



New Construction Pad Site For Ground Lease

978 Route 173, Bloomsbury
Hunterdon County, New Jersey 08804

PROPERTY DESCRIPTION

Proposed 2.4 Acre site ground lease opportunity contiguous Citgo Gas Station & Quick Mart Convenience Store/Deli, situated immediately off exit 7 of I-78. Preliminary site plan approval for +/-3,000 SF one-story free-standing drive thru.

AVAILABLE SPACE

+/-3,000 SF free standing drive thru

RENTAL RATES

Upon request, subject to use and creditworthiness

OCCUPANCY

Approximately 180 days from non-appealable site plan approval and issuance of building permits

TAXES

\$27,500 Projected 2024

PARKING

+/- 35 spaces

TRAFFIC COUNTS

ADT 6,012 VPD Route 173
ADT 90,751 VPD at exit 7 (Route 173)

ZONING

(B-2) allows retail sales of goods and business and professional personal offices.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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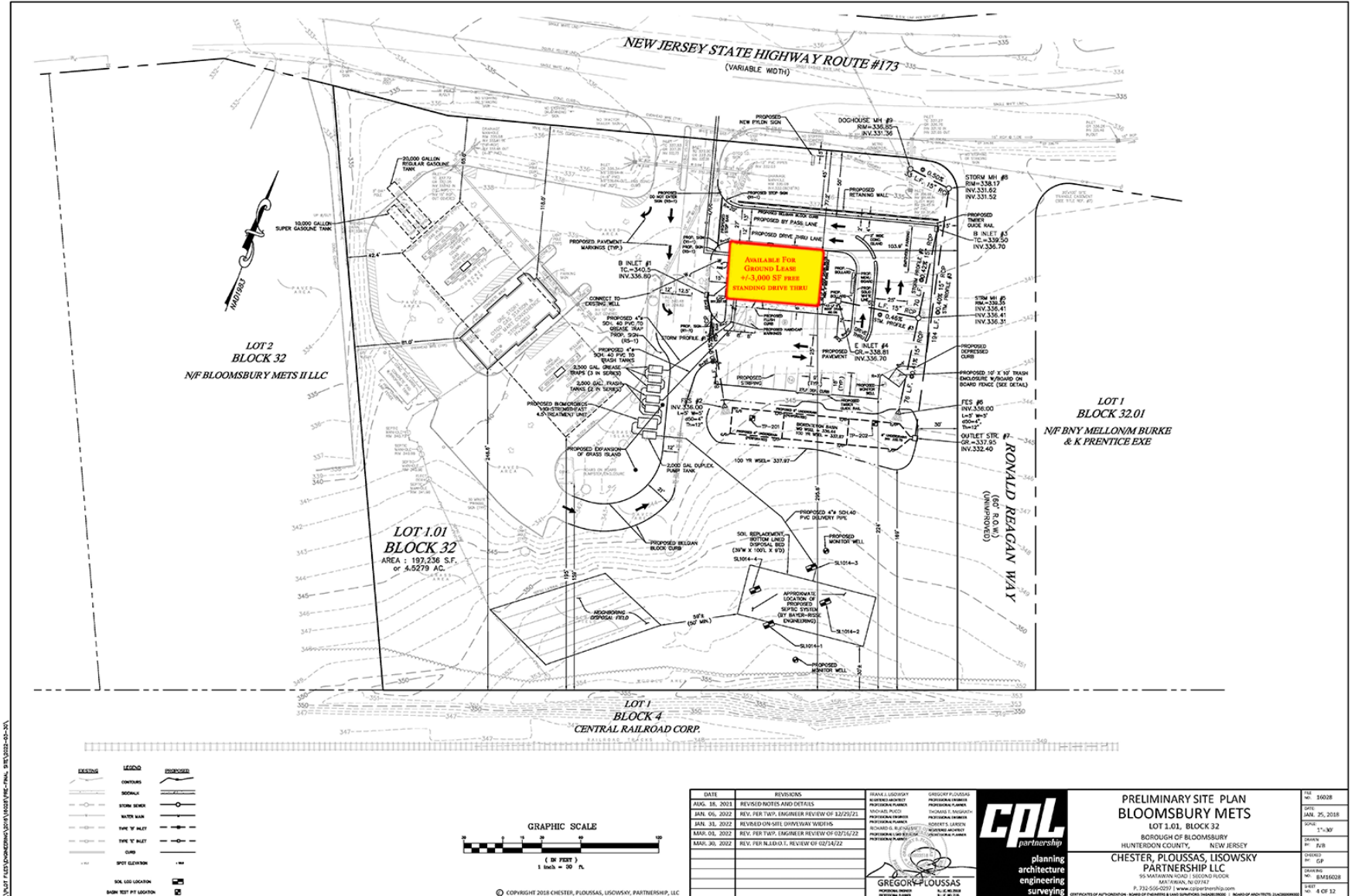
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

