

For Sale Fully Approved 6,000 SF Retail/Commercial Building

Hardyston Township, Sussex County NJ

LOCATION

3331 Route 94
Hardyston NJ 07460
Lot 2.01 in Block 67.17

LAND

1.647 acres

OFFERING PRICE

\$459,000 all cash upon closing

REAL ESTATE TAXES

±\$6,790.72 for 2018

TRAFFIC COUNTS

ADT 11,833 State Route 94

DEMOGRAPHICS 2019 PROJECTION

3 Mile Radius

Population	13,058
Median HH Income	\$85,174
Average HH Income	\$104,403
Median Age	43.4
Total Households	5,624
Daytime Population	8,451

5 Mile Radius

Population	27,741
Median HH Income	\$91,039
Average HH Income	\$109,501
Median Age	43.3
Total Households	11,368
Daytime Population	16,082

10 Mile Radius

Population	94,712
Median HH Income	\$101,715
Average HH Income	\$123,816
Median Age	43.6
Total Households	37,279
Daytime Population	66,995

PROPERTY DESCRIPTION

"Edgewater Commons" Phase 2 situated within the B-1 Neighborhood Business zone and fully approved for construction of a single story 6,000 SF retail/commercial building. Contiguous to the Sussex County YMCA and surrounded by multiple apartment and town home developments, including the 240 unit Carlton Village.

PARKING

Total onsite for 63 cars with cross access

ZONE- B1 Neighborhood Business

Principal permitted uses include, retail services, grocery store, delicatessen, butcher shop, drugstore, department store, apparel, bakery, restaurant, luncheonette, barbershop, beauty parlor, tavern, book shop, photographer, sport shop, shoe repair shop, dry cleaner and laundry pickup establishments, paint or hardware stores, furniture stores, florists, real estate offices, professional offices, general offices, television and appliances sales and service.

