

Whitehouse Mall

**531 US 22 East, Whitehouse Station
Hunterdon County, New Jersey 08889**

PROPERTY DESCRIPTION

Whitehouse Mall is the premier neighborhood shopping center prominently located at the intersection of US Routes 523 and 22 in Whitehouse Station (Readington Township), Hunterdon County. The 75,000-square-foot shopping center serves as a key commercial destination along the Route 22 corridor, strategically positioned between Somerville and Clinton and benefiting from an affluent surrounding demographic. Anchored by Kings Food Market and Starbucks, Whitehouse Mall features a diverse mix of national, regional, and local retailers, restaurants, and service providers. The property affords multiple points of ingress and egress, abundant parking, covered walkways, and enhanced landscaping, creating a comfortable and attractive shopping environment. Surrounded by established residential communities, corporate campuses, new luxury housing and major employment centers, providing a strong and consistent shopping base. With excellent visibility and accessibility from US Route 22 and Route 523, Whitehouse Mall is well positioned to serve residents, employees, and visitors throughout the surrounding Central New Jersey market.

AVAILABLE SPACE

Unit 15: 12,240 SF (Former Rite Aid)

Unit 14: 3,360 SF (Former Bank with Drive Thru)

RENTAL RATES

Upon request

CAM & REAL ESTATE TAXES

\$8.20 psf projected 2026

PARKING

386 On-Site

TRAFFIC COUNTS

ADT 23,545 along Route 22

ZONING

Business (B)



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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PROPERTY PHOTOS

