



## .75 Acres for Ground Lease or Built to Suit

216 Raritan Valley College Drive  
Branchburg, New Jersey  
Somerset County, 08876

### PROPERTY DESCRIPTION

+/-0.75-acre retail pad available for ground lease or build to suit contiguous Childtime Learning Center and affording cross access to 107,000 SF ShopRite and Cedar Glen Shopping Center the dominant center within Branchburg Township. Adjacent Raritan Valley Community College

### AVAILABLE SPACE

28,314 SF (0.75 acres)

### RENTAL RATES

Upon request, subject to use and creditworthiness

### TRAFFIC COUNTS

ADT 32,633 along St Hwy Route 22

### UTILITIES

All city utilities available to serve development

### ZONING

Zoned R/S-1 Retail Service Zone Permitted uses include retail sales and personal services and restaurant

**FOR ADDITIONAL INFORMATION  
CONTACT EXCLUSIVE LEASING AGENT**

**Brian S. Silbert**  
President & CEO  
908.604.6900 Ext. 116  
[info@silbertrealestate.com](mailto:info@silbertrealestate.com)

**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059



Visit Our Website: [WWW.SilbertRealEstate.com](http://WWW.SilbertRealEstate.com)



# Zoning

## § LDO3-15.1

### Purpose.

These zone districts are for retail and service type businesses limited to the sale on the premises of commodities and/or services or furnishings to the ultimate consumer. An additional goal of these districts is to confine retail uses to the areas so zoned to prevent sprawling and strip commercial development along the Township's highways.

## § LDO3-15.2. Permitted Uses.

[Ord. No. 2006-1035 § 1; Ord. No. 2006-1048 § 1; Ord. No. 2006-1053 § 1]

### A. Principal uses.

1. Retail sales and personal services.
2. Lumber and other building materials.
3. Heating and plumbing equipment.
4. Restaurants, conventional and take-out.
5. Business and professional offices.
6. Funeral parlors.
7. Clothing rental.
8. Furniture repair.
9. Motels and hotels.
10. Agricultural uses as regulated in Section 4-6.
11. Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain less than six occupants.
12. Child care centers as regulated in Section 4-7.

B. Accessory uses customarily incidental and ancillary to a permitted use.

### C. Conditional uses.

1. Institutional uses as regulated in subsection 3-23.7.
2. Governmental uses and public utility facilities as regulated in subsection 3-23.1.

## § LDO3-15.3. Area and Bulk Requirements. [Ord. No. 2006-1035 § 2; Ord. No. 2006-1048 § 2; Ord. No. 2006-1053 § 2]

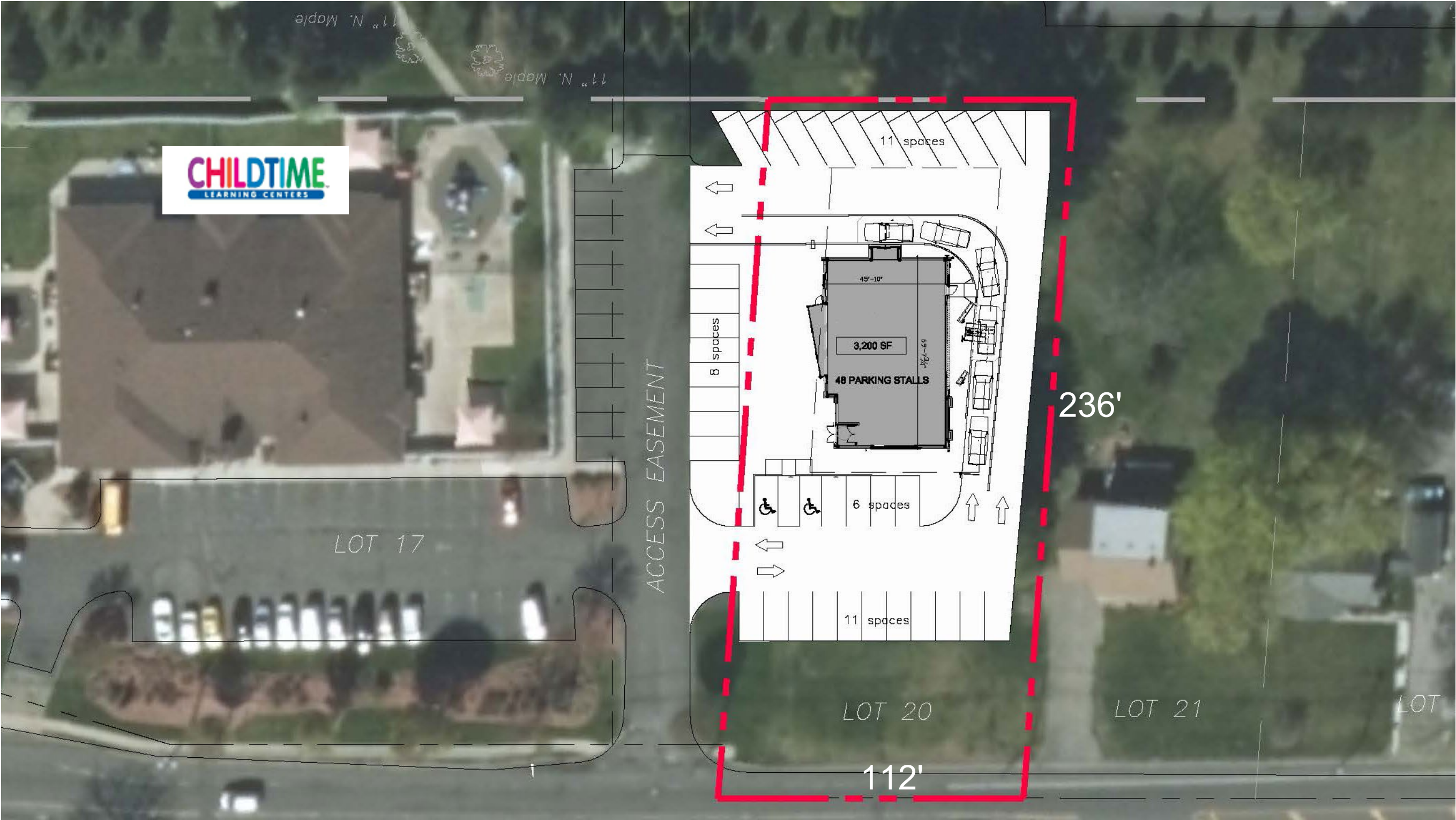
- A. Minimum lot area: 110,000 square feet.
- B. Minimum lot width: 325 feet.
- C. Minimum front yard: 50 feet.
- D. Maximum front yard: 100 feet.
- E. Minimum side yard: 25 feet.
- F. Minimum rear yard: 25 feet.
- G. Maximum height: 50 feet or 3 1/2 stories, whichever is less.

- :1
- H. Maximum impervious coverage by number of stories in building:
- Less than 2 stories 40%
  - At least 2 stories but less than 3 50%
  - At least 3 stories 60%





# Conceptual Site Plan





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# Immediate Trade Area Aerial









# AREA DEMOGRAPHICS

## 3 Mile Radius

Population	26,336
Median HH Income	\$165,049
Average HH Income	\$136,486
Median Age	42.5
Daytime Population	23,154

## 5 Mile Radius

Population	75,750
Median HH Income	\$156,309
Average HH Income	\$127,349
Median Age	43
Daytime Population	77,197

## 7 Mile Radius

Population	128,537
Median HH Income	\$160,155
Average HH Income	\$127,166
Median Age	42.7
Daytime Population	124,828

