



# Lamington Corners Neighborhood Shopping Center

1260 Route 28/ CR614, Branchburg,  
Somerset County, NJ 08876

## PROPERTY DESCRIPTION

93% leased and occupied established 21,750 square foot neighborhood shopping center within strong residential base with upper middle class income levels. Situated parallel to State Hwy Route 22 and at the signalized intersection of Lamington Road and Route 28/CR614 affording excellent visibility and access along the primary commuter roadway.

## AVAILABLE SPACE

Unit 11: 1,500 SF (Available 4/1/24)

## RENTAL RATES

Upon request, subject to use and creditworthiness

## CAM, RE TAXES & INS

+/- \$9.70 psf NNN projected 2024

## ZONING

Zoned R/S-1 Retail Service Zone

Permitted uses include retail sales and personal services and restaurant

## COMMENTS

- Approximately four miles west from Bridgewater Commons Mall and SR202 and 206. Less than 2.5 miles South of Exit 26 I-78 and Fiddlers Elbow CC;
- Neighboring retail includes ShopRite Supermarket, Starbucks, Wendy's & Childtime Learning Center among others;

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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# SILBERT

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# Leasing Plan

UNIT 1 DRI-CLEANERS	UNIT 2 MASA SUSHI	UNIT 3 BAGELS-4-U	UNIT 4 KUMAN LEARNING CENTER	UNIT 5 PHARMACY	UNIT 6 EM NAILS	UNIT 7 BRIGHT SMILE DENTAL	UNIT 8 ADVANCED EYES M.D.	UNIT 9 AUGUST MOON	UNIT 10 IL FOMO RESTAURANT	UNIT 11 AVAILABLE FOR LEASE 1,500 SF 20'	UNIT 12 ALCHEMY HAIR SALON
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# 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%

:

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REALTY & MANAGEMENT COMPANY, INC.



Lamington Corners, Branchburg, NJ



# 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

