

FORMER BANK W/  
DRIVE-THRU AVAILABLE



# Harlingen Village

2162 Route 206, Montgomery

## Availability

- +/- 2,300 SF with Drive-Thru (Available July 2028 with Opportunity for Earlier Possession)

## Traffic Count

- Route 206: +/- 16,137 VPD

## Demographics

Radius	Population	Total Daytime Population	Median HH Income
3 Mile	21,386	19,396	\$220,205
5 Mile	66,131	57,077	\$197,594
7 Mile	137,753	131,074	\$171,173

## For Lease - Contact

Gregg Medvin  
Ph. 732-724-3962  
gregg@piersonre.com

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# Harlingen Village

## 2162 Route 206, Montgomery

### Site Description

- +/- 2,300 SF former bank end cap space with prior bank drive-thru, providing for clear visibility and frontage along Route 206. Bank vacated in June of 2026, with approximately 2 years remaining on term; however, there is opportunity to recapture immediately.
- Growing market with site in close proximity to new residential developments of Pike Run homes with 500 houses/townhomes, Pike Run apartment complex with 800 units, Country Club Estates with 148 homes and Meadows at Montgomery, an active 55+ community consisting of 96 units
- Median household income is significant at approximately \$220,000 within a 3-mile radius and \$197,000 within 5 miles
- Route 206 strategically functions as the main thoroughfare for southern Somerset townships, leading into Downtown Princeton a few miles to the south

