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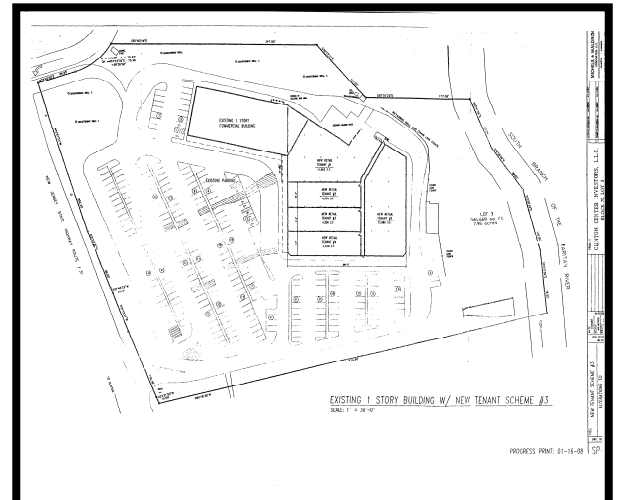
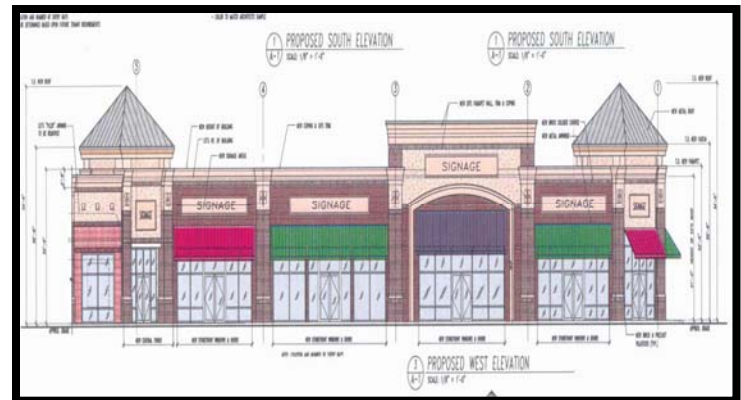
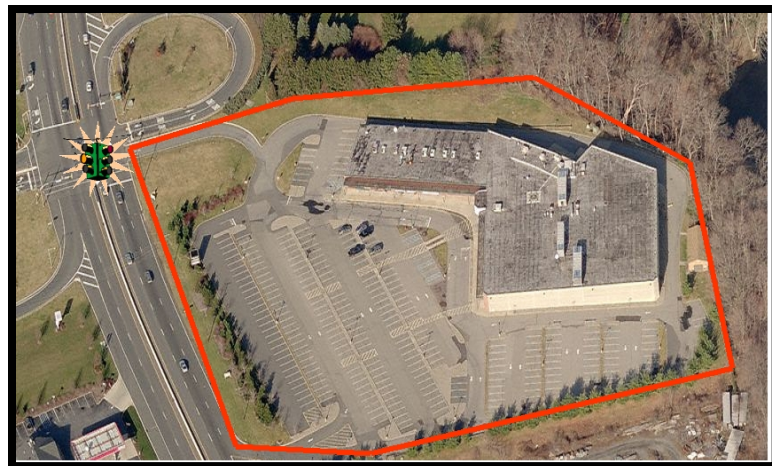


NEW CONSTRUCTION

CLINTON, NJ (HUNTERDON COUNTY)

Route 31 at Halstead Road – Arrow Mills Plaza

Acreage	8 Acres
Total GLA:	54,600 Square Feet
Available Size(s):	1,200 – 41,800 Square Feet Will Divide To Suit
Availability:	Immediate
Rental Rate:	Market Rent
NNN Charges:	TBD
Parking:	243 Parking Spaces
Traffic Count:	20,000+ Cars Per Day
Frontage:	675' on Route 31
Neighboring Retailers:	Wal-Mart, A&P, Shop Rite, TJ Maxx, STS Tire, McDonald's, Burger King, TD Bank and PNC Bank.



Notes: This site is located at a signalized intersection. Excellent demographics. Property is scheduled for a complete re-development.

Demographics:	<u>5 Miles</u>	<u>10 Miles</u>	<u>15 Miles</u>	<u>20 Miles</u>
Population	28,893	99,765	279,996	615,776
HH Income	\$120,789	\$134,485	\$120,963	\$117,261

