

# The Mall @ 206 Flanders (Morris County), NJ

240 ROUTE 206 SB, Flanders, NJ 07836



- **Project Profile**

- 71,000 SF Community Shopping Center on 9 Acre Site, New Construction
- 330 Parking Spaces (4.6/1,000); 2 ingress/egress drives on Rt. 206
- Available: Unit 4: 2,195 SF; Unit 5, 1,937 SF (Can possibly add Drive-thru)
- Asking Rent \$16/SF; NNN Charges: \$2.25/SF

- **Demographics**

	1 MILE	3 MILES	5 MILES
• Population	2,832	22,326	51,608
• Day Population	5,184	25,447	66,604
• Med Household Income	\$104,057	\$98,627	\$101,721
• Median Age	39	39	41

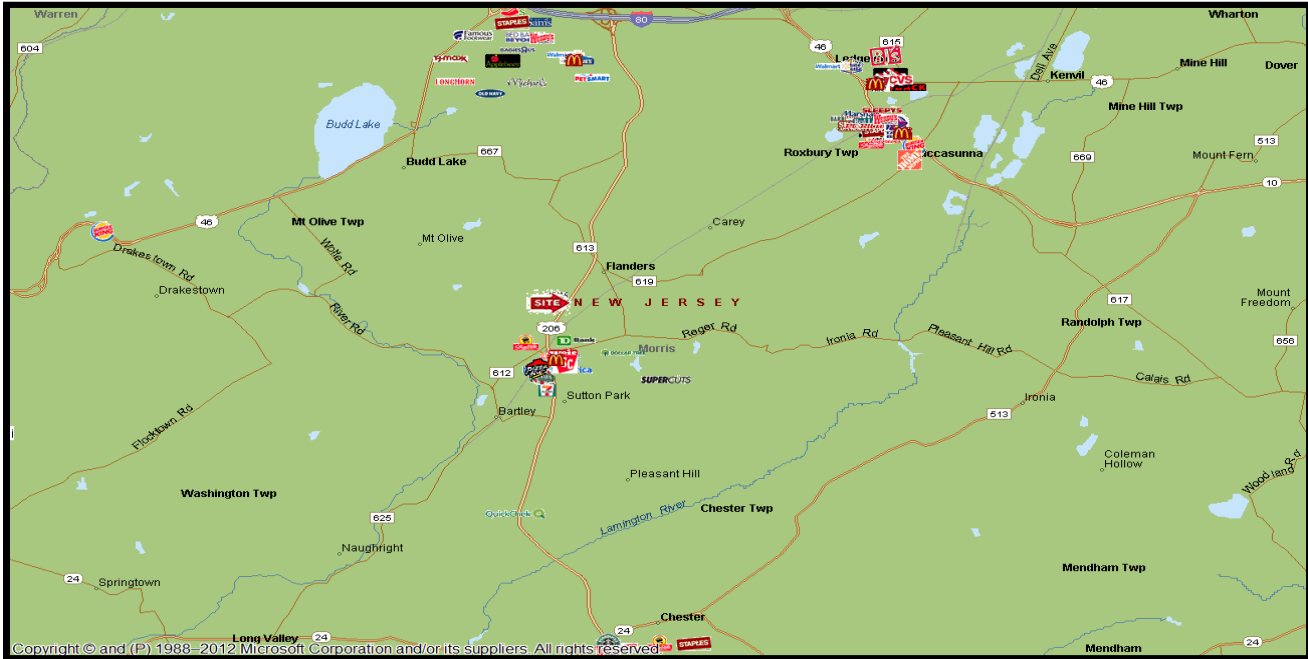
- **Traffic Counts**

- Average Daily Traffic Route 9                      22,204 Cars/Day ('08 Count)

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- Area Map



- Site Plan

