



# Bedminster Crossing

2435 Lamington Road/US 206  
Bedminster, New Jersey  
Somerset County 07921

## PROPERTY DESCRIPTION

Brand-new mixed-use development situated on Lamington Road (CR 523) within immediate proximity to primary state highways Route 206 & 202 and 1.5 miles for I-287. The two-building redevelopment consists of 33 luxury apartments and 4,850 sf of prime ground level retail/professional space.

## AVAILABLE SPACE

Unit 1: 1,685 SF  
Unit 2: 1,263 SF  
Unit 3: 1,886 SF

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

Projected +/- \$7.50 PSF

## TRAFFIC COUNT

ADT 29,861 along Lamington Road/US Route 206

## ZONING

Village Neighborhood (VN) allows for the retail sale of goods and services and professional office users.

**FOR ADDITIONAL INFORMATION CONTACT  
EXCLUSIVE LEASING & MANAGING AGENT**

**Christian Harrington**

**Leasing Associate**

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**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

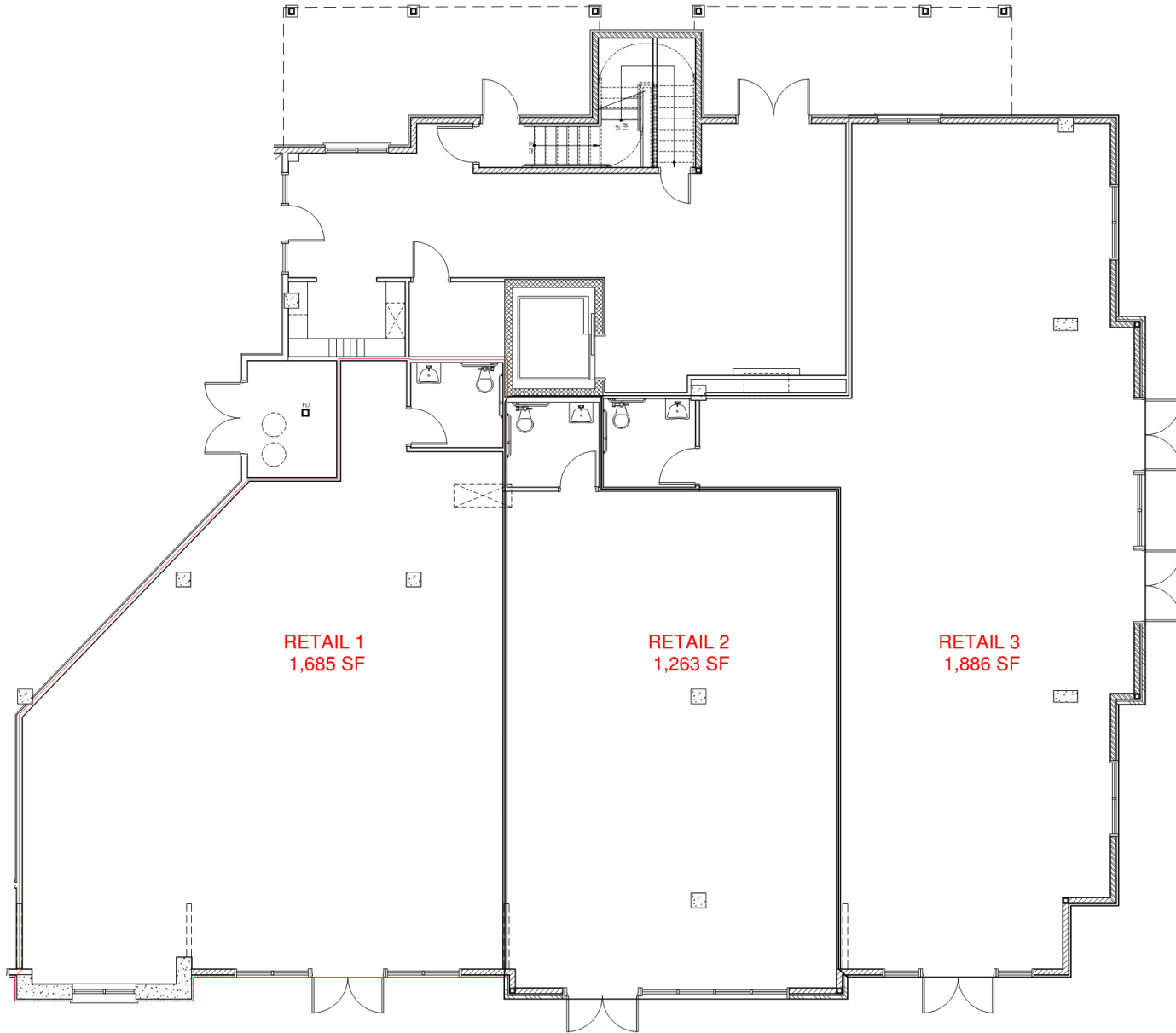


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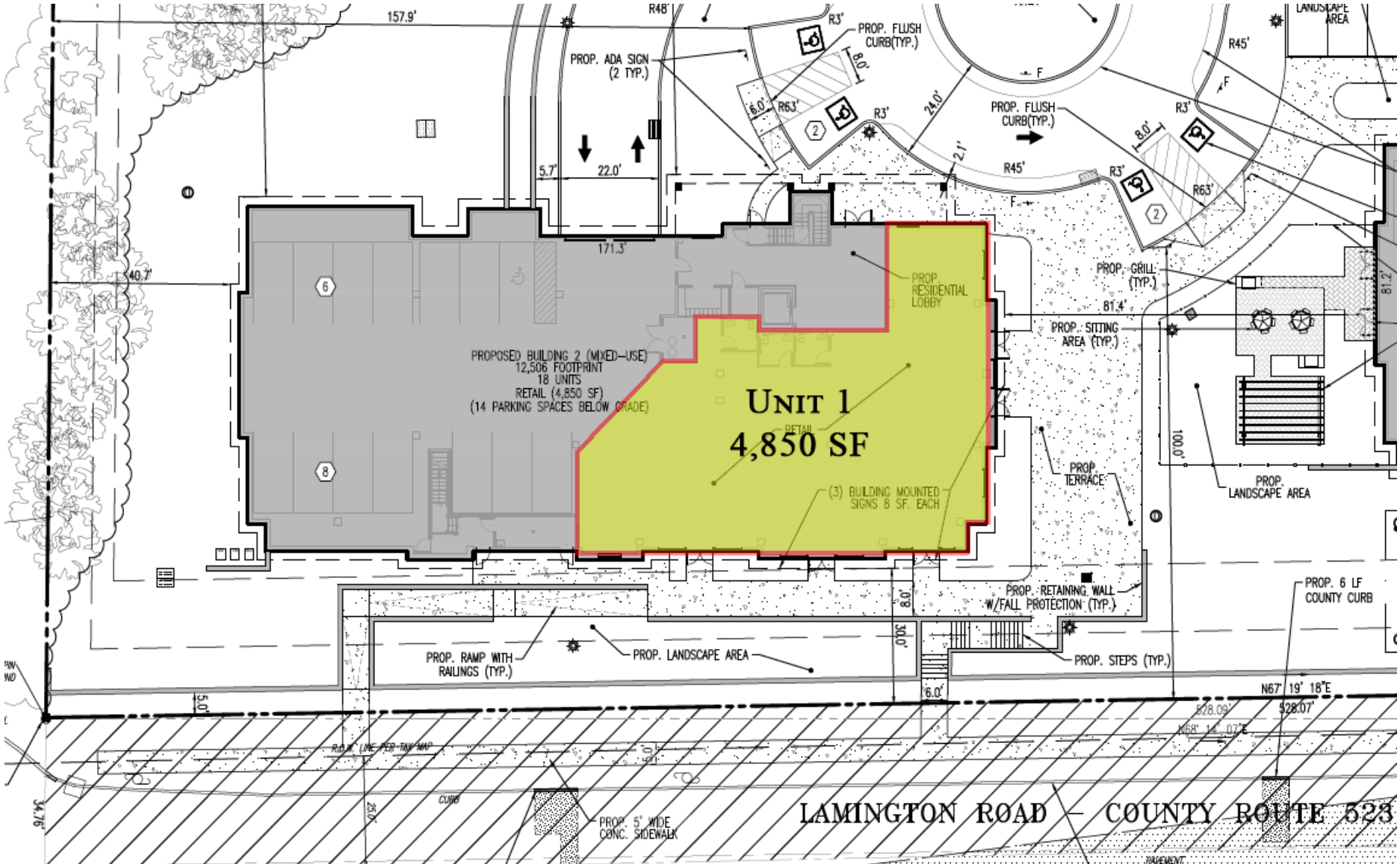
# Property Photos



