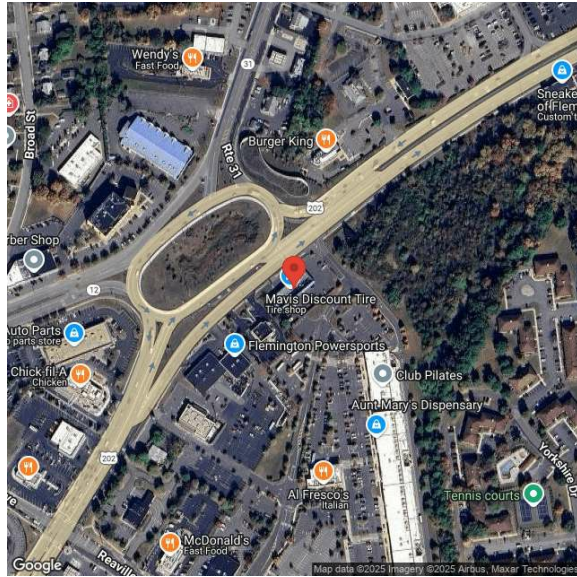


# Mavis Discount Tire

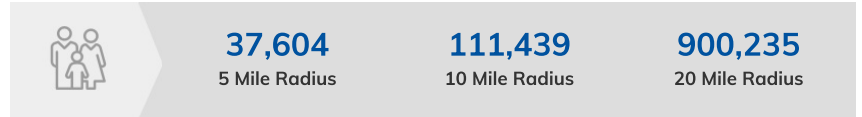
304 US-202 | Flemington, NJ | US | Hunterdon County  
Available SF: 6,486 | Sale Price: \$3,656,250



## 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



Source: ESRI®, 2024

## Households



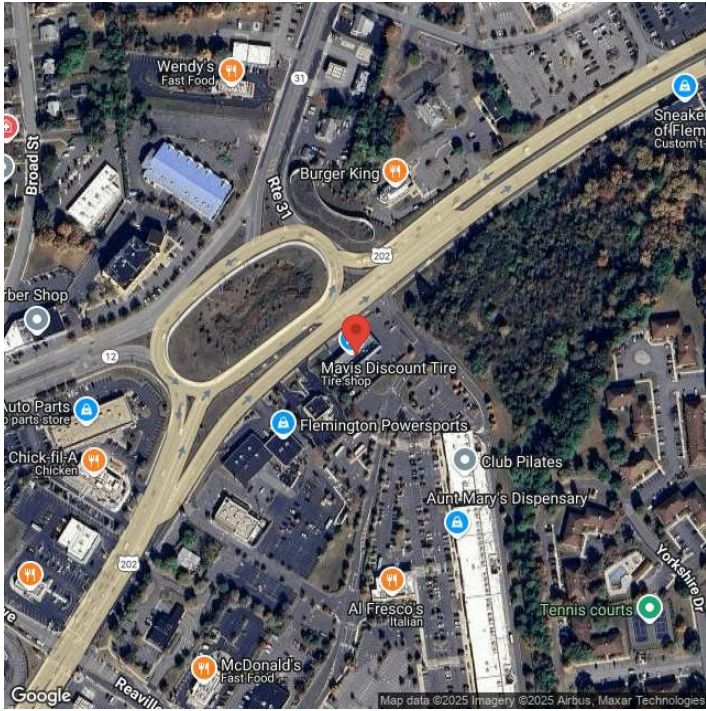
Source: ESRI®, 2024

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

## Realtor/Owner Contact

Matthew Anuszkiewicz  
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## Property Images



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