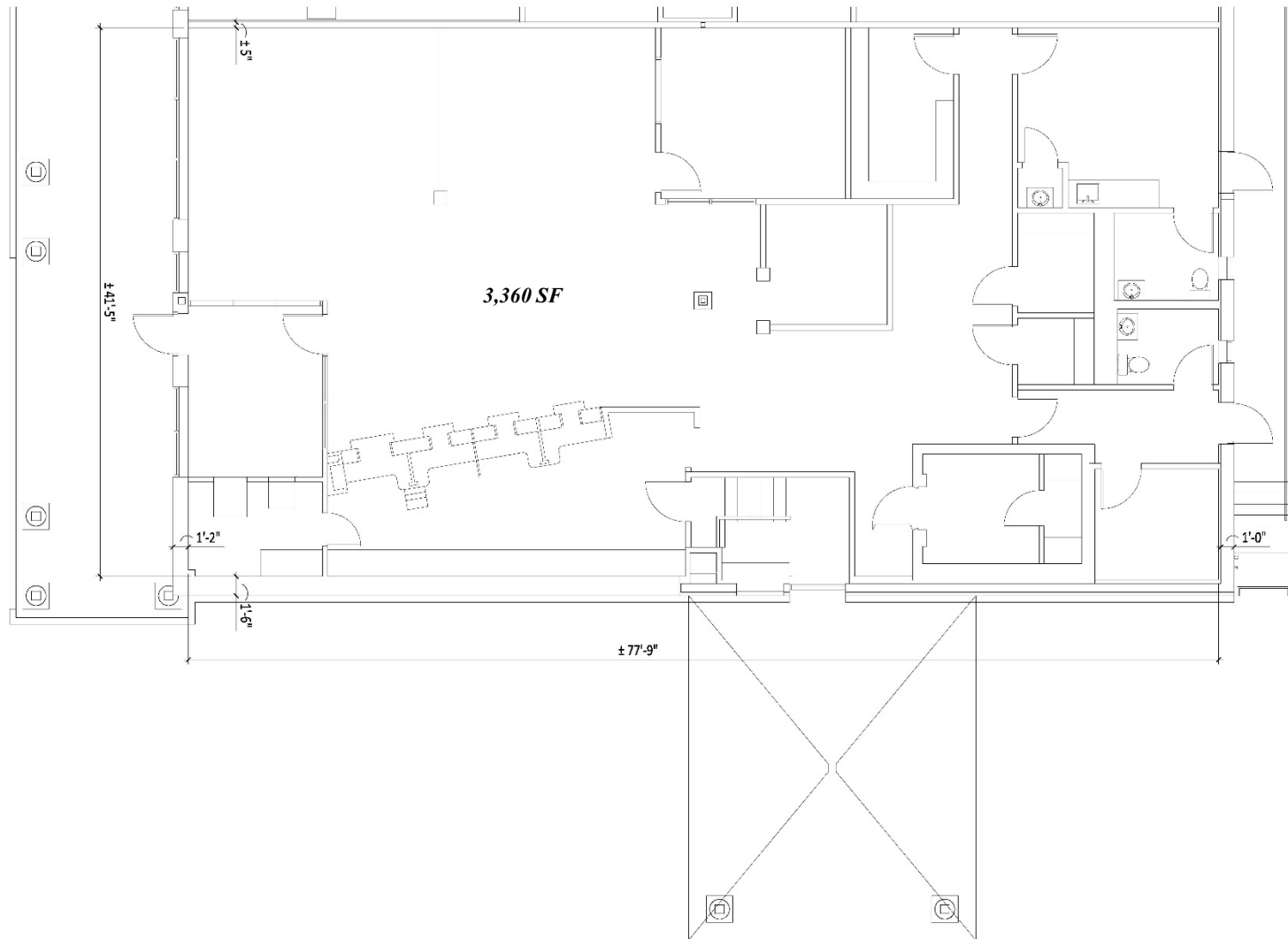


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UNIT 15 INTERIOR PHOTOS



UNIT 14 FLOOR PLAN