COMMENTS

Unique owner/occupant opportunity for design build.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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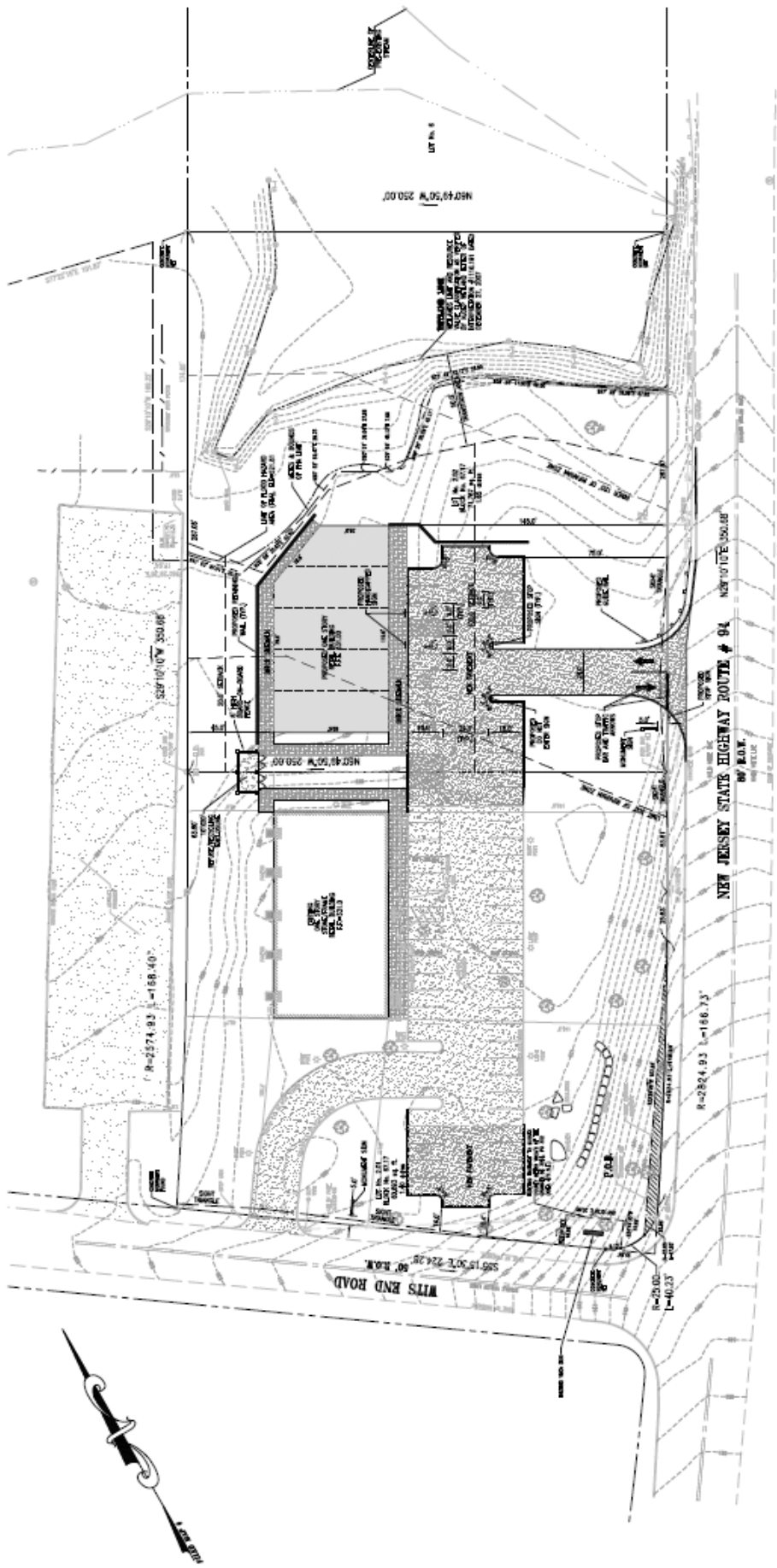
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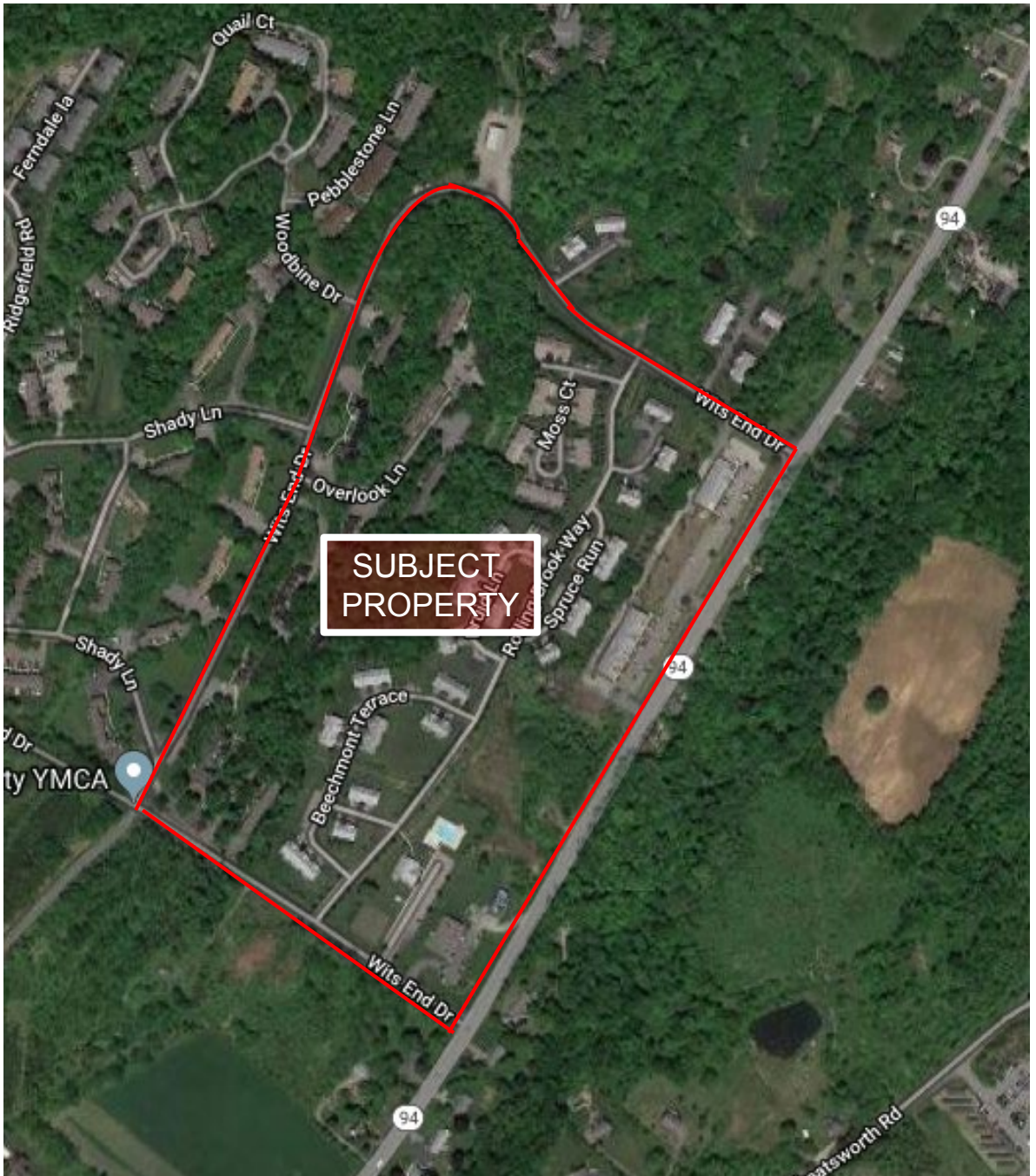
EDGEWATER COMMONS PHASE 2
 3331 ROUTE 94 HARDYSTON NJ - PRELIMINARY SITE PLAN



