

📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
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Tenant	Sq. Ft.	\$/SF	Annual Rent	Lease Expiration
Nail Salon	1,350	\$41.78	\$56,400	6/30/2028
DBRS Office	1,350	\$41.69	\$56,280	8/31/2027
Yoga Studio	400	\$43.50	\$17,400	12/31/2026
Total	3,100		\$130,080	

Income	
Annual Rent	\$130,080
Total Income	\$130,080

Expenses	
R.E. Taxes	\$13,400
Insurance	\$5,787
Landscaping	\$8,362
Utilities	\$3,819
Sanitation	\$1,773
Clean & Maintenance	\$2,680
License & Permits	\$50
Total Expenses	\$35,871

Net Operating Income	\$94,209
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Highlights

- Fully leased mixed-use opportunity
- Located just North of Phillipsburg Newark Expressway (I - 78)
- The Nail Salon and DBRS Office have been occupying this space for over 12 years and the Yoga Studio for over 7 years
- All tenants are looking to stay long term and renew their respective leases
- Located near The Fresh Market, Kings Food Markets, CVS, Starbucks, Chase, Bank of America and more



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202

206

Route 202 & 206 - 19,211 VPD

THE FRESH MARKET
PANATIER'S PIZZA & PASTA
DUNKIN'

Annie's Deli

Kiku
Hibachi, Cocktail, Sushi Bar

Sky Nails

202

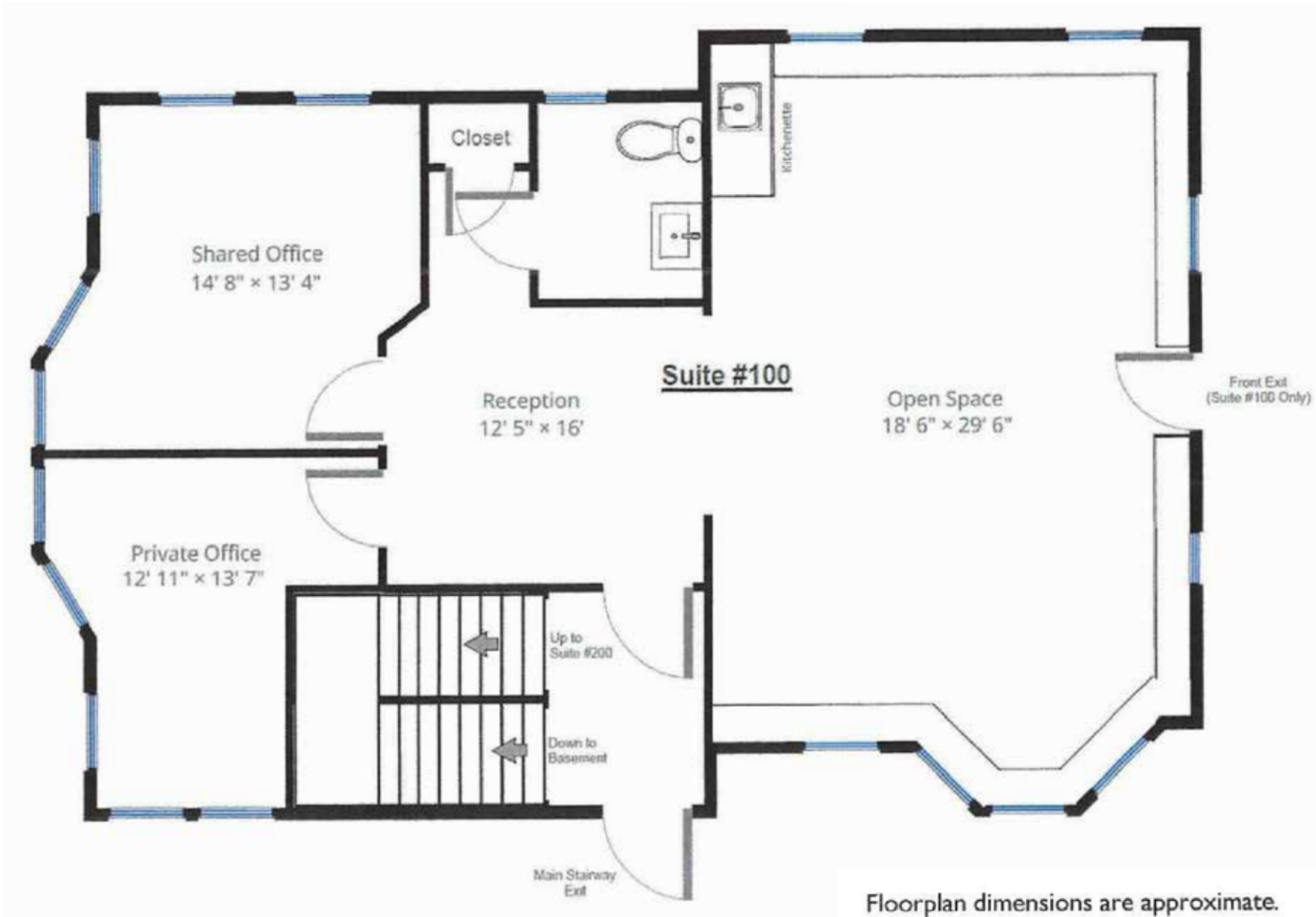
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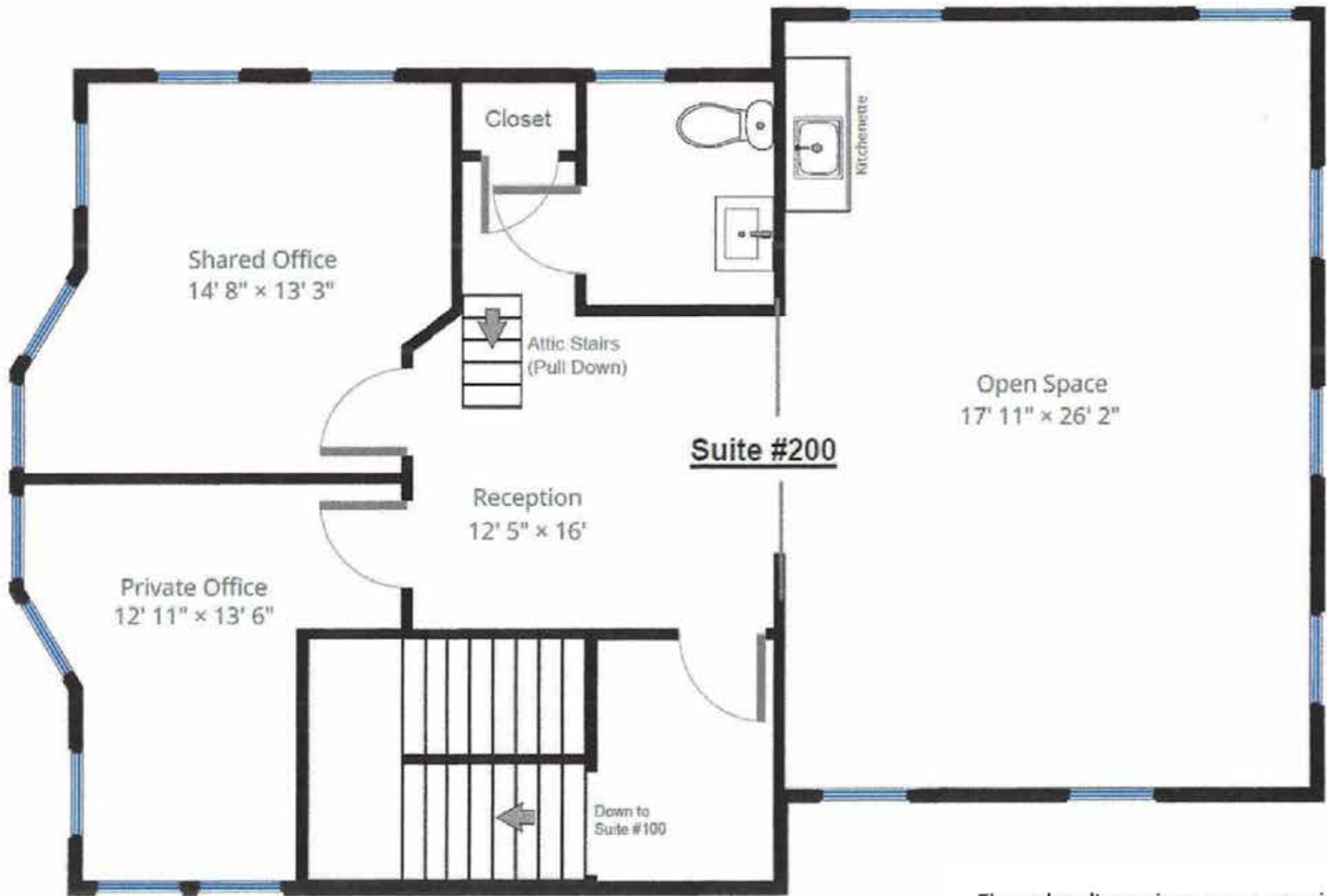
Floorplan dimensions are approximate.