### Market Aerial



### Co-Tenants



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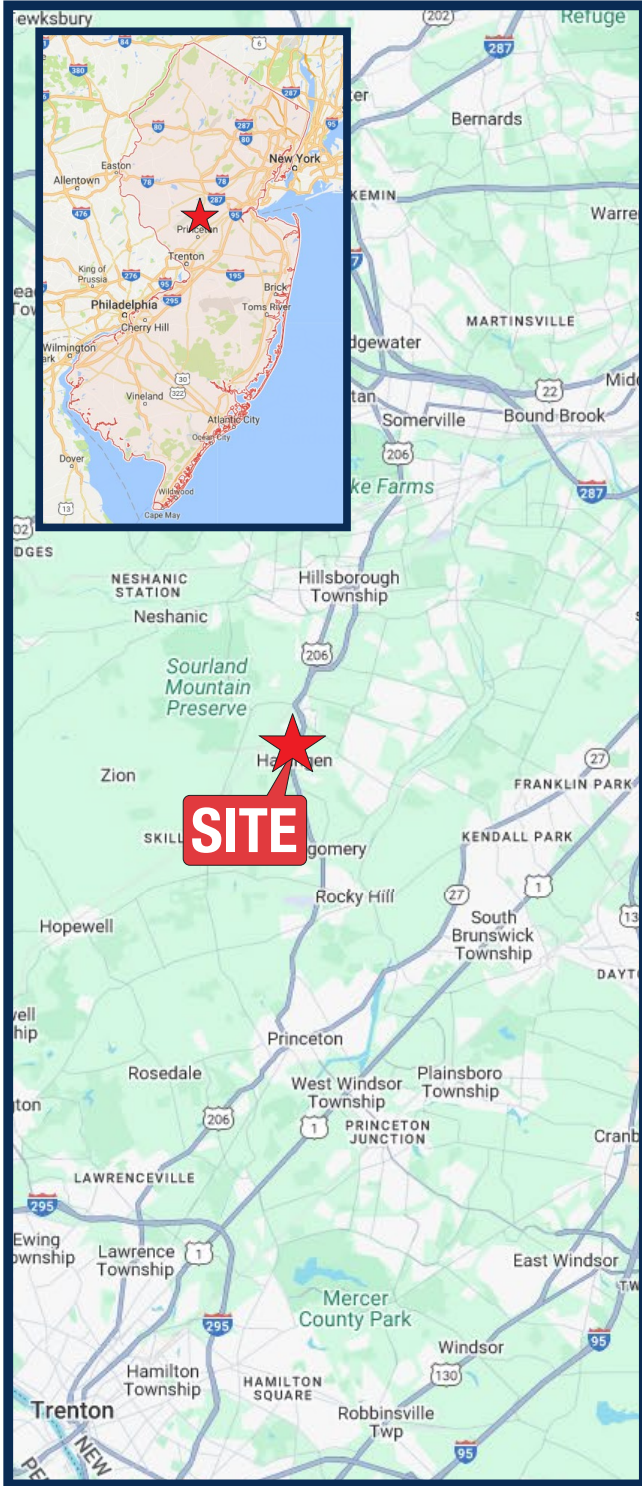
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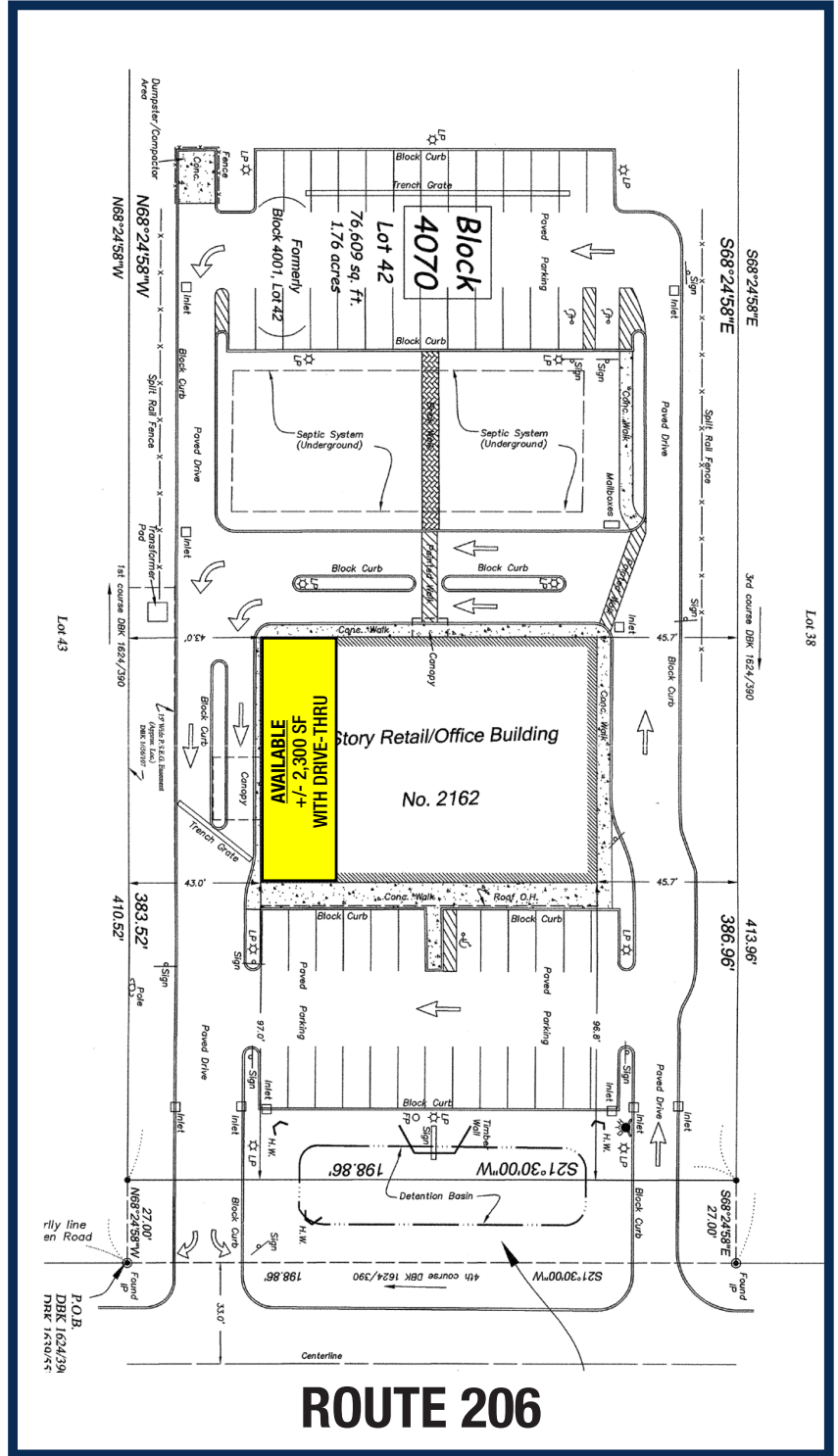
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## 2162 Route 206, Montgomery

### Site Description



### Site Survey



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