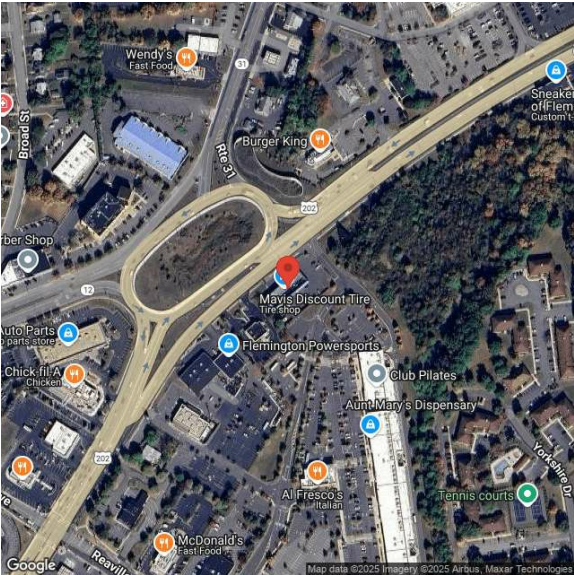


Mavis Discount Tire  
304 US-202 | Flemington, NJ | US | Hunterdon County  
Available SF: 6,486 | Sale Price: \$3,656,250



Building Type:	Investment, Retail
Available SF:	6,486
Total SF:	6,486
Year Built:	2025
Sale Price:	\$3,656,250
Last Updated:	Apr 23, 2025

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

	<b>37,604</b>	<b>111,439</b>	<b>900,235</b>
	5 Mile Radius	10 Mile Radius	20 Mile Radius

Source: ESRI®, 2024

Households

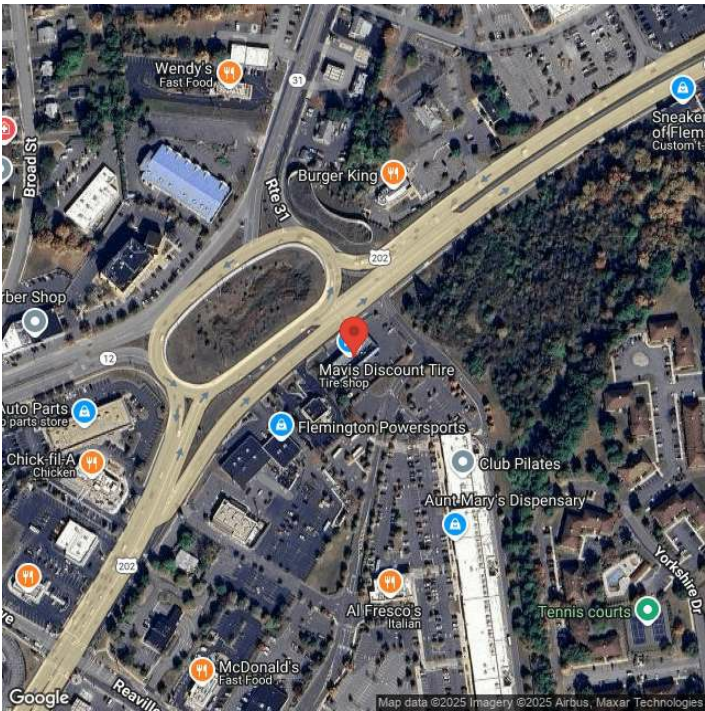
	<b>14,170</b>	<b>41,702</b>	<b>337,389</b>
	5 Mile Radius	10 Mile Radius	20 Mile Radius

Source: ESRI®, 2024

Realtor/Owner Contact

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Property Images



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