



Site Information:

- ❑ 436' Frontage on Rt. 31
- ❑ Water / Sewer / Gas (Available)
- ❑ Adjoining New Retail Project
- ❑ ¼ mile from Hunterdon Medical Center

Potential Projects:

- ❑ Car Dealerships
- ❑ Assisted living / Memory Care
- ❑ Skilled Nursing
- ❑ Re-Hab / Sports Therapy
- ❑ Retail Pads & Stores
- ❑ Recreational Facility
- ❑ Medical / Daycare / Office

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ABOUT HUNTERDON COUNTY:

Hunterdon County is a beautiful rural community, one of the most prestigious counties in New Jersey and the U.S. It is located about 1 hour and 15 minutes from Manhattan or Philadelphia and only 40 minutes from the Lehigh Valley. A quick, easy commute enables Hunterdon County to employ people from both sides of the Delaware River.

According to the most recent U.S. Census, Hunterdon County ranks 16th among highest-income counties in the U.S. and fourth for total household income. Hunterdon County boasts some of the best school districts and regional high schools in New Jersey. In addition, in 2018, it was ranked second healthiest community in New Jersey by *US News & World Report*.

The County, known for its beautiful landscapes, offers outstanding recreational and cultural opportunities at its many parks & libraries and at the Clinton Arts Center and the Clinton Historical Museum Village in Clinton Township. The county seat, Flemington, is well known for hosting the famous Lindbergh trial. Small towns with quaint boutiques and restaurants provide a wide range of shopping and culinary options in this country setting.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice.

RARITAN, NEW JERSEY
4.5 Acre Re-Development Site
 339 Route 31 South = Hunterdon County



SALE / LEASE: 4.5 Acres = Re-Development Opportunity



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2019 DEMOGRAPHICS = by: Geolytics	1 Mile	3 Miles	5 Miles
Total Population	1,698	14,624	36,024
Total Households	611	5,681	13,838
Median Household Income	\$191,429	\$140,848	\$161,057
Traffic Count: US. Route-31	AADT: 30,246 N.J. Dept. of Transportation		



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