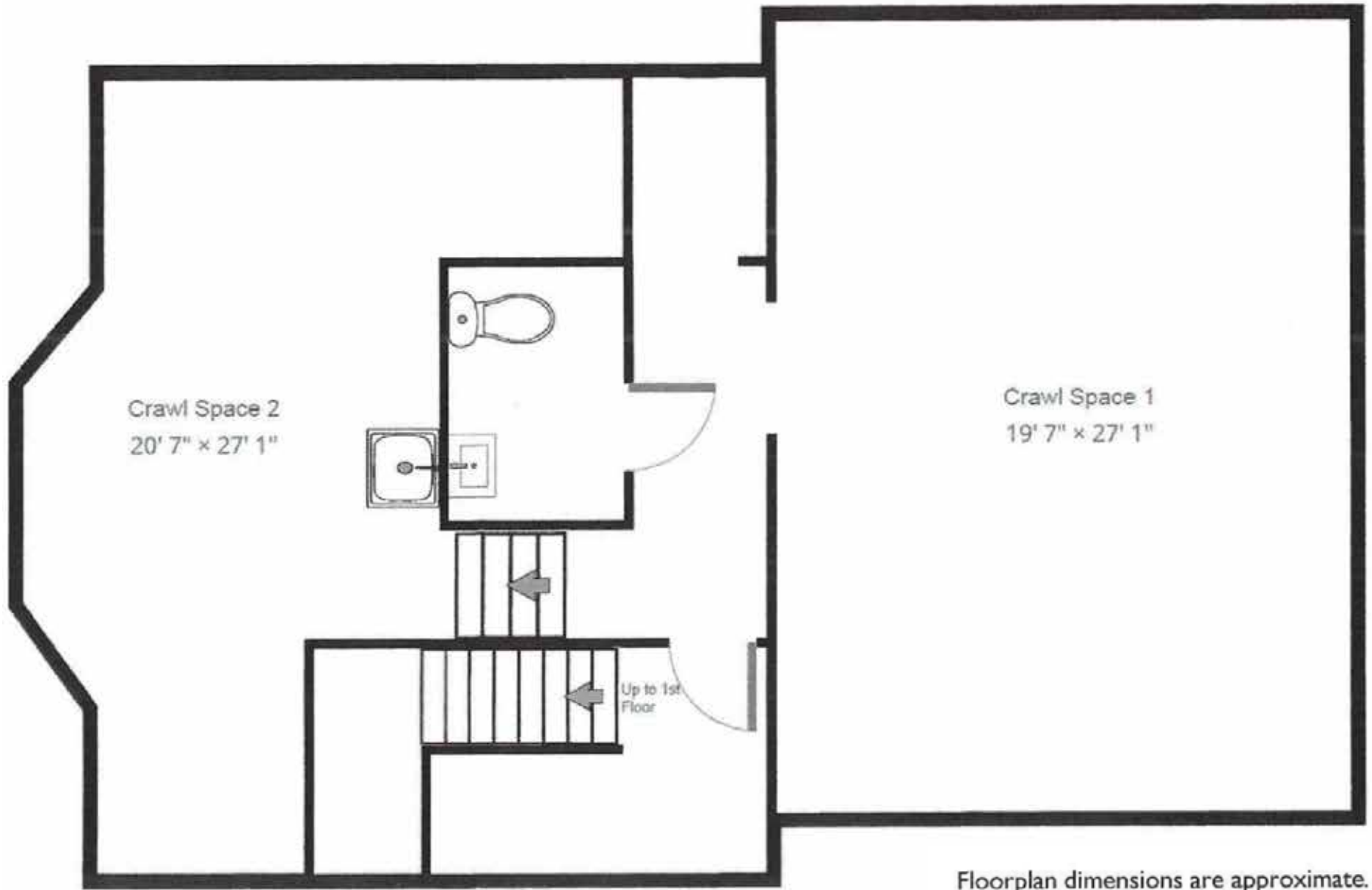
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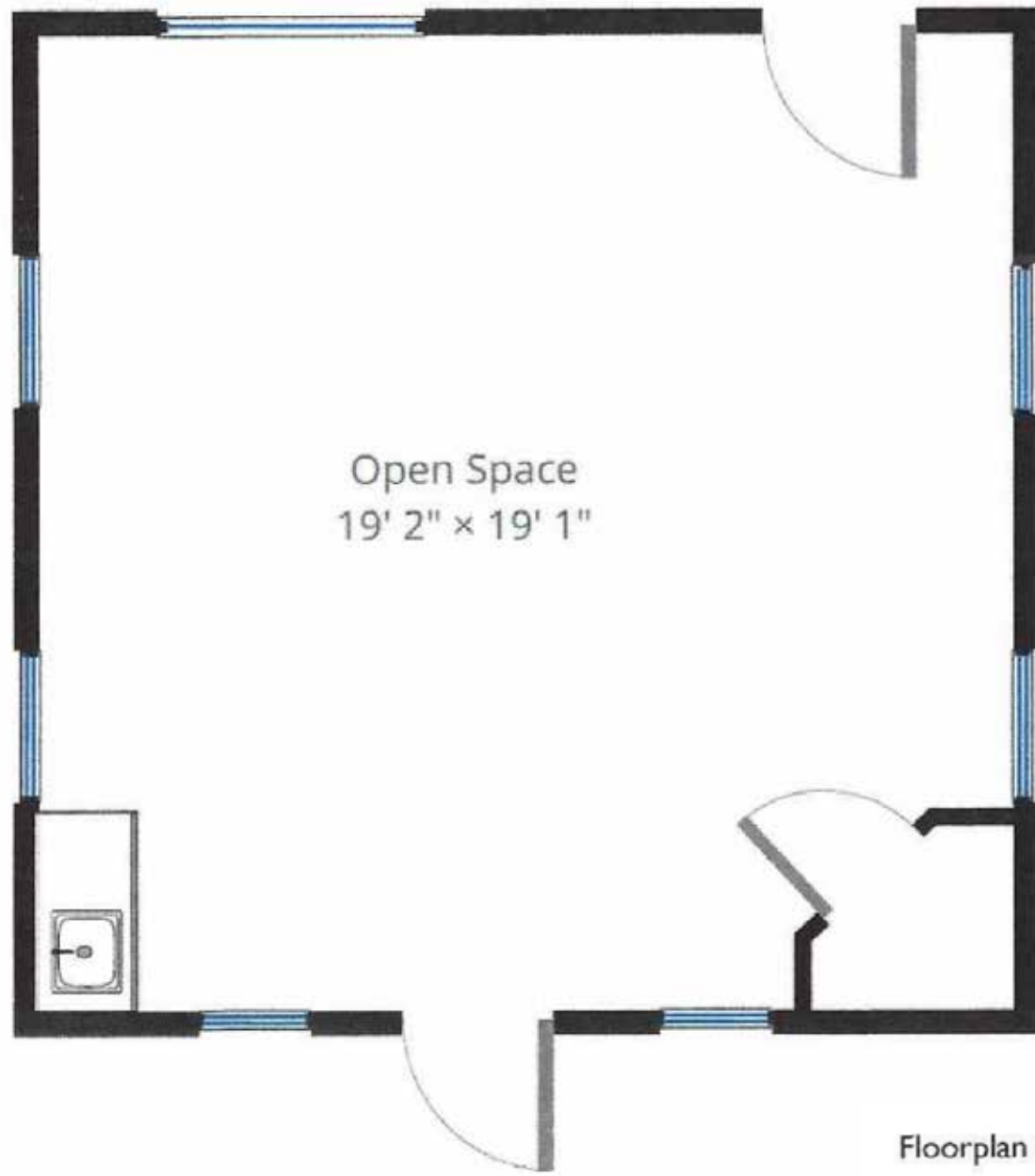
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NEIGHBORHOOD AERIAL



