



±0.92 Acres For Sale

727 Route 202 Bridgewater
Somerset County, NJ 08807

PROPERTY DESCRIPTION

Two lots are being offered as a combined parcel along Route 202, totaling 0.92 buildable acres and including an older residential dwelling in very good condition. With 220 feet of highway frontage and high traffic counts, this prime commercial opportunity boasts excellent visibility opposite the 460,000 SF Wegmans and Home Depot anchored Bridgewater Towne Center and is ideal for a variety of commercial uses and services, complete with all city utilities.

OFFERING PRICE

\$675,000 payable all cash upon closing

RE TAXES

Lots 4 & 10 within Block 163
+/- \$5,817.88 projected for 2024

UTILITIES

Electric: Jersey Central Power & Light
Natural Gas: Public Service Electric & Gas
Water: NJ American Water
Sewer Service: Somerset Raritan Valley

TRAFFIC COUNTS

ADT 44,092 VPD Route 202

ZONED C-7

Principal permitted uses include retail sales and personal service including but not limited to restaurants. See attached excerpt.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

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ZONING

Township of Bridgewater, NJ

§ 126-313.5. C-7 Commercial Enterprise Zone. [Added 8-17-2015 by Ord. No. 15-31]

The C-7 Commercial Enterprise Zone shall be designed to achieve a single, integrated development with a compatible theme in architecture and signage. The following are the standards for development in the C-7 Commercial Enterprise Zone:

- A. Principal permitted uses. The C-7 Commercial Enterprise Zone may include any combination of the following uses in more than one structure:
 - (1) Retail stores and service establishments.
 - (2) Personal service establishments such as, but not limited to, gyms, health clubs, day spas.
 - (3) Food markets.
 - (4) Professional and business offices.
 - (5) Banks and financial institutions.
 - (6) Restaurants, excluding drive-through facilities.
 - (7) Gasoline service stations, limited to fuel dispensing. Greasing, oil changes or any type of automotive repairs are not permitted.
 - (8) Hotels, but only permitted on the area west of Fisher Place and east of the railroad.
- B. Permitted accessory uses.
 - (1) Uses and structures customarily incidental to the principal use.
 - (2) Parking.
 - (3) Signs.
- C. Conditional uses.
 - (1) Essential services.
- D. Bulk standards.
 - (1) Minimum tract size (interior lot) shall be nine contiguous acres, with all lots to the east of lands known as Fisher Place being required to be merged. That portion of Block 163, Lot 1 in the boundary set forth for C-7 development and lying to the west of lands providing the signalized traffic intersection of Fisher Place are not required to be merged with the aforesaid lots. Also excluded from the required merger is Block 163, Lot 6.01 which is a water tower. The undeveloped portion of Block 163, Lot 1 which is located to the west of the residential properties fronting on Charlotte Drive is not included in this C-7 Zone.
 - (2) Minimum tract size (corner lot) shall be nine contiguous acres, with all lots to the east of lands known as Fisher Place being required to be merged. That portion of Block 163, Lot 1 in the boundary set forth for C-7 development and lying to the west of lands providing the signalized traffic intersection of Fisher Place are not required to be

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merged with the aforesaid lots. Also excluded from the required merger is Block 163, Lot 6.01 which is a water tower. The undeveloped portion of Block 163, Lot 1 which is located to the west of the residential properties fronting on Charlotte Drive is not included in this C-7 Zone.

- (3) Minimum lot width (interior lot) is 300 feet along Route 202 North (eastbound).
 - (4) Minimum lot width (corner lot) is 300 feet along Route 202 North (eastbound).
 - (5) Maximum floor area ratio (FAR) shall be 0.35.
 - (6) Maximum improved lot coverage shall be 60%.
 - (7) Minimum front yard building setback shall be 200 feet.
 - (8) Minimum front yard parking setback shall be 100 feet.
 - (9) Fuel dispensing canopy and pumps for fuel distribution shall be set back a minimum of 40 feet from a side property line and 70 feet from a front property line.
 - (10) Minimum rear yard building setback shall be 50 feet.
 - (11) Minimum side yard for all building setbacks shall be 50 feet.
 - (12) Minimum both side yard setbacks for all buildings shall be 100 feet.
 - (13) Maximum building height shall be three stories and 45 feet.
 - (14) Minimum accessory structure, side yard shall be 40 feet.
 - (15) Minimum accessory structure, rear yard shall be 40 feet.
- E. Other requirements.
- (1) The intersection of Fisher Place shall be improved to afford full four-way access on to Route 202. In addition, traffic improvements shall be installed to the Route 202 South (westbound) lane to add an exit from the Towne Center Plaza westbound. This exit is to be created to the west of the Fisher Place/Route 202 intersection.
 - (2) The land known as Fisher Place may continue to be held in private ownership, however the access way shall be maintained with full access and unrestricted access for the industrial site in the M-1 Zone as well as for all development in the C-7 Zone.
 - (3) The C-7 portion of Block 163, Lot 1 east of Fisher Place, must include consolidation of all contiguous lands of Block 163, Lots 1, 1.01, 2, 3, 4, 5, 5.01, 5.02, 6, 8, 9, 10 within the limits of the C-7 Zone boundary. These lots are to be merged as a precondition for final site plan approval.
 - (4) The portion of Block 163, Lot 1 which lies west of Fisher Place and 500 feet parallel to Route 202 North (eastbound) may be subdivided from the balance of the M-1 zoned lot and designed for development as a single, collective entity, in accordance with the C-7 standards. If this portion of the lot remains in its current state and is not subdivided from Block 163, Lot 1, the property shall retain the grandfather rights to continue, and the

