



# Former Rite Aid For Lease Entire Building For Sale

211-213 South Street, Morristown  
Morris County, NJ 07960

## PROPERTY DESCRIPTION

Prominent 12,500 SF single story commercial building plus 5,078 SF of basement storage and with 53 onsite parking spaces, situated on 2.02 acres, (Lot 5 within Block 6301). Building includes a 7,667 SF vacant unit and an existing 4,417 SF Coldwell Banker Realty Services office. This unique Morristown offering is a rare opportunity within among Northern New Jersey's premier municipalities.

## AVAILABLE SPACE

7,667 SF Ground Floor  
3,298 SF Basement Storage

## OFFERING PRICE & RENTAL RATE

Upon request, subject to use and creditworthiness

## CAM & REAL ESTATE TAXES

+/- \$10.55 psf projected 2024

## TRAFFIC COUNTS

ADT 19,667 VPD South Street

## ZONED TC: Town Center

Three (3) story total permissible within overlay zone, and active ground floor retail/commercial use as more particularly set forth within attached excerpt

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

**Brian S. Silbert**

**President & CEO**

**908.604.6900**

**[info@silbertrealestate.com](mailto:info@silbertrealestate.com)**

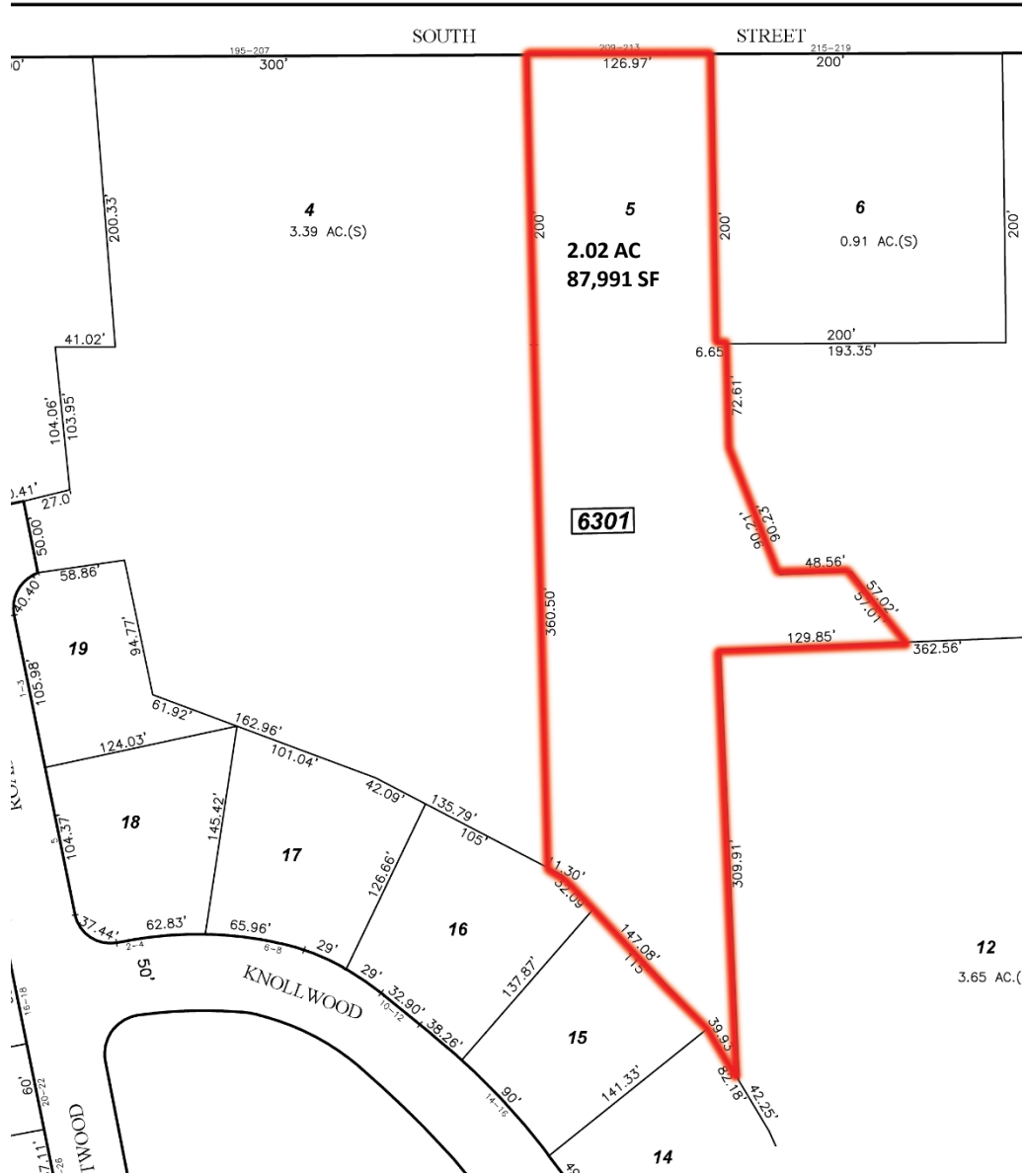
**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

