

Building Type:	Investment, Retail
Available SF:	6,486
Total SF:	6,486
Year Built:	2025
Sale Price:	\$3,656,250
Last Updated:	Nov 17, 2025


Realtor/Owner Contact

Matthew Anuszkiewicz
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Property and Area Description


NNN Pro is pleased to present the exclusive listing for a Mavis Discount Tire located at 304 U.S. 202, Flemington, New Jersey 08822. The site consists of roughly 6486 rentable square feet of building space on an estimated 1.03-acre parcel of land. This Mavis Discount Tire is subject to a 20-year Triple Net (NNN) lease, which commenced 11/18/2020. The current annual rent is \$204,750 and has scheduled increases of 5.00% Every 5 Years.

Population

	111,482	902,770	3,385,451
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Households

	42,057	339,833	1,256,637
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2025

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown