

2.21 ACRES FOR SALE

IDEAL REDEVELOPMENT LOCATION

Warren Township, Somerset County NJ

LOCATION

264 King George Road/CR 651
Warren NJ 07059
Lot 6 in Block 82

LAND

2.21 acres

OFFERING PRICE

\$1,299,000 "where is, as is"
all cash upon closing

REAL ESTATE TAXES

\$11,912.07 for 2018

TRAFFIC COUNTS

ADT 18,831 King George Road/CR 651

DEMOGRAPHICS 2019 ESTIMATE

2 Mile Radius

Population	10,602
Median HH Income	\$139,428
Average HH Income	\$199,198
Median Age	46.4
Total Households	3,950
Daytime Population	8,924

3 Mile Radius

Population	29,196
Median HH Income	\$143,246
Average HH Income	\$203,908
Median Age	45.4
Total Households	19,991
Daytime Population	24,080

5 Mile Radius

Population	130,611
Median HH Income	\$119,658
Average HH Income	\$159,996
Median Age	41.0
Total Households	44,943
Daytime Population	86,898

PROPERTY DESCRIPTION

2.21 acres with older 2,289 SF dwelling ideally suited for conversion or tear down for commercial development. The property is adjacent King George Plaza, a 26,000 SF medical/professional office building, and The Chelsea, a long established senior living community. The site also across from the Morris-Union Jointure public school. Over 2M SF of Class A office space within 3 miles.

UTILITIES

Gas – PSE&G

Electric – JCP&L or PSE&G

Water – New Jersey American Water

Sewer - Warren Twp. Sewerage Authority

ZONE

BR-40 BUSINESS RESIDENTIAL

Permitted uses include professional, medical, financial institutions, funeral homes, non-profit organizations.

HIGHLIGHTS

- 260' frontage along King George Road visibility and less than ½ mile south of the four way interchange Exit 36 I-78 and just 3.5 miles north of SR22 Warrentown Road (CR561);
- Close proximity to downtown Warren including, restaurants, banks, shopping centers, office/ professional.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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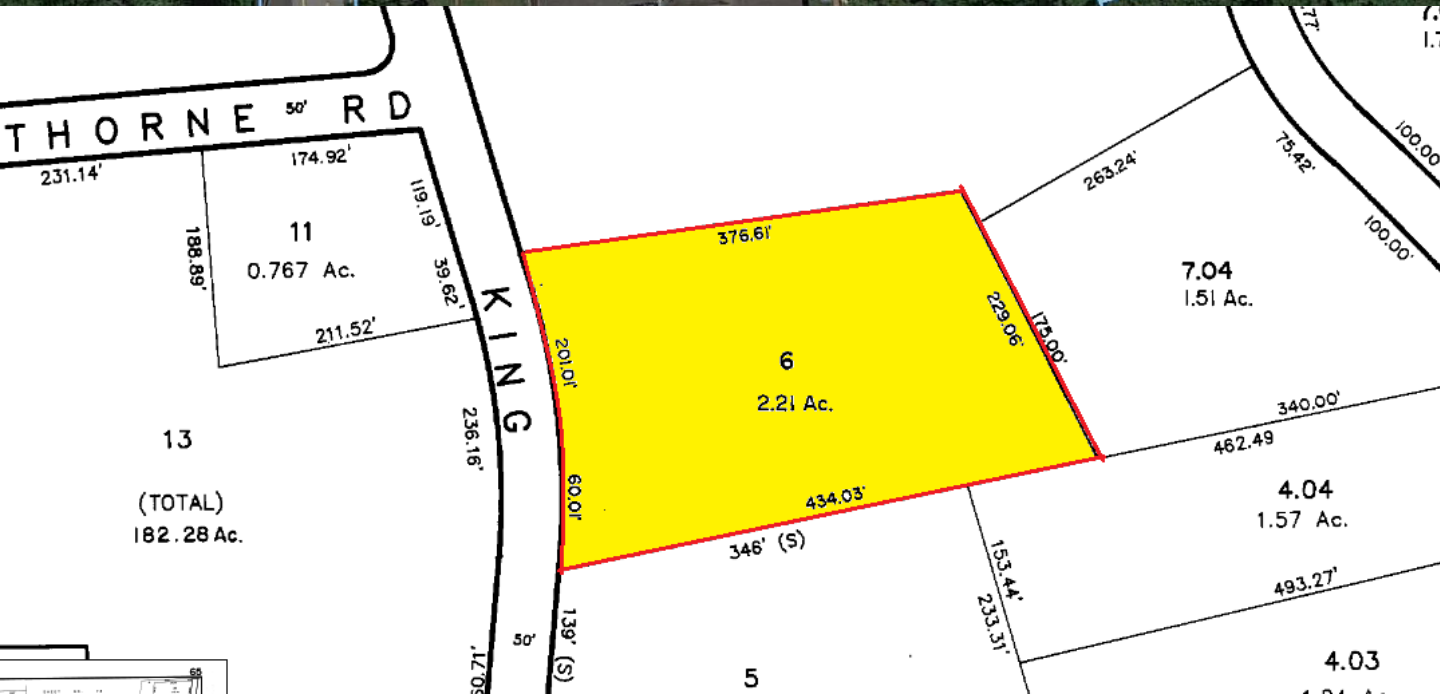
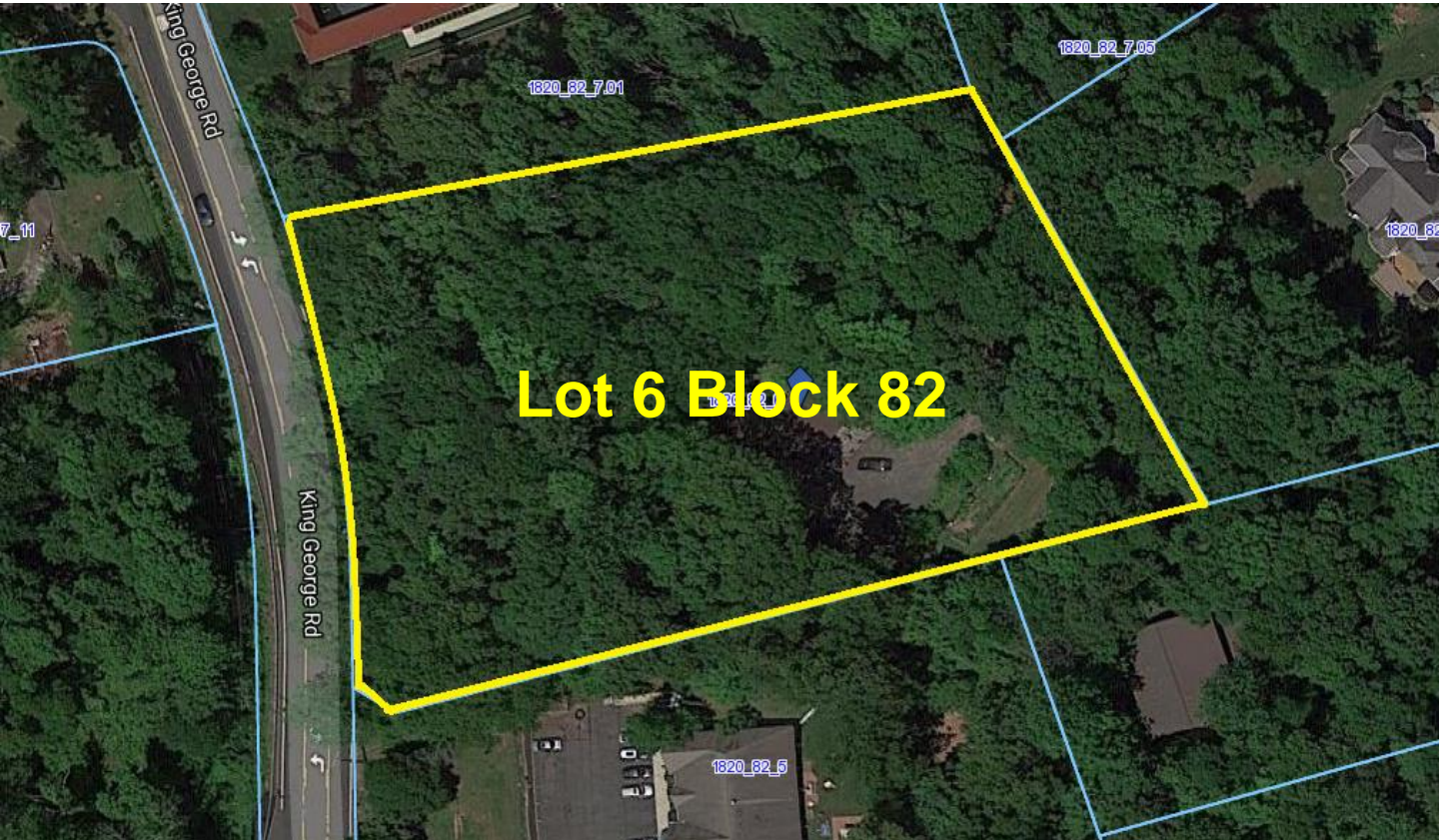
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