



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

±.93 Acres For Sale or Ground Lease

2936 Vauxhall Road, Union,
Union County, NJ 07088

PROPERTY DESCRIPTION

Unique undeveloped parcel, just under one acre (0.93-acres), open level building lot well suited for a wide range of business uses including medical/dental. Preliminary and final site plan approval for a two-story 13,769 SF childcare facility including exterior playground and 35 car onsite parking. The property is serviced with all city utilities at the site and considerable engineering available upon request. Within immediate proximity to Milburn /Short Hills/Springfield and Maplewood.

OFFERING PRICE

\$1,785,000 payable all cash upon closing

Rental Rate

Subject to use and creditworthiness

RE TAXES

Approximately \$16,500 projected for 2022

TRAFFIC COUNTS

ADT 46,073 along Vauxhall Road
ADT 57,966 along Springfield Avenue

UTILITIES

Electric: Public Service Electric & Gas Co.
Natural Gas: Elizabethtown Gas Co.
Water: NJ American – Raritan
Sewer Service: Joint Meeting Essex/Union

ZONING

BB- Business- Retail Zone Permitting a wide range of uses
(See Attached)



Visit Our Website: WWW.SilbertRealEstate.com

Zoning

ZONING DESCRIPTION

Zoning Overview	
Jurisdiction:	Union Township
Zoning Code:	BB / RB
Description/Category:	Business-Retail Zone / Residential Two-Family Zone
Permitted Uses:	<p><u>BB, Business-Retail Zone</u></p> <p>Office buildings; public parks, playgrounds and conservation area; public buildings and uses; public limousine service of not more than 3 vehicles; funeral homes; banks and financial institutions; stores and shops for retail sales of goods and services; restaurants; motion-picture theaters; child-care centers; public garages; gymnasiums; outdoor cafes; exercise facilities; and dance studios.</p> <p><u>RB, Residential Two-Family Zone</u></p> <p>1-family dwelling; 2-family dwellings; public parks, playgrounds and conservation areas; and public buildings and uses.</p>
Conditional Uses:	Nursing home and long-term congregate health care facilities.
Proposed Use Permitted:	<p>Yes – BB, Business-Retail Zone</p> <p>No – RB, Residential Two-Family Zone</p>

ZONING REQUIREMENTS – BB, BUSINESS-RETAIL DISTRICT

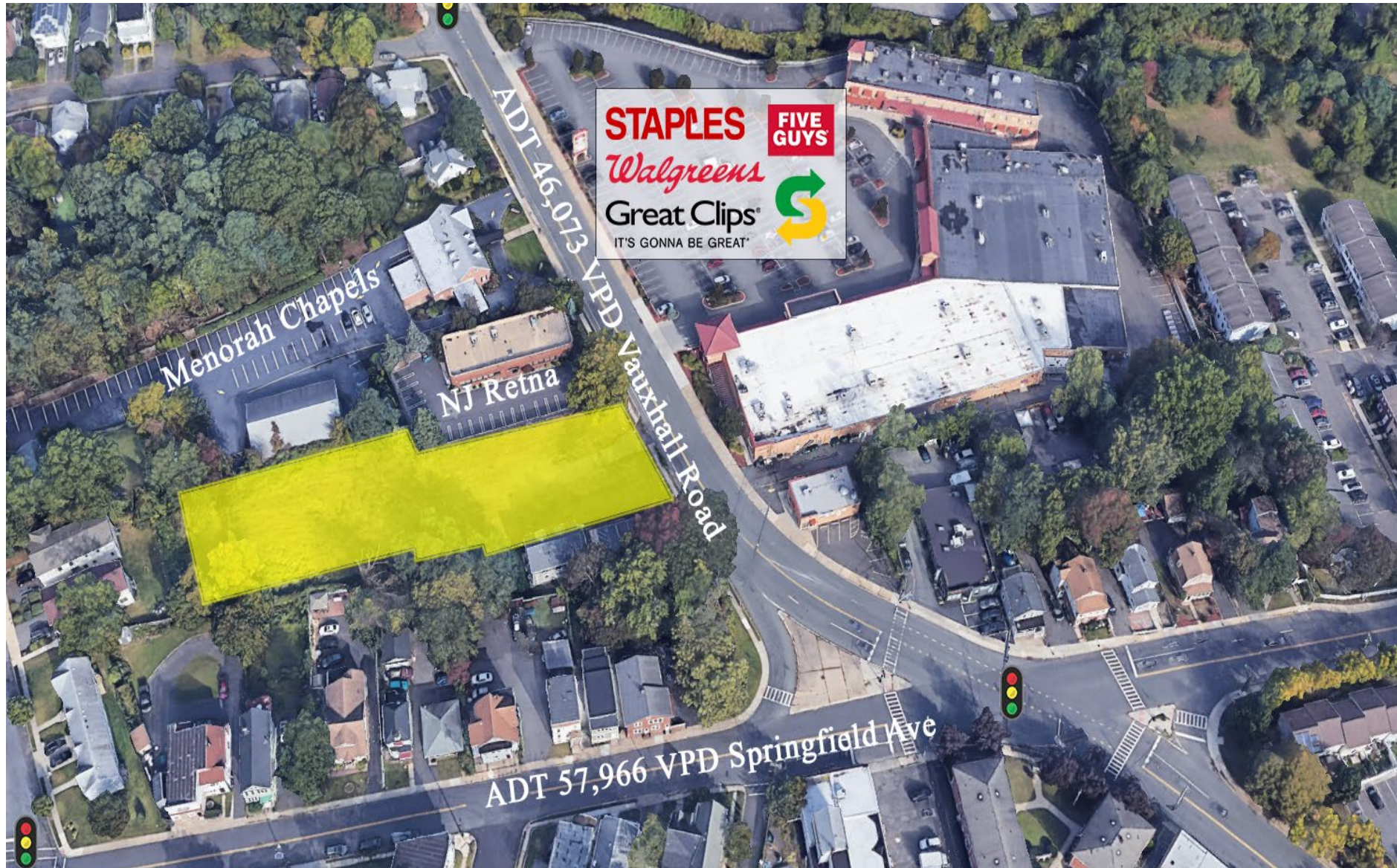
Category	Regulation	Requirement	Subject Complies
Lot Regulations	Min. Lot Size:	15,000 sf	Yes
	Min. Lot Depth:	100 ft	Yes
	Min. Lot Width:	150 ft	No
Bldg. Regulations	Max. Height:	35 ft or 3 Stories	Yes
	Max. Bldg. Coverage:	30%	Yes
	Max. FAR:	40%	Yes
Setbacks	Front:	10 ft	Yes
	Rear:	20 ft	Yes
	Side:	10 ft	Yes
Parking Ratios:	Parking for Subject Daycare:	38	No
Other:	Max. Impervious Coverage:	80%	Unknown