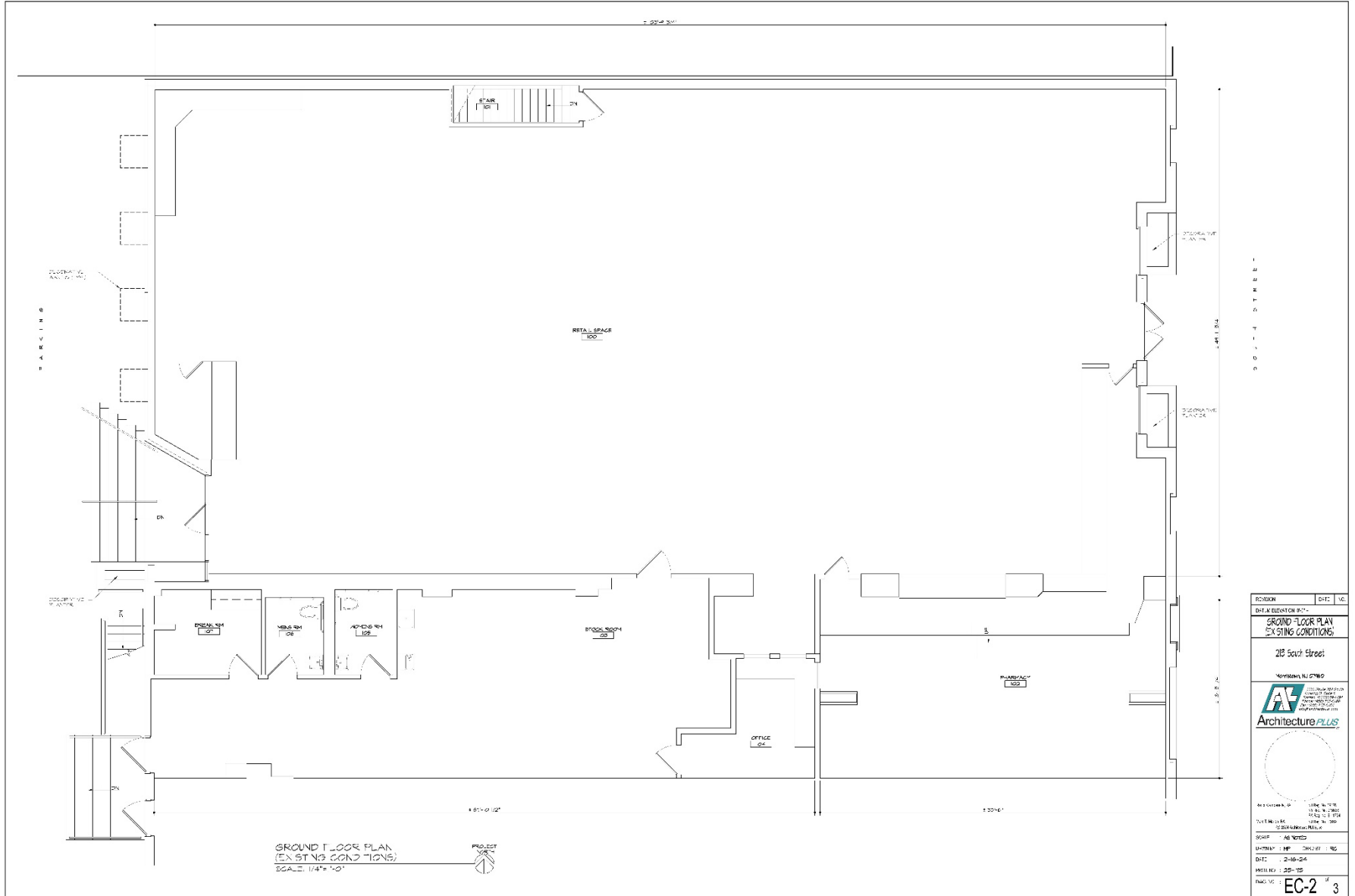


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