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right to expand on the existing lot as though it was still in the M-1 Limited Manufacturing Zone. Once this area of the lot is subdivided, all development rights for the area to the west of Fisher Place shall conform to the C-7 Commercial Enterprise Zone.

- (5) Owners of residential lots located to the east of Fisher Place who wish not to sell their property for development within the C-7 standards shall retain the grandfather right to continue the residential use on the property, the right to have the residence enlarged upon and the right to construct accessory buildings on the property using the standards of the R-20 Zone.
- (6) The area locally known as Fisher Place is to be made available to offer convenient and unrestricted access to all lands within the C-7 Commercial Enterprise Zone.
- (7) No individual retail building shall exceed 15,000 square feet of gross floor area.
- (8) More than one principal building shall be permitted on lots within the C-7 Zone.
- (9) A landscaped buffer of 50 feet in width is required for properties in the C-7 Commercial Enterprise Zone where it abuts a residential zone or residential use.
- (10) No merchandise, products or other material shall be displayed or stored outside.
- (11) All uses in the development shall have integrated circulation to assure access of all patrons to a single a common traffic-controlled intersection at Route 202 North (eastbound) and Fisher Place. Some secondary access to Route 202 North may be granted by the Planning Board based on the need for improved and convenient access for emergency services and patrons.
- (12) Wayfinder signage shall be installed to encourage ingress and egress from the signalized intersection at Fisher Place.

F. Design standards.

- (1) Signs for the development shall adhere to a compatible architectural theme which shall be submitted as part of the site plan application and approved by the Planning Board.
- (2) One freestanding sign is permitted on the east side of Fisher Place and one freestanding sign is permitted on the west side of Fisher Place. The area and height shall be regulated by § 126-195. The Planning Board may approve an additional monument sign, based upon the need to safely identify businesses at ingress and egress locations.
- (3) One additional freestanding sign shall be permitted for any fuel dispensing station which displays only logo, fuel and cost information. The freestanding sign shall not exceed 100 square feet or 25 feet in height.
- (4) Where the design of a retail shopping complex includes a roof over a common walkway along the front of a building, an additional sign identifying the name of an individual activity occupying at least 500 square feet of habitable floor area may be suspended in perpendicular fashion from the roof over the common walkway. The size of the suspended sign (blade sign) shall be a maximum of 1.5 square feet for each storefront

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or as otherwise determined by the Planning Board. In any case, suspended signs shall be no closer than 10 feet at their lowest point to the finished grade below.

- (5) Additional signs or larger or smaller signs may be approved by the Planning Board to be situated within the retail commercial complex, provided that the aggregate square footage of all the signs within the retail commercial complex does not exceed the maximum aggregate square footage allowed signs (see § 126-162 and § 126-195).
- (6) Where an individual activity occupying at least 1,000 square feet of floor area has direct access from the outside, a sign identifying the name of the activity shall be permitted to be attached flat against the building on the front wall of the building near the entrance to the activity, with an additional such sign attached to a side wall if the activity is located at the end of a building. The size of each such sign shall be equal to one square foot of sign area per one linear foot of building frontage or building side occupied by the activity.

