



# Downtown Retail For Lease

37-43 Old Route 22 a/k/a State Route 173  
Town of Clinton, Hunterdon County, NJ 08809

## PROPERTY DESCRIPTION

An established retail property located in the thriving commercial hub within the Town of Clinton. Currently undergoing renovations, this well-positioned address is anchored by Walgreen's, JD Wine & Spirits, and Just Subs, ensuring consistent foot traffic and a robust customer base. Strategically located just 0.5 miles from Exit 16 of I-78 and 1.5 miles from Route 31, this shopping center affords both accessibility and visibility, making it an ideal location for retail or service-oriented businesses, appealing to both residents and through traffic.

## AVAILABLE

- Unit 2: 5,230 SF

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

+/- \$9.47 PSF projected 2024

## TRAFFIC COUNTS

ADT 28,565 VPD intersection of  
State Route 31/173

## PARKING

133 onsite parking spaces

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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# SILBERT

REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

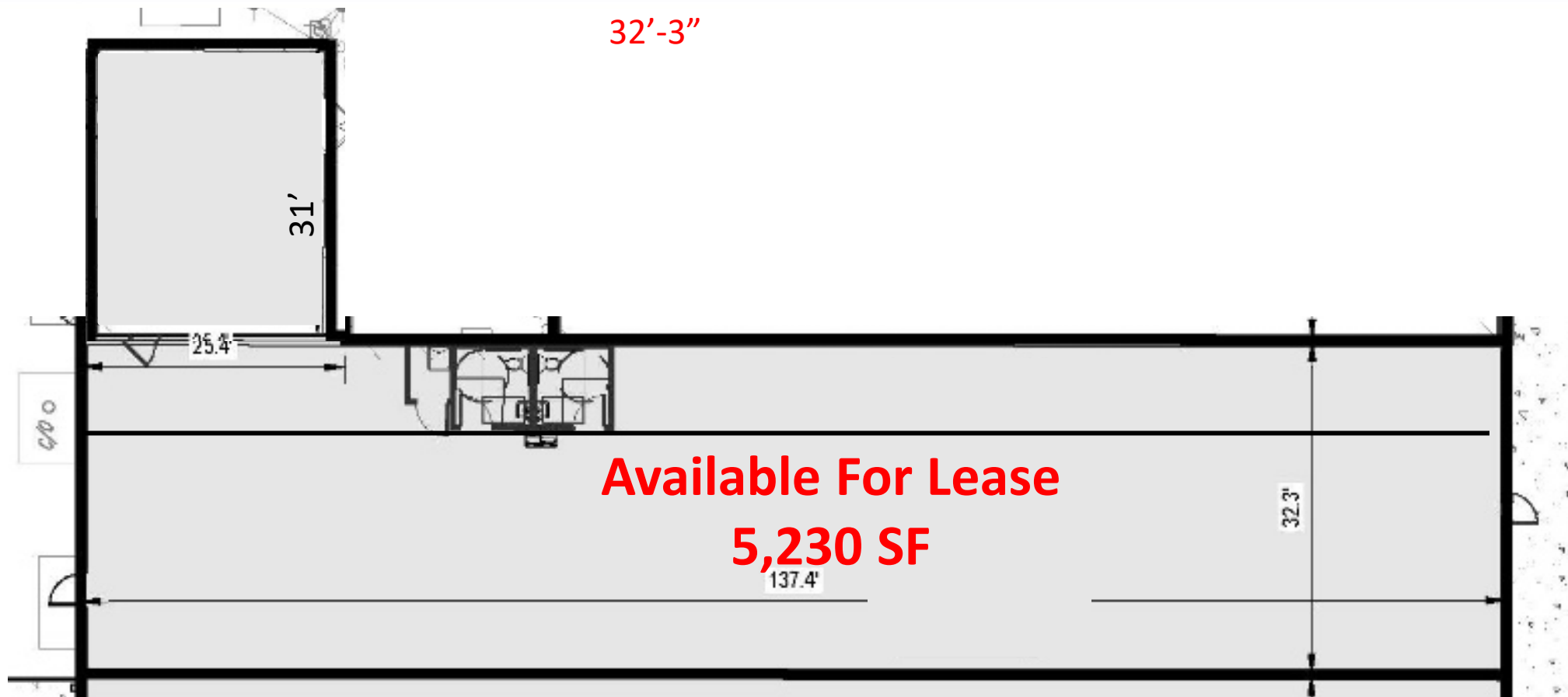


Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)