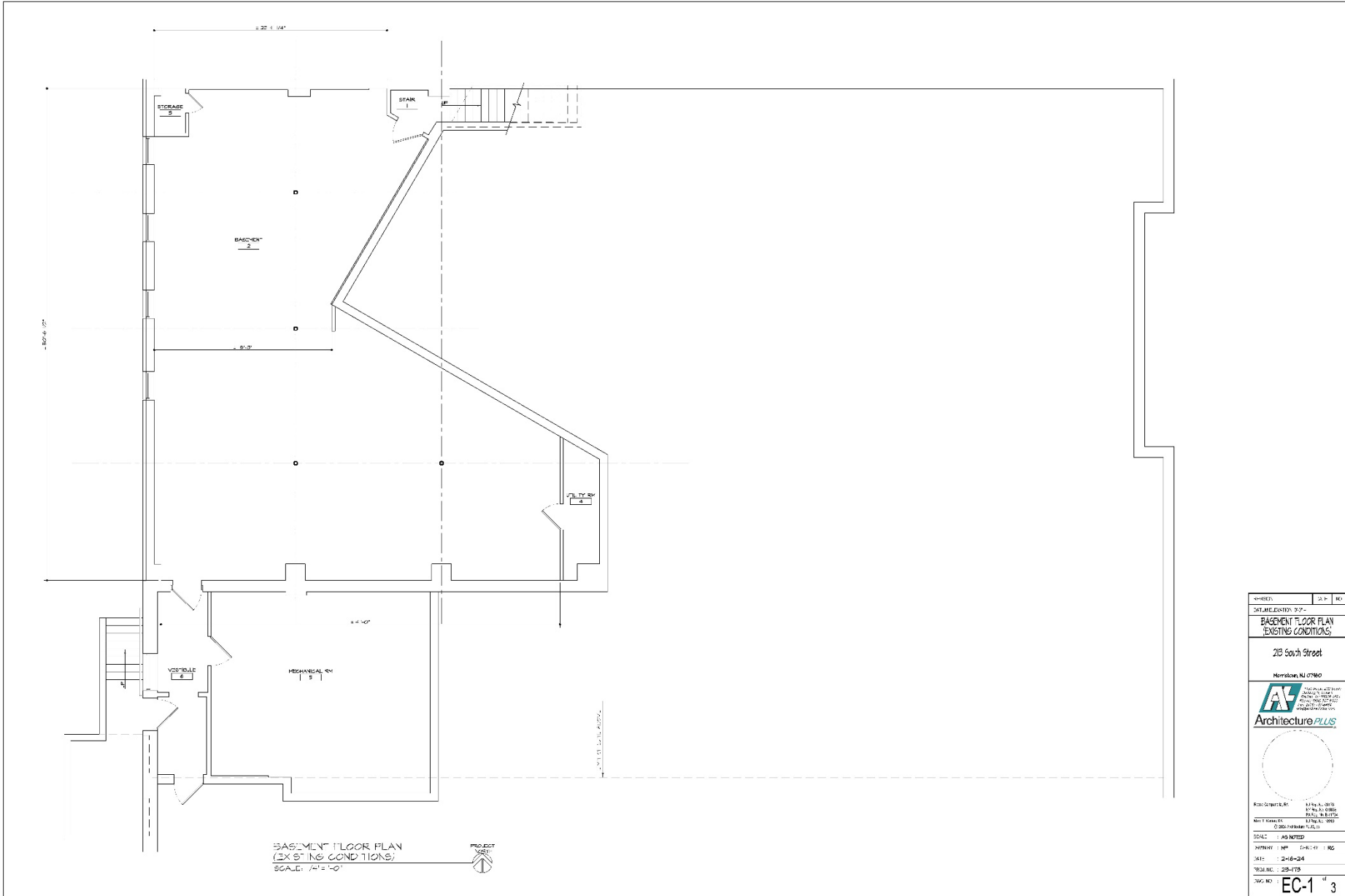
# Tax Map