UNIT 14 INTERIOR PHOTOS



LEASING PLAN



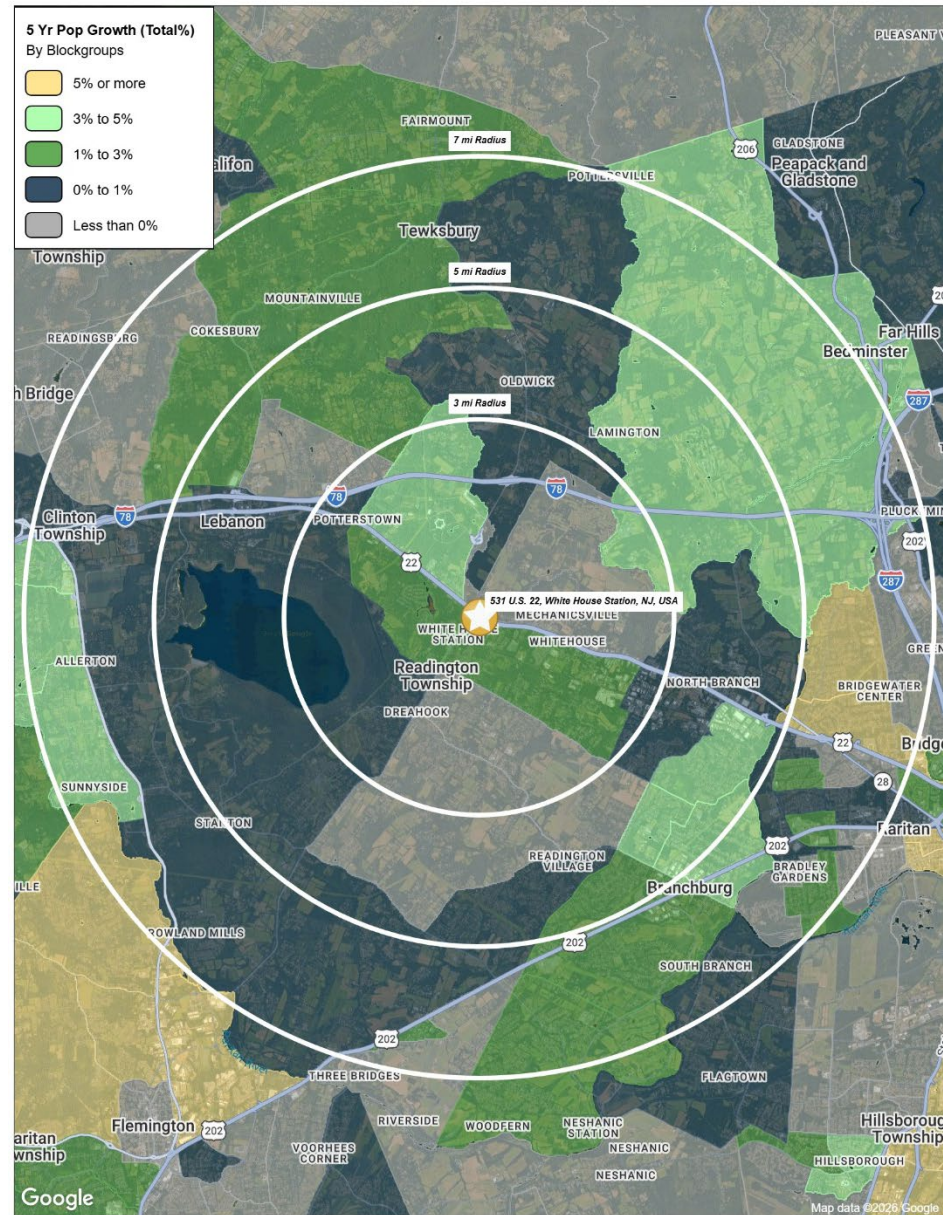
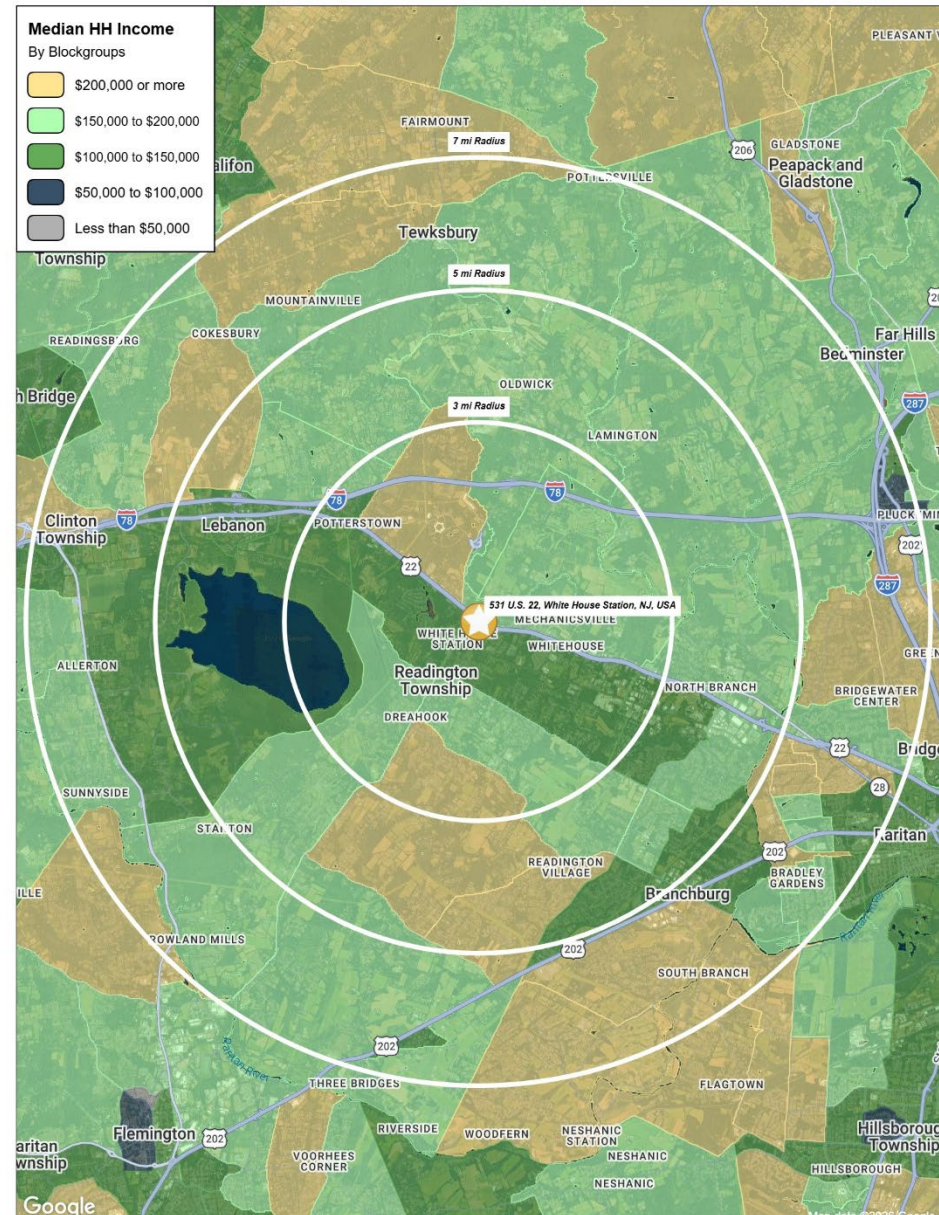
IMMEDIATE TRADE AERIAL