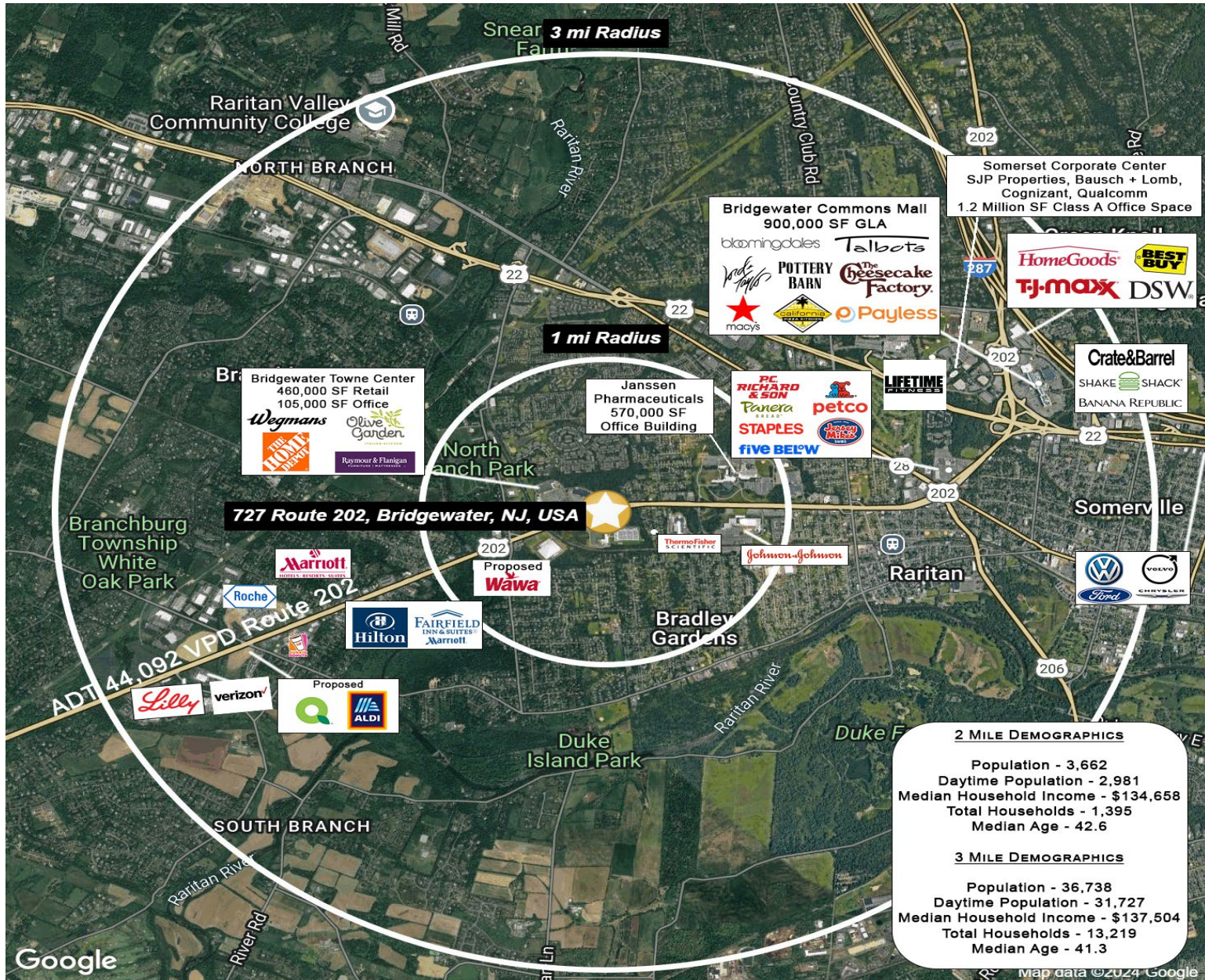
G. General.

- (1) All other requirements of § 126, Land Use, of the Code of Township of Bridgewater governing development which are not contrary to the provisions specified hereinabove shall be met.
- (2) The Planning Board may require, as a condition of site approval, the entry into a developer's agreement with the Township Council, setting forth the factors and conditions to which such site plan approval will be subject. The developer's agreement shall be in a form satisfactory to the Township Attorney and Township Council and shall include but may not be limited to provisions relating to the following:
 - (a) The phasing and extent of off-tract traffic improvements and other improvements such as landscaping, public sewers and stormwater control, referenced to each proposed phase.
 - (b) Integrated circulation to assure that all patrons will have unrestricted access to a single and common traffic-controlled intersection at Fisher Place. This may require cross-easements for abutting properties.
 - (c) The developer's obligation to replace existing affordable housing units which would be eliminated as part of the development, as applicable.
 - (d) The developer's obligation to comply with site plan approval conditions dealing with signage, building exteriors, landscaping, drainage, security, buffer areas, trash removal and internal driveways and traffic and pedestrian circulation and maintain the project in accordance with the approved site plan.
- (3) Post site plan subdivisions. Upon granting of final site plan approval for the development, the developer may elect to apply to the Planning Board for a subdivision of one or more individual lots which have received final site plan approval. The standards for subdivision shall use the perimeter of the entire tract, but shall be of such size (being a minimum of two acres) as to be able to function as an individual lot within an integrated planned commercial complex. Such subdivision approval shall be