# Floor Plan

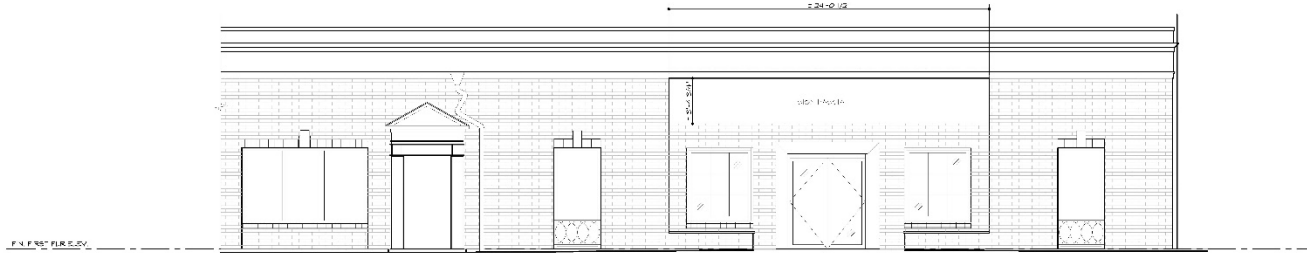


# Basement Floor Plan

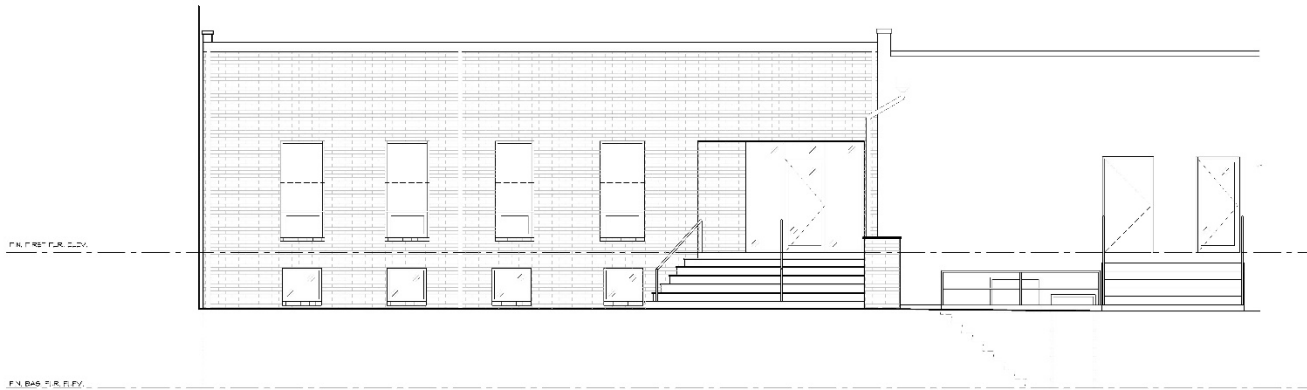


DATE: 02/14/2024	24 P.
DRAWING: 02-1	
PROJECT: 211-213 South Street, Morristown, NJ	
CLIENT: 211-213 South Street, Morristown, NJ	
ARCHITECT: Architecture PLUS	
PROJECT NO.: 211-213	
SCALE: AS NOTED	
DATE: 02/14/2024	
DRAWN BY: [Name]	
CHECKED BY: [Name]	
DATE: 02/14/2024	
PROJECT NO.: 211-213	
DRAWING NO.: EC-1	
PAGE: 3	

# Elevation



1 FRONT BUILDING ELEVATION  
(EXISTING CONDITIONS)  
SCALE: 1/4"=1'-0"



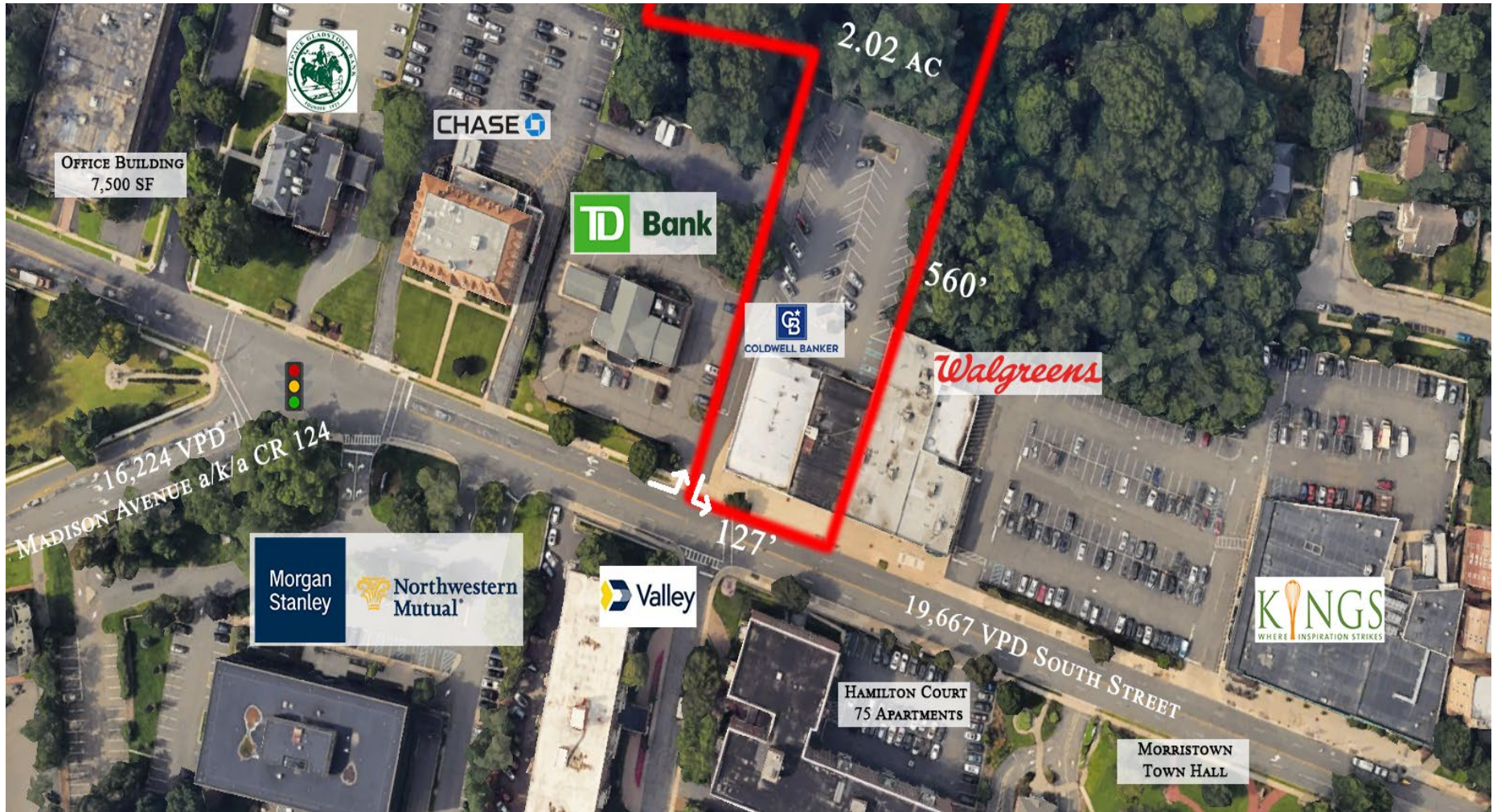
2 REAR BUILDING ELEVATION  
(EXISTING CONDITIONS)  
SCALE: 1/4"=1'-0"