# ELEVATION AND FLOOR PLAN

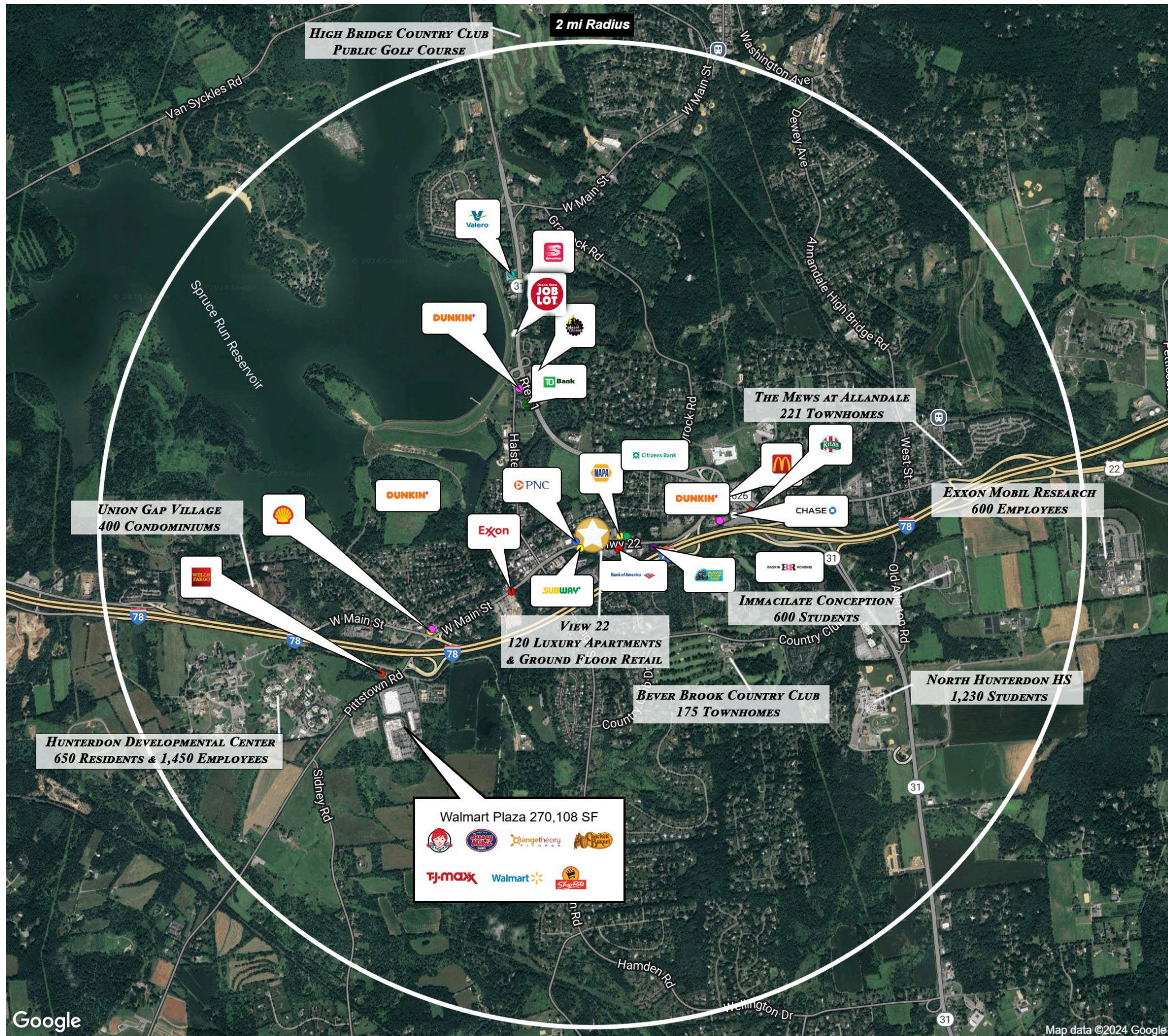


32'-3"





# 2 MILE TRADE AERIAL



Google

Map data ©2024 Google

# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	12,455
Median HH Income	\$178,843
Average HH Income	\$202,379
Median Age	43.6
Daytime Population	10,307
Households	4,731

## 5 Mile Radius

Population	32,327
Median HH Income	\$185,116
Average HH Income	\$212,118
Median Age	43.8
Daytime Population	24,611
Households	11,983

## 10 Mile Radius

Population	105,641
Median HH Income	\$174,632
Average HH Income	\$212,155
Median Age	44.7
Daytime Population	74,096
Households	40,474

