## BEDMINSTER VILLAGE SQUARE

### 1420 Route 206, Bedminster



#### **Retail for Lease - Contact**

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# DETAILS

## 1420 Route 206, Bedminster

#### **Availabilities**

- Building 1 & 2: +/- 5,770 SF (Can be Demised)
- Building 3 & 4: +/- 3,850 SF (Can be Demised)

#### Site Description

- Rare retail opportunity in desirable and affluent community with heavy office population within a market lacking retail inventory
- Bedminster Village Square is a premier retail development located at the signalized intersection of Route 206 and Advance Drive
- Conveniently positioned near Bedminster Township Municipal Buildings, Bedminster Public School and the Far Hills NJ Transit Train Station
- Boasting a high daily traffic count of 28,376 VPD\* on Route 206
- Benefiting from a thriving office community, with over 7,900,000 square feet of office space within a five-mile radius, including AT&T's Corporate Headquarters
- Excellent accessibility to major highways including Routes 202, 287, 78 and 22
- Abundant parking and prominent visibility from the road, with the opportunity for a monument sign
- Flexible division of spaces will be taken into consideration
- Outdoor seating options available for restaurant establishments
- Buildings 3 and 4 offer the option of a mezzanine with an outdoor patio

#### Demographics

#### State Map



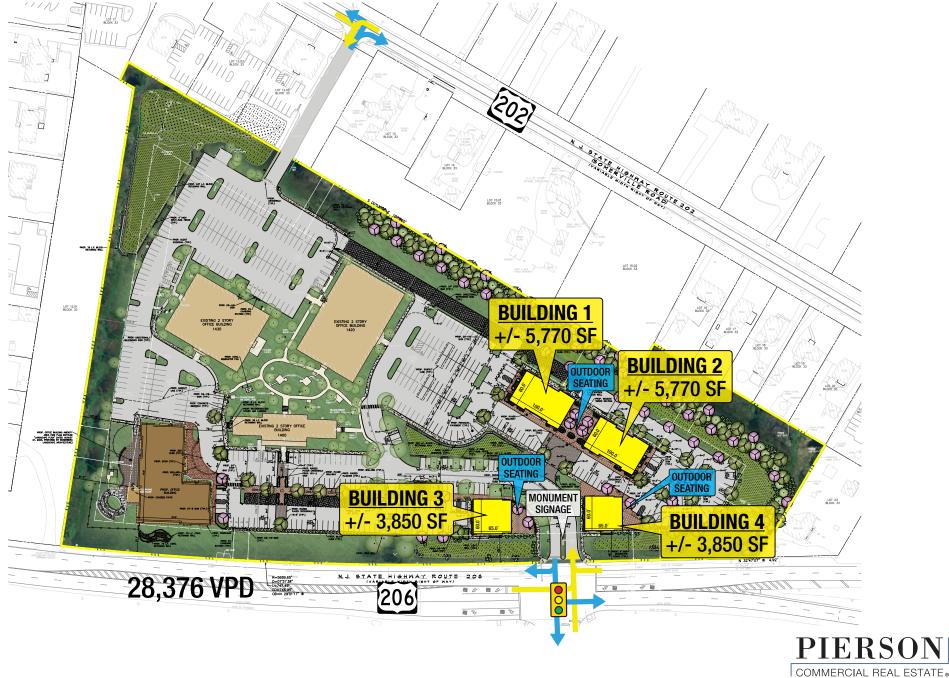
\*Per NJDOT

| Radius | Population | Total Daytime Population | Median Household Income |
|--------|------------|--------------------------|-------------------------|
| 3 Mile | 18,027     | 24,078                   | \$159,010               |
| 5 Mile | 44,796     | 61,562                   | \$170,608               |
| 7 Mile | 102,848    | 139,942                  | \$167,314               |





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# MARKET AERIAL 1420 Route 206, Bedminster





# RENDERINGS

### 1420 Route 206, Bedminster





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