DATE: 02/21/2024	24 P. 03
DRAWING NO.: 22-01	
PROJECT: BUILDING ELEVATIONS (EXISTING CONDITIONS)	
218 South Street	
Morristown, NJ 07960	
	
	
PROJECT NO.: 22-01	DATE: 02/21/2024
BY: J. K. KIMBLE	DATE: 02/21/2024
BY: J. K. KIMBLE	DATE: 02/21/2024
SCALE: AS NOTED	
NO. OF SHEETS: 03	NO. OF SHEETS: 03
SHEET: 2-18-24	
PROJECT: 22-01	
DWG. NO.: EC-3	3

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# Overhead Aerial



# Greater Morristown Aerial

**DOWNTOWN MORRISTOWN HAS;**

- OVER 150 UNIQUE RESTAURANTS
- 97% OF ITS 1 MILLION SQUARE FEET OF COMMERCIAL SPACE OCCUPIED
- 106,000 DAILY DRIVERS
- 18,000 DOWNTOWN RESIDENTS
- 22,000 DAILY EMPLOYEES
- 3,500 PUBLIC PARKING SPACES

**M STATION  
(NEW CONSTRUCTION)  
120,000 SF MIXED USE  
DEVELOPMENT**

**TIFFANY & CO.  
FULFILLMENT CENTER**

**Walmart** 

**BAYER CORPORATION  
1,110 EMPLOYEES**

**MODERA 44 & 55  
425 LUXURY APARTMENTS**

**MORRISTOWN HIGH SCHOOL  
1,800 STUDENTS**

**BARCLAYS FINANCIAL  
650 EMPLOYEES**

**MORRISTOWN NJ TRANSIT STATION**

**WHIPPANY HIGH SCHOOL  
700 STUDENTS**

**DOWNTOWN TENANTS INCLUDE:**



**213 SOUTH STREET**

**MORRISTOWN PECK SCHOOL  
1,400 STUDENTS**

**MORRISTOWN MEDICAL CENTER  
RANKED #1 HOSPITAL IN NJ**

**FAIRLEIGH DICKINSON & DREW  
UNIVERSITY 9,000 STUDENTS**

**MORRISTOWN  
AIRPORT**



# Zoning

## 7. TC: Town Center



### A. District Intent

The Town Center is the heart of Morristown and provides for the highest development intensity. Pedestrian activity is greatest in the core, and design should be most oriented to walkability. A thorough mix of residential, office and retail uses will promote a vibrant downtown and allow families to live comfortably without access to a car.

### B. District Identity

The Town Center Zone consists of mixed use buildings typically ranging from two to four stories with a shallow setback from the public right of way. Buildings increase in height up to 5 stories in the Village Green and Train Station Overlays and up to 14 stories in the Headquarters Plaza Overlay.

### C. District Overlays

- i. **Transit Overlay District (TOD):** The TOD directs development around the train station

and is intended to create a stronger pedestrian connection between the train station and the Morristown Green. The overlay allows additional height in an area suitable to higher intensity uses, given its proximity of the train station. A comfortable and welcoming pedestrian environment throughout the overlay is a priority.

- ii. **Morristown Green Overlay District (MG):** The Morristown Green Overlay allows for greater height and bulk in the traditional downtown center of Morristown, which honors the character of existing development in this neighborhood. Buildings in the Overlay district range from four to five stories and have minimal setbacks.
- iii. **Headquarters Plaza Overlay District (HQP):** The Headquarters Plaza Overlay accommodates greater building height at Headquarters Plaza, reflecting current development patterns. Office and hotel uses above ground-floor retail uses are recommended in this location.

MORRISTOWN ZONING COE

### D. Permitted + Conditional Uses

USE TYPE	TC	TOD	MG	HQP
a. 3-4 Family	P	P	P	NP
b. 5 + Family	P	P	P	NP
c. Art Gallery	P	P	P	P
d. Artisan Workshop	C	NP	NP	NP
e. Childcare Center	P	P	P	P
f. Funeral Home	C	NP	NP	NP
g. Live / Work	C	C	C	C
h. Convenience Store	P	P	P	P
i. Market	P	P	P	P
j. Supermarket	C	C	C	C
k. Hotel	C	C	C	C
l. Theatre	C	C	C	C
m. Gaming	C	C	C	C
n. Media Production	P	P	P	P
o. Offices, General and Professional	P	P	P	P
p. Offices, Medical	P	P	P	P
q. Coworking Facilities	P	P	P	P
r. Parking	C	C	C	C
s. Services, Business or Personal	P	P	P	P
t. Restaurant (carry out/fast food)	C	C	C	C
u. Restaurant (coffee shop/cafe)	P	P	P	P
v. Restaurant (full service/sit down)	P	P	P	P
w. Restaurant (liquor licensed)	C	C	C	C
x. Bar/Nightclub	C	C	C	C
y. Breweries/Brewpubs	C	C	C	C
z. Retail	P	P	P	P
aa. Club / Lodge / Fraternal Organization	P	P	P	P
ab. Community Center	P	P	P	P
ac. Gov / Utility Offices	P	P	P	P
ad. House of Worship	C	C	C	C
ae. Park / Playground	P	P	P	P
af. School	C	C	C	C
ag. Outdoor dining	C	C	C	C
ah. Wireless Communication Antennas	C	C	C	C