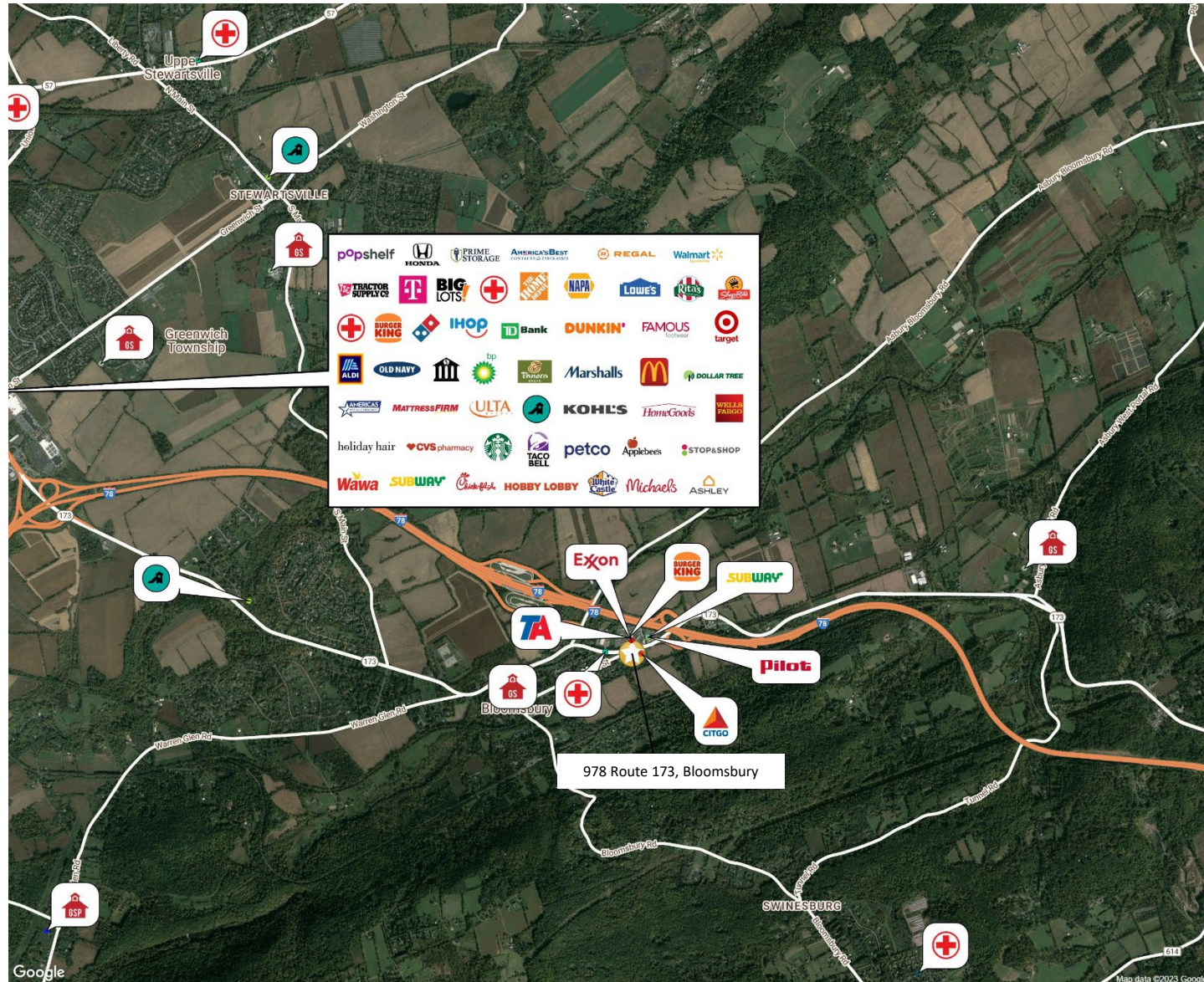


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Preliminary Site Plan



Immediate Aerial



§ 270-162. B-2 Highway Business District.