Route 202 & 206
19,211 VPD

KINGS *Somerset Valley*
WHERE INSPIRATION STRIKES **Urgent Care**

CVS pharmacy® **COLD STONE** CREAMERY

STARBUCKS **PNC BANK**

Washington Valley Rd
7,704 VPD

I-78
104,199 VPD

Somerset Hills
LEARNING INSTITUTE

Exxon

verizon
Corporate office

BANK OF AMERICA
CHASE

Burnt Mills Rd
6,040 VPD

Bridgewater
MANOR
CATERING

I - 287
125,458 VPD

sanofi
Pharmaceutical company



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DEMOGRAPHICS



POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	6,120	23,689	62,602
2025 POPULATION	6,432	24,259	65,528
2030 POPULATION PROJECTION	6,687	25,087	68,068
ANNUAL GROWTH 2020-2025	1.00%	0.50%	0.90%
ANNUAL GROWTH 2025-2030	0.80%	0.70%	0.80%



WHITE	4,547	15,237	39,196
BLACK	167	481	1,770
AMERICAN INDIAN/ALASKAN NATIVE	8	19	68
ASIAN	904	5,854	17,093
HAWAIIAN & PACIFIC ISLANDER	0	1	5
TWO OR MORE RACES	806	2,668	7,396
HISPANIC ORIGIN	657	1,962	5,600

2020 HOUSEHOLDS	3,344	9,421	23,461
2025 HOUSEHOLDS	3,518	9,666	24,531
2030 HOUSEHOLD PROJECTION	3,663	10,013	25,511
ANNUAL GROWTH 2020-2025	0.70%	0.20%	0.60%
ANNUAL GROWTH 2025-2030	0.80%	0.70%	0.80%
OWNER OCCUPIED HOUSEHOLDS	2,786	8,442	21,134
RENTER OCCUPIED HOUSEHOLDS	877	1,572	4,377
AVG HOUSEHOLD INCOME	\$145,271	\$186,445	\$187,119
MEDIAN HOUSEHOLD INCOME	\$118,190	\$167,517	\$170,914



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PROPERTY PHOTOS



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