

Space Details

Ground Floor
Retail, office, medical space



Size	Pad Site	1 Acre
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Availability	For Sale, Ground Lease, or Build-to-Suit	
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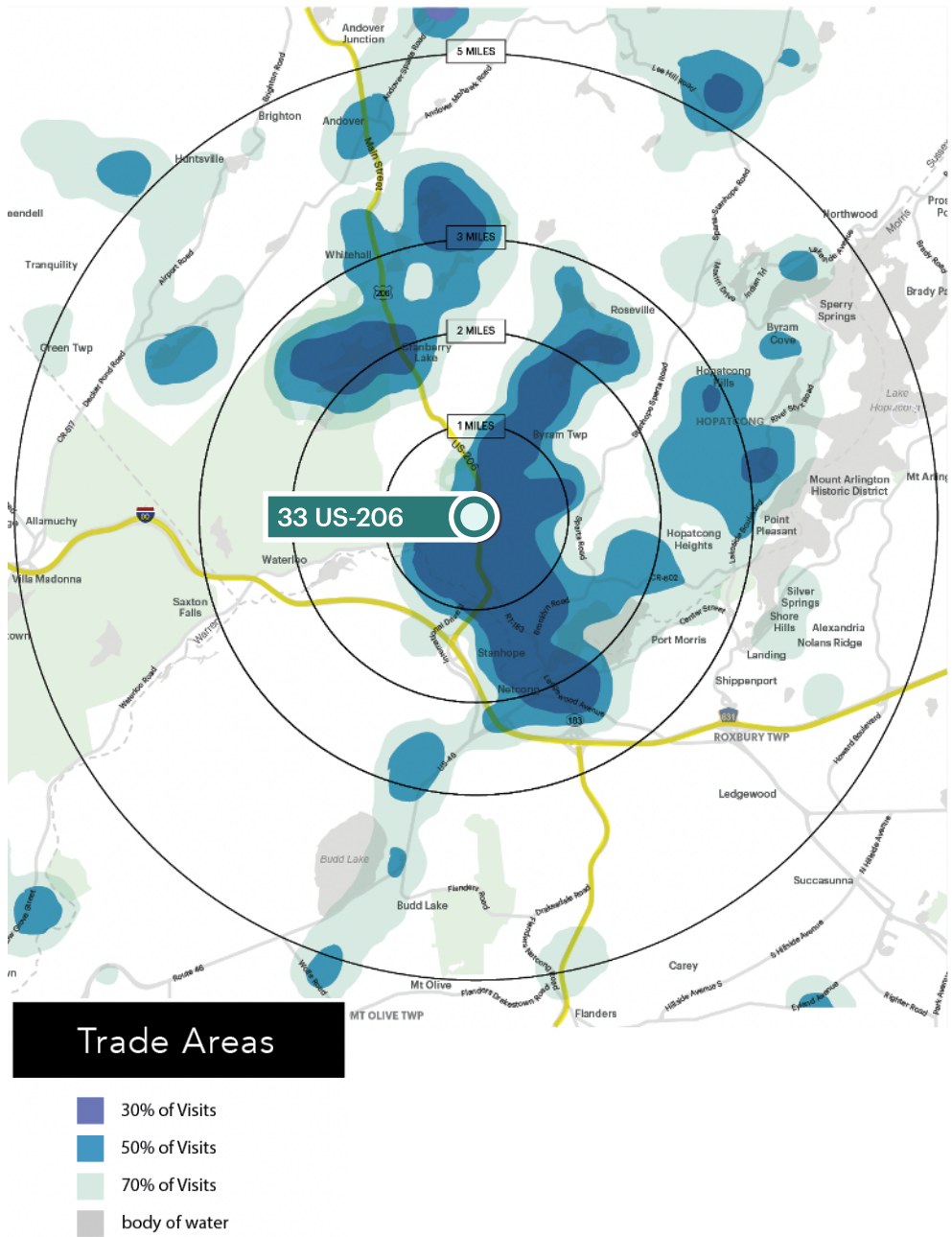
Price	Lease Rate	Upon request
	Sale Price	\$1.6 million

Placer.ai Data	28,000 VPD
11/3/25	QuickChek top 7% busiest convenience stores in NJ Dunkin' is one of the top 7% busiest in the US

Attributes	1 Acre approved for 2,485 SF Restaurant with Drive-Thru Corner of US-206 & Waterloo Road Traffic light intersection US-206 is the north/south artery between Newton & I-80 1.3 miles north of I-80 10 miles south of Newton
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North/South Corridor - Newton & I-80





Demographics

Population	1 mile	3,413	Total employees	1 mile	939
	2 miles	8,309		2 miles	4,283
	3 miles	22,966		3 miles	8,663
	5 miles	61,708		5 miles	19,151
	Trade area	122,472		Trade area	26,511
Average household income	1 mile	\$137,750	Number of college graduates	1 mile	1,110
	2 miles	\$137,022		2 miles	2,521
	3 miles	\$127,305		3 miles	6,473
	5 miles	\$144,678		5 miles	20,939
	Trade area	\$111,782		Trade area	33,430

2025 estimates via Esri

Trade Area - Placer.ai (cell phone tracking data)

Population	30% of visits	14,485	Total employees	30% of visits	2,572
	50% of visits	48,327		50% of visits	9,028
	70% of visits	122,472		70% of visits	26,511
Average household income	30% of visits	\$117,650	Bachelor's degree or higher	30% of visits	4,175
	50% of visits	\$117,430		50% of visits	12,292
	70% of visits	\$111,782		70% of visits	33,430