P: Permitted, NP: Not Permitted, C: Conditional

MORRISTOWN ZONING CODE

### ii. ACCESSORY USES

- a. Car Share
- b. Storage associated with principal uses

### iii. DENSITY

	TC	Overlays
a. Max. Units per Acre	30* units/acre	50 units/acre

\* Density Exclusions: Building floor area in existence before the adoption of this code on parcels with less than 10,000 SF of land area are exempt from density regulations.  
 Small Infill Bonus: properties with less than one acre of land area are permitted an additional 10 units/acre.  
 Very Small Infill Bonus: properties with less than 10,000 SF of land area are permitted an additional 10 units/acre, in addition to the Small Infill Bonus.

### iv. FLOOR AREA RATIO (GROSS) Permitted FAR\*

a. TC Overlay	2.5
b. TOD Overlay	4.0
c. MG Overlay	4.0
d. HQP Overlay	2.0

\* Buildings that conform to Lot Regulations and Building Regulations of a permitted building type in Section 30-3 are excluded from FAR. Nonconformities with these standards arising from existing lot or building characteristics shall not require compliance with FAR standards.

### E. Permitted Building Types

BUILDING TYPE	TC	TOD	MG	HQP
a. Estate	C	C	C	NP
b. Urban Small	P	P	P	P
c. Townhome	C	C	C	NP
d. Urban Large	C	C	C	C
e. Mixed Use Tower / Complex	NP	NP	NP	C

P: Permitted, NP: Not Permitted, C: Conditional

# Zoning

## I. Conditional Use Standards

### i ARTISAN WORKSHOP

- a. Shall not be permitted on Downtown or Main Street frontage types.

### ii FUNERAL HOMES

- a. Funeral Home uses must submit a traffic management plan, particularly detailing the queuing of vehicles in procession from the funeral home to the cemetery as may be the case.

### iii LIVE/WORK

- a. Shall not be permitted on Downtown or Main Street street frontages.
- b. The residential portion of the unit shall be directly connected to the work portion of the unit.
- c. The work portion of the unit shall be no less than 30 feet in depth measured from the front of the building.
- d. A visual barrier shall separate the residential portion of the building from the work portion of the building.
- e. The residential portion may only be occupied by the owner, manager, or employee of the work portion of the unit and associated family members.
- f. The work portion of the unit shall be located along the street frontage and shall provide between 60% and 80% transparency.
- g. The residential portion of the unit may not front along the street front on the ground level.
- h. The work portion of the unit shall not exceed 50% of the unit's floor.

### iv SUPERMARKETS

- a. The street-facing ground floor shall be occupied by active uses.
- b. Large grocery stores shall have at least, one primary entrance located on the street front.
- c. Any additional floors shall cover no less than 50% of the linear frontage of the building. Uses on additional floors may include cafes, office or other uses accessory to the grocery store use.
- d. A delivery and trash collection management strategy shall be presented to the Board for review and approval.

### v HOTELS

- a. Food or alcohol service shall conform to the relevant conditions for Liquor Licensed Restaurant, Bar or Nightclub, or Breweries/Brewpubs.
- b. Off-site parking, if proposed, shall be managed through a valet service.

### vi THEATERS

- a. Where active ground floor use is required, no more than 25 feet of frontage may be dedicated to the theater.
- b. Any additional width of the theater shall be fronted either by an active ground floor use or by a public plaza.
- c. Use of public plaza to meet active ground floor use requirements shall incorporate the following standards:
  - (a). Be located along the street frontage requiring active ground floor uses.
  - (b). Be no less than 15 feet deep as measured from the edge of the sidewalk.
  - (c). Provide seating at a rate of one linear foot per 30 square feet of plaza area.
  - (d). Seating shall be no less than 18 inches high and no more than 24 inches high.
  - (e). Plaza area shall be open to and immediately accessible from the sidewalk for no less than 50% of the frontage.

### vii PARKING

- a. All structured parking and newly constructed surface parking shall be screened from the public right-of-way by a liner building. All other parking shall be screened from the public right-of-way through the use of walls, landscaping and other site design treatments..
- b. Parking facilities used to meet parking demand of off-site uses shall operate under an off-site agreement as contained in [Section 30-2.F.4.d.vi](#).
- c. All structured parking facilities used for public parking shall have separate pedestrian doors and a well-lit lobby that conforms to the design requirements of [Section 30-3.D.7.e](#).
- d. All parking facilities used for paid public parking shall incorporate parking occupation sensors to alert drivers to the availability of spaces and shall incorporate payment upon departure systems to minimize the amount of on-street queuing.