5 MILE TRADE AERIAL



TRADE AERIAL HEAT MAP



ZONING

§ 148-21. B Business Zone. [Amended 2-19-2002 by Ord. No. 2-2002; 4-15-2002 by Ord. No. 9-2002; 5-19-2003 by Ord. No. 9-2003; 4-19-2004 by Ord. No. 18-2004; 7-7-2008 by Ord. No. 19-2008; 7-6-2009 by Ord. No. 19-2009; 10-1-2012 by Ord. No. 21-2012; 12-17-2012 by Ord. No. 33-2012; 8-6-2018 by Ord. No. 11-2018; 10-3-2022 by Ord. No. 25-2022]

A. Permitted principal uses:

- (1) On lots less than 2.0 acres, one of the following uses:
 - (a) Professional and general office.
 - (b) Small appliance repair services, excluding automotive repair.
 - (c) Child-care centers.
 - (d) Public and private open space and parks.
 - (e) Office, medical.
 - (f) Live/work building.
 - (g) Home occupations (in residences existing at the time of adoption of this chapter).
 - (h) Sheltered workshop.
- (2) On lots 2.0 acres to less than 5.0 acres, one of the following uses:
 - (a) Retail sales of goods and services (wholesaling excluded).
 - (b) Personal services facilities, such as barbershops, beauty salons, laundry collection, shoe repairing, radio and television repairing, watchmaking, funeral parlors, bars and taverns (provided that a liquor license is available), printing establishments and newspaper offices.
 - (c) Banks, not including drive-in facilities.
 - (d) Full-service restaurants.
 - (e) Agriculture.
 - (f) A single use permitted on lots 2.0 acres or less as listed in § 148-21A(1).
- (3) On lots 5.0 acres or greater in size:
 - (a) Fast-food restaurants when located within a principal building of a shopping center or planned commercial development. Fast-food restaurants shall not be permitted in freestanding buildings.
 - (b) Planned commercial developments containing a mix of commercial uses permitted in this zone and planned as a single entity.
 - (c) Uses permitted on lots 2.0 acres or less and lots 2.0 acres to less than 5.0 acres as listed in § 148-21A(1) and (2).

B. Accessory uses:

- (1) Public and private parking.
- (2) Signs as regulated in Article XII.
- (3) Fences and walls as regulated in Article VI.
- (4) Agricultural storage structures and barns.
- (5) Other uses and structures customarily incidental to a principal permitted use.
- (6) Child-care centers for the sole use of employees of the principal use. (The floor area occupied by the accessory child-care center shall be excluded in calculating any parking requirements otherwise applicable to that number of units or amount of floor space and the permitted density allowable for that building or structure.)
- (7) The sale and processing of agricultural products raised or grown on the farm on which the accessory sale or processing is conducted.
- (8) Building-mounted and ground-mounted solar energy facilities as regulated in § 148-60.2.
- (9) Solar parking canopies as regulated in § 148-60.2.

C. Conditional uses:

- (1) Service station and automobile repair shops.
- (2) Hotels.
- (3) Conference inns.
- (4) Public utilities.
- (5) Assembly uses.

D. (Reserved)¹

E. Area and yard requirements:

- (1) The minimum lot size shall be two acres.
- (2) Requirements.

AREA DEMOGRAPHICS

3 Mile Radius

Population	10,515
Daytime Population	13,412
Average HH Income	\$165,506
Total Households	4,245
Median Age	46.0

5 Mile Radius

Population	25,850
Daytime Population	33,472
Average HH Income	\$196,357
Total Households	10,714
Median Age	46.7

7 Mile Radius

Population	72,006
Daytime Population	76,526
Average HH Income	\$200,894
Total Households	27,524
Median Age	45.2