A. Permitted principal uses.

- (1) All uses permitted in § 270-159A(2).
- (2) Commercial and general business oriented toward highway use: **[Amended 5-14-1996 by Ord. No. 803-96]**
 - (a) Automobile showroom.
 - (b) Campus-type office (nonmanufacturing) complex.
 - (c) Retail stores.
 - (d) Family restaurant.
 - (e) Wholesale stores and distributors in a completely enclosed building but not involving the processing or treatment of goods or products.
- (3) Personal services, professional offices and other uses including or similar to:
 - (a) Churches or other places of worship.
 - (b) Medical clinics or laboratories serving medical and dental requirements.
 - (c) Offices or office buildings for physicians, dentists, lawyers, engineers, architects, real estate brokers, stockbrokers and related uses.
 - (d) Scientific research laboratory or other experimental, testing or research establishment, including applied research, such as product development, provided that:
 - [1] No processing shall be permitted except insofar as such processing is incidental to an experiment or testing process.
 - [2] There is no commercial production or storage of goods, materials or any other substance for sale, except as may be produced by a small pilot plant for scientific research.
 - (e) Theater, but not including a drive-in theater.
 - (f) Printing, lithography, publishing and photostating establishments.
 - (g) Lodges, clubhouses or fraternal organizations.
- (4) Such municipal or public buildings, parks and other municipal facilities or properties, of a character not customarily conducted as a gainful business, as deemed appropriate by the governing body.

B. Permitted accessory uses.

- (1) Private garages necessary to store vehicles on the same lot.

- (2) Any accessory use on the same lot with and customarily incidental to any use permitted in this district.

C. Uses permitted as a conditional use. **[Amended 12-19-1991 by Ord. No. 317-91 ; 9-8-1998 by Ord. No. 105-98]**

- (1) Drive-in restaurants.
- (2) Automobile gasoline filling stations (without repairs). Any application for a conditional use permit for an automobile gasoline filling station (without repairs) shall meet the following conditions, in addition to the conditions as set forth in §§ 270-147 and 270-148A et seq.:
 - (a) Automobile gasoline filling stations shall be permitted only upon those properties where the same are located or approved as of June 30, 1998. No further automobile gasoline filling stations shall be permitted in the B-2 Highway Business District. The intent of this provision is to eliminate such use in the district as a use permitted under any circumstances, but to permit those properties upon which such uses are currently located to continue as a conditionally permitted use.
 - (b) All storage tanks shall be installed below ground level in accordance with all environmental protection regulations and contamination containment standards.
 - (c) There shall be no outdoor storage or display of supplies, materials or parts, whether for sale, storage or waste.
 - (d) Dispenser pumps and other apparatus shall be so located as to permit safe and convenient traffic circulation.
 - (e) The proposed use upon the property shall meet all other bulk requirements of the zone other than as may be varied or stated in this section.

- (3) Automobile and/or trailer sales areas.

- (4) Motels.

D. Off-street parking. See Article XVII.

E. Signs. See Article XVIII.

F. Lot area and yard requirements. See Article XX.

G. Other provisions. All nonresidential uses in this district shall comply with the performance standards in Article XIX of this chapter.

H. Prohibited uses. All uses that are not permitted are prohibited. **[Added 5-14-1996 by Ord. No. 803-96]**

1. Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).

AREA DEMOGRAPHICS

5 Mile Radius

Population	22,617
Daytime Population	12,591
Average HH Income	\$165,740
Total Households	8,506
Median Age	45.1

7 Mile Radius

Population	61,221
Daytime Population	34,371
Average HH Income	\$139,518
Total Households	23,814
Median Age	42.8

10 Mile Radius

Population	171,558
Daytime Population	102,411
Average HH Income	\$132,468
Total Households	66,511
Median Age	41.2