EDGEWATER COMMONS PHASE 2
3331 ROUTE 94 HARDYSTON NJ - RENDERING



EDGEWATER COMMONS PHASE 2
3331 ROUTE 94 HARDYSTON NJ



EDGEWATER COMMONS PHASE 2 3331 ROUTE 94 HARDYSTON NJ



HARDYSTON TWP. SUSSEX COUNTY - B-1 BUSINESS DISTRICTS

§ 185-34 Use regulations.

A.

Principal uses and structures permitted. The following uses and structures shall be permitted in the B-1 Business Districts:

[Amended 3-1-2011 by Ord. No. 2011-01]

(1)

Retail shopping facilities and service establishments such as a grocery store, delicatessen, meat market, drugstore, variety store, department store, clothing and apparel store, bakery, restaurant, luncheonette, barbershop, beauty parlor, tavern, book shop, photographer, sport shop, shoe repair shop, clothes cleaning and laundry pickup establishments, paint or hardware stores, furniture stores, florists, real estate offices, professional offices, general offices, television and appliances sales and service.

(2)

Printing and copy shops.

(3)

Institutional and public uses.

(4)

Funeral homes.

(5)

Residence uses located in the same building housing a business use.

(6)

Another use that is determined by the Board of Adjustment to be similar to and of the same general character as the above-permitted uses.

B.

Accessory uses.

(1)

Off-street parking as required under Article XX, including garages in which to house commercial vehicles.

(2)

Signs as permitted by Article XIX.

(3)

Other uses determined by the Board of Adjustment to be customarily incident to the principal permitted use on the premises.

C.

Conditionally permitted uses. The following uses shall be permitted as conditional uses subject to the conditions and procedures set forth in Article XVI.

(1)

Banks and financial institutions.

(2)

Indoor theaters, bowling alleys and other similar recreational facilities, but not including businesses consisting principally of coin-operated amusement devices, merry-go-rounds, Ferris wheels and similar amusements.

(3)

Service stations, automotive.

(4)

Public garages.

(5)

Public utility uses and essential services.

§ 185-35 Bulk requirements and other conditions.

The following requirements are applicable in the B-1 District:

A.

Minimum lot area and minimum lot width. Minimum area and width of business lot shall be determined by the off-street parking, loading and lot coverage provisions of this chapter, but in no event shall lot area be less than 20,000 square feet, with 100 feet minimum width, or 25,000 square feet for a corner lot, with a minimum width of 125 feet.

B.

Yard requirements.

(1)

Front yard shall be a minimum of 30 feet in depth if off-street parking is to be provided at the side or rear of the building and a minimum of 100 feet in depth if off-street parking is to be provided in front of the building.

(2)

Side yards shall have a minimum width of 20 feet if parking is to be provided in the rear of the building; otherwise no side yards are required, unless required by the Planning Board as part of site plan review.

(3)

Rear yards shall have a minimum depth of 100 feet if off-street parking and loading is to be provided in the rear of the building and shall have a minimum depth of 20 feet in any case. An attached group of store buildings may be considered as one building and one lot in applying the requirements of this section.

C.

Height. The height of the principal structure shall not exceed 30 feet.

[Amended 6-1-2004 by Ord. No. 2004-7]

D.

Off-street parking shall be provided as required by Article [XX](#).

E.

Maximum percent of lot coverage by impervious surfaces shall not exceed 40%.

F.

Accessory structures shall not be located closer than 10 feet to any rear or side property line, shall not be permitted in front yard areas and shall not exceed 25 feet in height