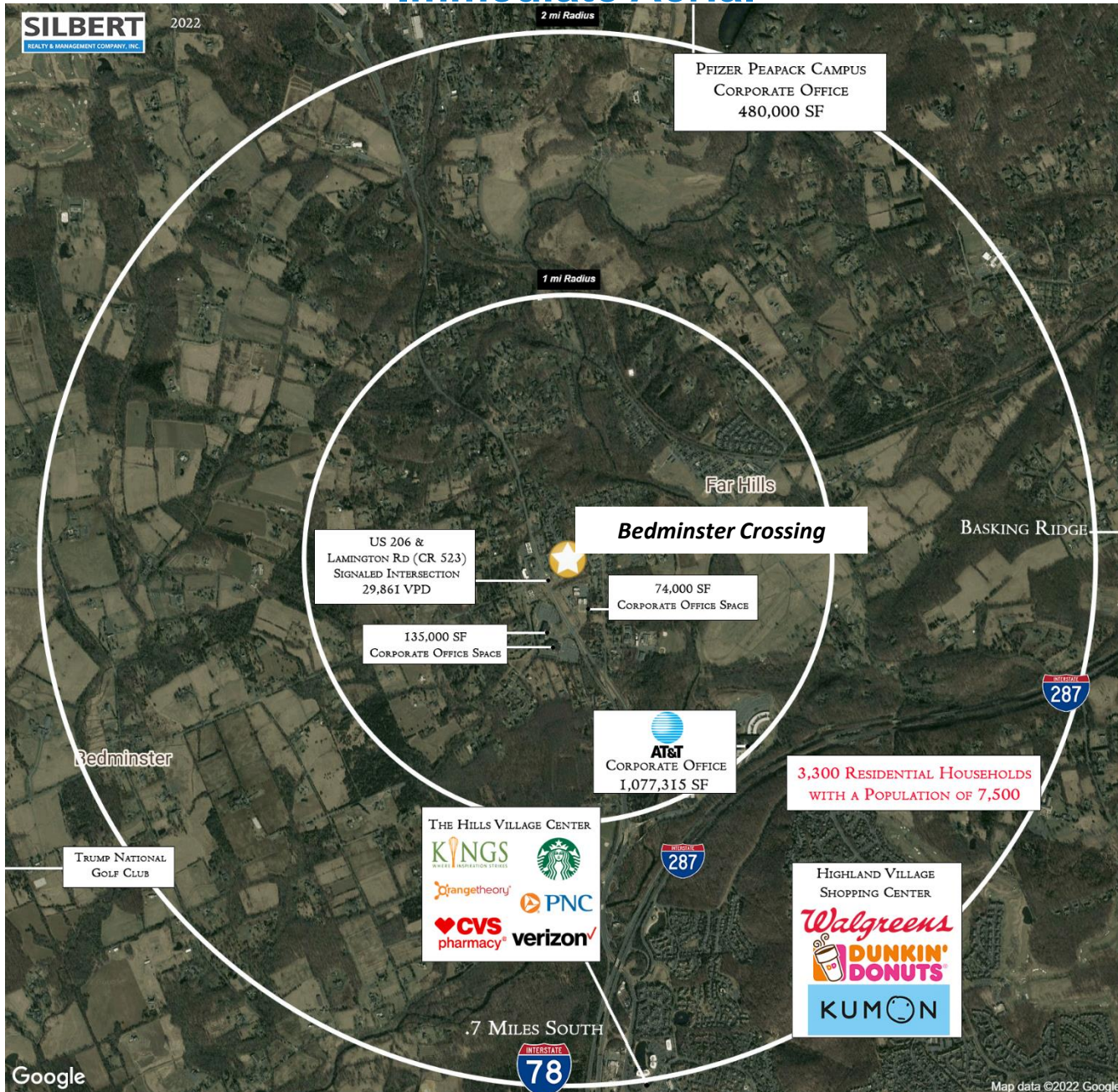
# Floor Plan



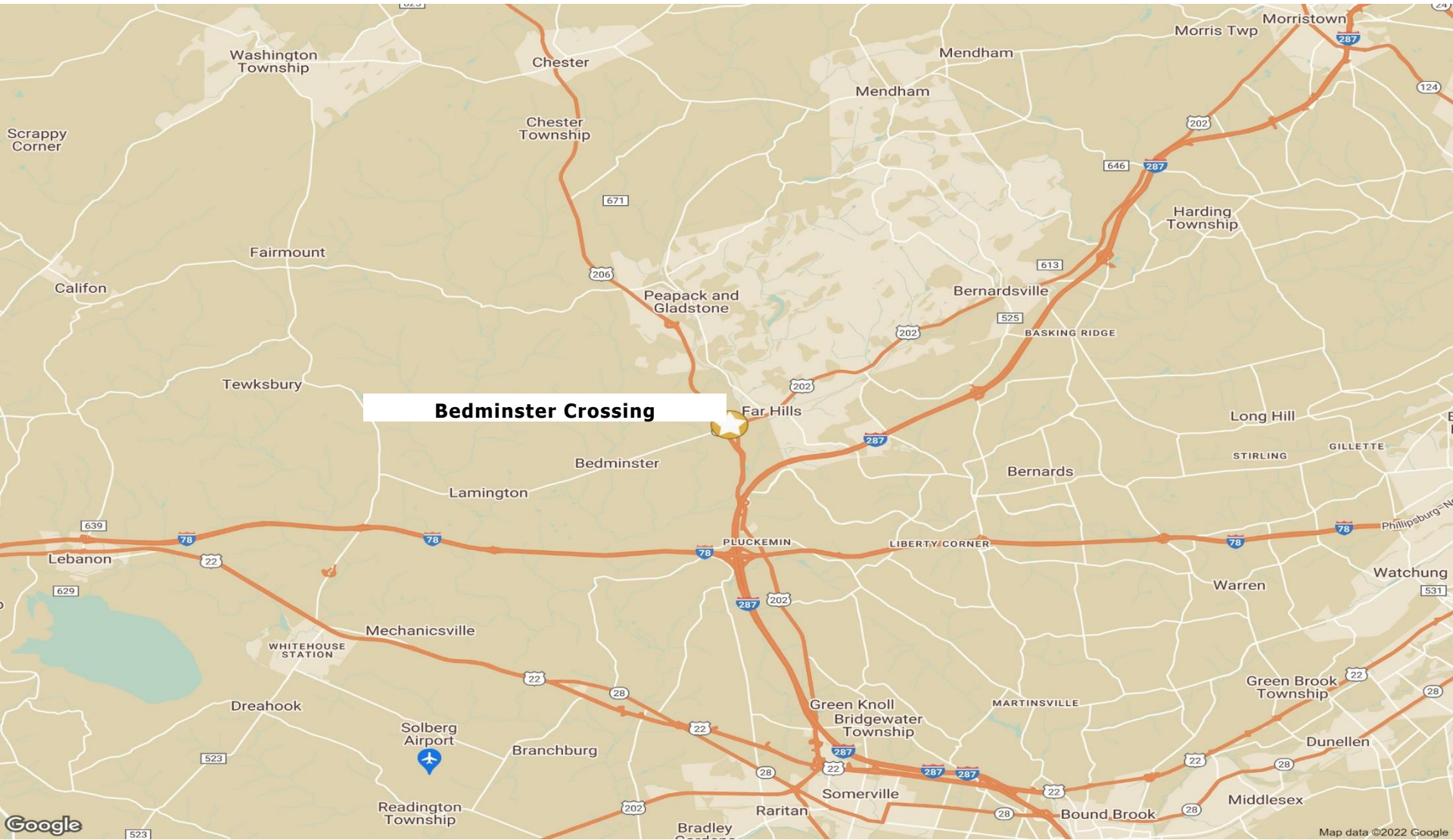
# Site Plan – Building 2



# Immediate Aerial



# Regional Road Map



**Bedminster Crossing**

# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	7,573
Daytime Population	7,842
Median HH Income	\$138,087
Total Households	3,345
Median Age	43.1

## 3 Mile Radius

Population	17,178
Daytime Population	11,758
Median HH Income	\$161,009
Total Households	7,163
Median Age	43.1

## 5 Mile Radius

Population	44,132
Daytime Population	22,867
Median HH Income	\$167,514
Total Households	16,602
Median Age	44.1