Zoning

LAND DEVELOPMENT 170 Attachment 4:1

District	NC	CC	CI Commercial/ Industrial
Permitted Principal Uses	<ol style="list-style-type: none"> One-and two-family detached housing Townhouses Multifamily residential Long Term Care Facilities Offices. Medical Offices and Hospitals. Veterinary Hospitals and Kennels. Public parks. Child-Care Centers. Public buildings and uses Car service of not more than 3 vehicles. Places of Assembly. Funeral homes. Banks and financial institutions. Retail sales and services Restaurants, category one and two Brew Pubs Community Facilities Instructional Use Public parking garages and lots Flex Space. A combination of any of the above uses. Public Utility Buildings & Facilities 	<ol style="list-style-type: none"> Retail Sales and Services Restaurants, category one and two Brew Pubs. Offices. Medical Offices. Veterinary Hospitals and Kennels. Child-Care Centers. Public buildings and uses. Car service of not more than 3 vehicles. Places of Assembly. Funeral homes. Banks and financial institutions. Indoor Recreation Facilities. Fitness centers. Instructional use. Community Facilities. Multifamily residential uses above the ground floor. Indoor agriculture. Automobile sales. Hotels & motels. Flex space. A combination of any of the above uses. Public Utility Buildings & Facilities. 	<ol style="list-style-type: none"> Manufacturing. Research laboratories. Warehousing & Distribution Centers. Data centers. Offices. Car services Indoor and Outdoor Recreation Facilities. Instructional use. Fitness Centers. Indoor Agriculture. Places of Assembly. Public buildings and uses (except schools). Public parking garages. Public Parks. Self storage facilities. Outdoor storage Community facilities Public Utility Buildings & Facilities Wireless telecommunications towers and antennas.
Permitted Accessory Uses	<ol style="list-style-type: none"> Fences and walls Signs Off-street parking Outdoor cafes accessory to permitted restaurants Home Professional Offices Private residential swimming pools, accessory to residential uses Solar Installations Electric Vehicle Charging Stations Alternative Treatment Centers, accessory to Medical Offices and Hospitals. 	<ol style="list-style-type: none"> Fences and walls Signs Off-street parking Outdoor storage accessory to permitted automobile sales Outdoor cafes accessory to permitted restaurants Private residential swimming pools, accessory to residential uses Solar Installations Electric Vehicle Charging Stations Alternative Treatment Centers, accessory to Medical Offices. 	<ol style="list-style-type: none"> Fences and walls Signs Off-street parking Commercial Uses accessory to a permitted use Uses customary and incidental to permitted uses, including but not limited to employee cafeterias and locker rooms. Concession Stands Solar Installations Electric Vehicle Charging Stations Noncommercial Antennas and Towers
Conditional Uses	<ol style="list-style-type: none"> Fitness Centers Automobile service stations Repair garages Long Term Care Facilities 	<ol style="list-style-type: none"> Adult Business Automobile service stations Repair garages Medical marijuana and Cannabis dispensaries. Vertically Integrated Cannabis Facilities. Restaurant, Category three 	<ol style="list-style-type: none"> Retail sales and services. Automobile service stations Repair garages Car Wash Cannabis Cultivation Centers, Cannabis Manufacturers, Cannabis Wholesalers, and Cannabis Distributors

Immediate Aerial





2936 Vauxhall Road, Union

Regional Aerial



AREA DEMOGRAPHICS

1 Mile Radius

Population	19,571
Daytime Population	14,461
Average HH Income	\$131,019
Total Households	6,878
Median Age	40.2

2 Mile Radius

Population	74,396
Daytime Population	39,727
Average HH Income	\$132,270
Total Households	26,238
Median Age	39.8

3 Mile Radius

Population	173,967
Daytime Population	90,280
Average HH Income	\$114,426
Total Households	61,661
Median Age	38.6