### viii RESTAURANT, FAST FOOD

- a. Shall only be permitted in mixed use buildings.
- b. Shall be permitted only in Urban Small, Urban Large, and Mixed Use Tower/Complex building types.

### ix RESTAURANT, LIQUOR LICENSED

- a. Shall conform with conditional use standards for Liquor Licensed Restaurants contained in [30-2.F.2.a](#).

### x NIGHTCLUB/BAR

- a. Shall conform with conditional use standards for Nightclub and Bar uses contained in [30-2.F.2.b](#).

### xi BREWERIES + BREWPUBS

- a. Shall conform with conditional use standards for Brewery and Brewpub uses contained in [30-2.F.2.c](#).

### xii HOUSES OF WORSHIP

- a. A minimum 50% of all required parking shall be under ownership of the religious organization and shall be within 200 feet of the church.
- b. Houses of worship shall be located along the following frontage types: Downtown Frontage, Main Street Frontage, Downtown Feeder, Main Street Feeder, Office Corridor or Flex Corridor.
- c. The application shall be accompanied by the existing or proposed charter, by-laws of the organization and other documentation necessary to show that the organization:
  - (1) Is a registered non-profit religious organization.
  - (2) Has been granted an exemption from taxation under the laws of both the State of New Jersey and the United States.
- d. The organization shall not engage in sales of products or materials to the general public, or engage in commercial activity except for the following cases:
  - (1) Rental of premises for meetings of other groups and events.
  - (2) Fundraisers occurring over no more than 4 weekends per year.
  - (3) Sale of religious articles, books and items.

### xiii SCHOOLS

- a. Schools shall be located along the following frontage types: Downtown Frontage, Main Street Frontage, Downtown Feeder, Main Street Feeder Office Corridor, or Flex Corridor.

### xiv OUTDOOR DINING

- a. Use of outdoor dining facilities shall not be permitted after 11pm nightly.
- b. All tables and chairs within the establishment shall be stationary during open operations. Exceptions for rearranging tables to accommodate larger groups are permitted. A seating plan shall be a component of the site plan approval.
- c. In addition, outdoor dining shall not be permitted upon parcels that have been rendered nonconforming with regard to Build-to-Line Occupancy resulting from the demolition of a conforming structure that exists at the time of adoption. For the purposes of this provision, the term "conforming" shall be limited to Build-to-Line Occupancy."
- d. Outdoor Dining shall be set back 10 feet from any residential property line and 15 feet from any residential district line.
- e. A landscaped buffer shall be provided along any residential property line or residential district line according to the following standards:
  - A fence or wall shall be provided along the property line pursuant to [30-4.C.2](#).
  - A vegetative buffer 5 feet in depth shall be provided between the fence and the outdoor dining area.
  - Trees shall be planted within the vegetative buffer at a height of 10 feet at planting.
- f. Outdoor Dining shall be limited to terraces and ground decks.

# Zoning

## xv. WIRELESS COMMUNICATION ANTENNAS

- a. See Section 30-2.F.2.e

## xvi. MEDICAL CANNABIS DISPENSARIES AND CANNABIS DISPENSARIES

- a. See Section 30-2.F.2.g

## xvii. VALET PARKING

- a. Valet Parking shall comply with the requirements of Section 30-2.F.4.E.vii.

## xviii. HUMAN HABITATION OF SECOND PRINCIPAL STRUCTURE

- a. See Section 30-2.F.2.h

## J Overlay Standards: Headquarters Plaza (HQP)

### i. GENERALLY

- a. Loading bays shall not be permitted to front on Downtown Frontage Types.
- b. Active uses are required on the ground floor.

### ii. MIXED USE TOWER/COMPLEX STANDARDS

- a. Building is permitted to exceed heights listed in this section for the HQP Overlay and build to a maximum of 14 stories and 182 feet as asterick under HQP building height. However, the maximum height of any new construction upon the undeveloped land along Spring Street shall be defined as the highest point of the parapet at the rear of the existing plaza fronting along Speedwell Avenue.\*
- b. Windows may not be obstructed through use of glazing, screens, or other visual impediments.
- c. A minimum of 30 percent of the air rights parcel site area over the multi level parking facility shall be used for publicly accessible open space including, but not limited to, plazas, gardens, walkways, and playgrounds.

### iii. URBAN LARGE

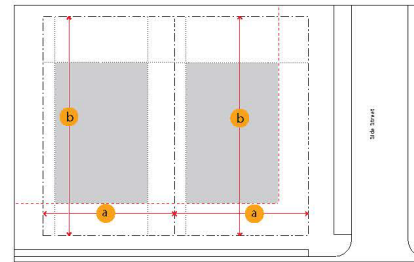
- a. Urban Large building type in the HQP Overlay is not required to provide a side yard and there is no minimum side yard requirement when a side yard is provided.
- b. Urban Large building type in the HQP Overlay is not required to provide a minimum rear yard.
- c. Urban Large building type in the HQP Overlay is permitted a maximum of 300 feet in frontage width and 300 feet in building width.
- d. Urban Large building type in the HQP Overlay are not required to conform to the standards established in Section 30-3.B.13.C.F.
- e. Urban Large building type in the HQP Overlay may be permitted a maximum building coverage of 95%.
- f. Urban Large building type in the HQP Overlay may be permitted a maximum lot coverage of 100%.
- g. Urban Large building type in the HQP Overlay shall provide setbacks as required per Section 30-3.C and Section 30-3.D.4, except that setback shall be at 6th story and shall only be required along 50% of street frontage.