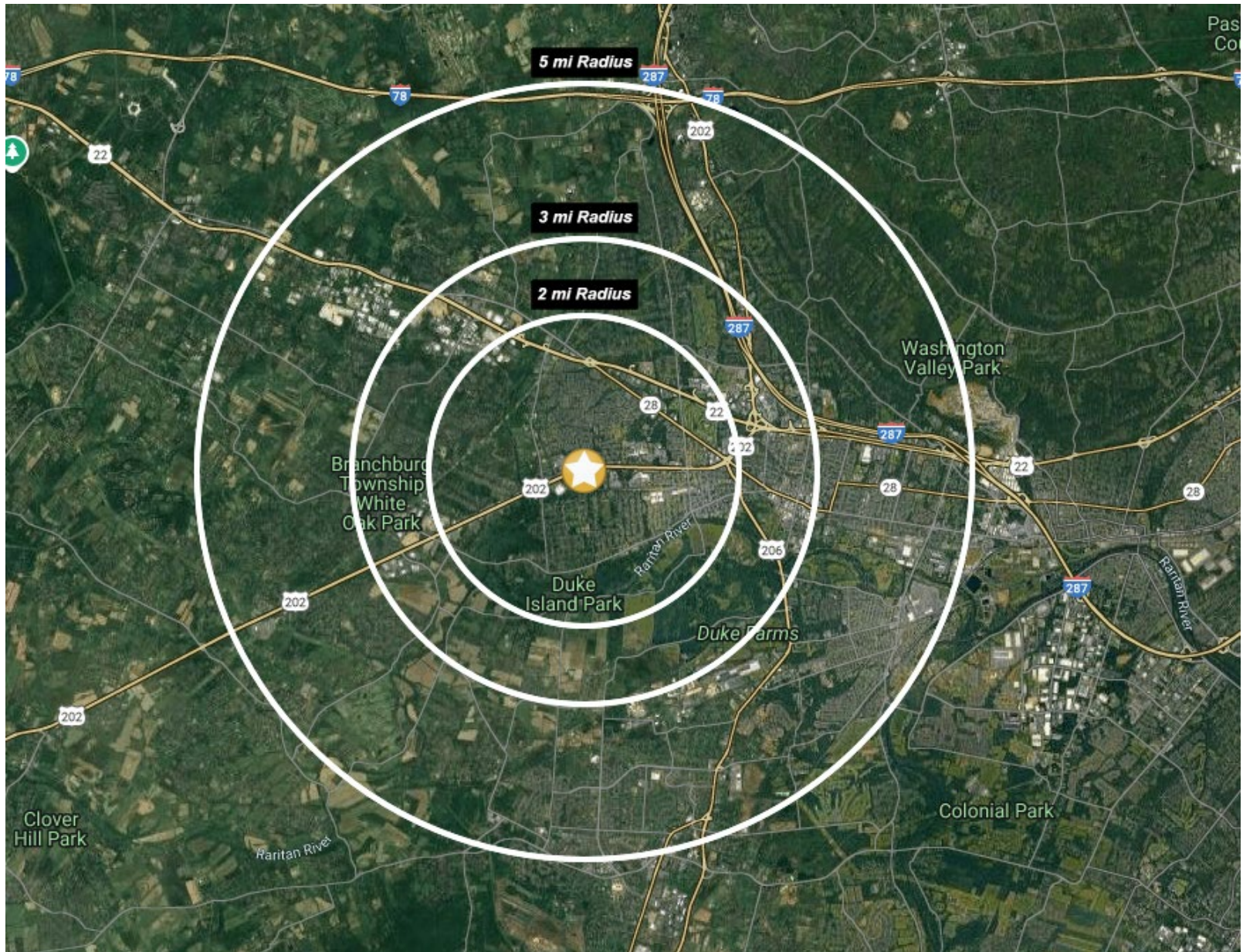
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IMMEDIATE AERIAL



REGIONAL AERIAL



AREA DEMOGRAPHICS

2 Mile Radius

Population	3,662
Daytime Population	2,981
Median HH Income	\$134,658
Total Households	1,395
Median Age	42.6

3 Mile Radius

Population	36,738
Daytime Population	31,727
Median HH Income	\$137,504
Total Households	13,219
Median Age	41.3

5 Mile Radius

Population	95,517
Daytime Population	84,563
Median HH Income	\$128,284
Total Households	35,598
Median Age	41.2