## Stepbacks in TC District

1. Stepbacks shall be required in the TC district and its overlays as detailed in the below table. Where the below standards conflict with those setback standards contained in Section 30-3.C, the below standards shall supersede.

Stepbacks	Stepback at Height
TC	4th Story
TOD and MG Overlays	5th Story
HQP Overlay	6th Story

## F Lot Standards

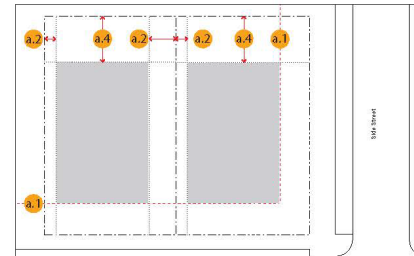


### i. LOT CHARACTERISTICS (ALL DISTRICTS)

a. Lot Width (Max.)	250 FT
b. Lot Depth (Min.)	100 FT
c. Lot Size (Max.)	25,000 SF

See Section 30-2.E.7.J for additional HQP standards.

## G. Building Placement



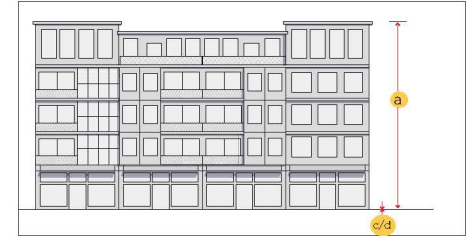
### i. STANDARD (ALL DISTRICTS) Requirement

a. Setbacks	
(1) Build-to-Line	0 FT - 10 FT*
(2) Side Yard (One) (Min.)	Refer to Urban Small Building Type (See Sec. 30-3)
(3) Side Yard (Both) (Min.)	
(4) Rear Yard (Min.)	
b. Coverage	
(1) Building Coverage (Max.)	Refer to Urban Small Building Type (See Sec. 30-3)
(2) Improved Coverage (Max.)	

See Section 30-2.E.7.J for additional HQP standards.

\*In cases where existing principal buildings on adjacent parcels are set back 0' on Downtown and Main Street Frontage Types, the required setback shall be 0'. In cases where existing principal buildings on adjacent parcels are set back 0' on Downtown and Main Street Frontage Types, the required setback shall be 0'.

## H. Building Form



	Min*	Max**
a. TC Principal Structure	2 ST	4 ST / 48 FT
T Principal Structure	2 ST	3 ST / 40 FT
TOD Principal Structure	3 ST	5 ST / 60 FT
MG Principal Structure	3 ST	5 ST / 60 FT
HQP Principal Structure	5 ST	6 ST / 72 FT
b. Accessory Structure(s)	-	15 FT
c. Finished Ground Floor (Commercial 1st Floor)	Grade Level	
d. Finished Ground Floor (Residential 1st floor visible from Right-of-Way)	18 inches	24 inches

\*Minimum building height shall comply with stories indicated above. Minimum feet shall comply with floor height standards contained in building type standards (See Sec. 30-3).

\*\*Maximum building height shall comply with the following additional regulations / allowances:

- Active Ground Floor Height Bonus (see definition): Where an Active Ground Floor use is proposed, an additional 1 foot of building height is permitted for every foot of ground story floor-to-ceiling height in excess of 12 feet. Bonus height shall not exceed 5 additional feet. Any deviation in height shall be calculated from the "base height" (i.e. maximum height permitted in the district without the application of any bonuses).
- Variable Roof Bonus: An additional 1 foot of building height is permitted for every foot of top story floor-to-ceiling height in excess of 12 ft. Bonus height shall not exceed 5 additional feet and areas with floor-to-floor height above 12ft. shall comprise no more than 20% of floor area on the top story. Any deviation in height shall be calculated from the "base height" (i.e. maximum height permitted in the district without the application of any bonuses).
- When any TC or Overlay abuts a residential only district, the portion of the building's permitted height within a 30 foot buffer from any such residential district shall be limited to 4 stories / 48 feet.

# AREA DEMOGRAPHICS

## 1 Mile Radius

Population	15,059
Daytime Population	39,274
Median HH Income	\$147,215
Total Households	7,026
Median Age	36.4

## 2 Mile Radius

Population	35,434
Daytime Population	31,727
Median HH Income	\$161,835
Total Households	14,522
Median Age	39.2

## 3 Mile Radius

Population	54,784
Daytime Population	64,072
Median HH Income	\$165,368
Total Households	21,658
Median Age	40

