



±1.56 Acres

For Sale or Ground Lease

991 Route 202, Branchburg
Somerset County, NJ 08876

PROPERTY DESCRIPTION

Highly traveled primary North/South highway affording a great pad redevelopment opportunity of the former York Motel property and situated on 1.56 buildable acres offering over 200' frontage. Growing demanded, this site is suited for a wide range of commercial uses and serviced with all city utilities.

OFFERING PRICE

\$1,395,000 payable all cash upon closing

Rental Rate

\$165,000 per annum, NNN

RE TAXES

+/- \$16,500 projected for 2024

UTILITIES

Electric: Jersey Central Power & Light
Natural Gas: Public Service Electric & Gas Water:
NJ American Water
Sewer Service: Branchburg Sanitary Sewer

TRAFFIC COUNTS

ADT 44,092 VPD Route 202

ZONED R/S-2 (Additional Details Attached)

Principal uses include retail sales and personal service including but not limited to restaurants, hotels and motels

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

Brian S. Silbert
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REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
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Visit Our Website: WWW.SilbertRealEstate.com

Zoning

§ LDO3-16.1. Purpose.

The purpose of this zone is to provide goods and services to the ultimate consumer in appropriately scaled shops and offices, reflecting the character of development along Route 202.

§ LDO3-16.2. Permitted Uses. [Ord. No. 2015-1283 § 27]

§ LDO3-16.3. Area and Bulk Requirements. [Ord. No. 2006-1035 § 3; Ord. No. 2006-1048 § 3; Ord. No. 2006-1053 § 3]

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. Childcare centers as regulated in Section 4-7.

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

C. Conditional uses.

1. Automobile service stations as regulated in subsection 3-23.2.
2. Institutional uses as regulated in subsection 3-23.7.
3. Public garages as regulated in subsection 3-23.6.
4. Governmental uses and public utility facilities as regulated in subsection

§ LDO3-16.3. Area and Bulk Requirements. [Ord. No. 2006-1035 § 3; Ord. No.

2006-1048 § 3; Ord. No. 2006-1053 § 3]

A. Minimum lot area: 60,000 square feet.

B. Minimum lot width: 200 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.

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%

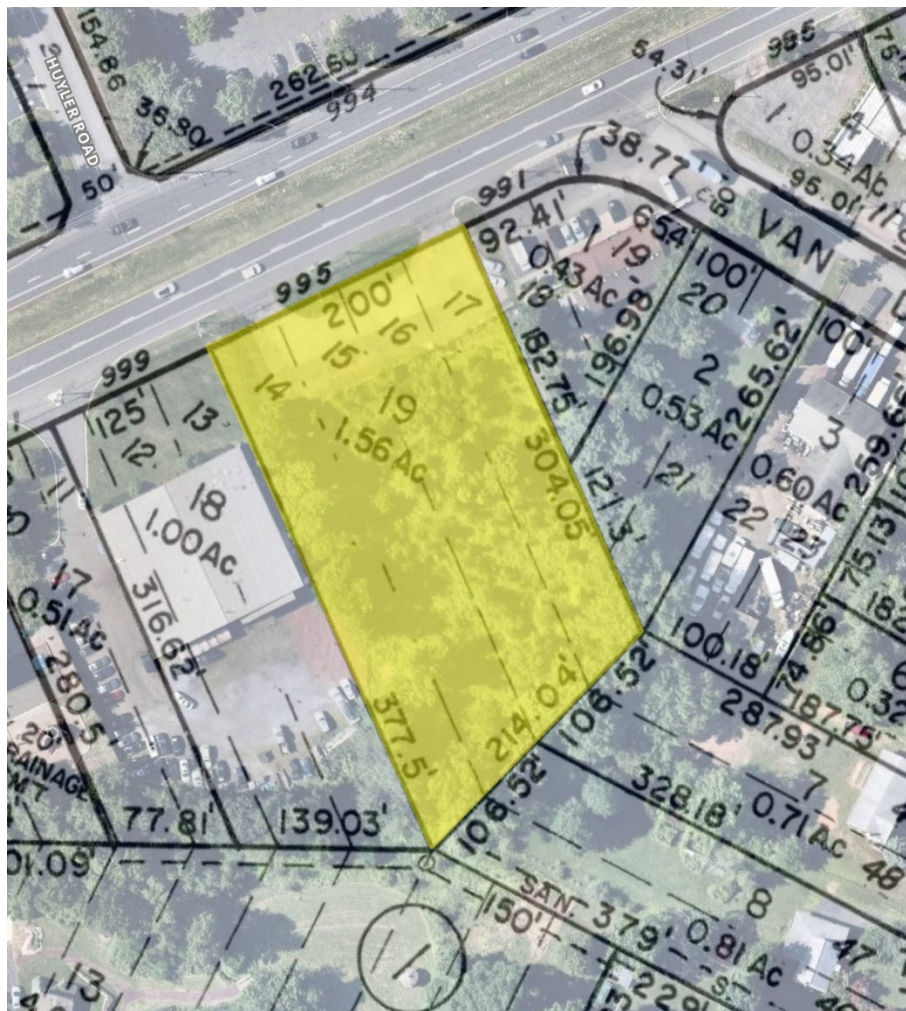
Zoning

§ LDO3-23.2. Automobile Service Stations. [Ord. No. 2006-1035 § 4; Ord. No. 2006-1048 § 4; Ord. No. 2006-1053 § 4]

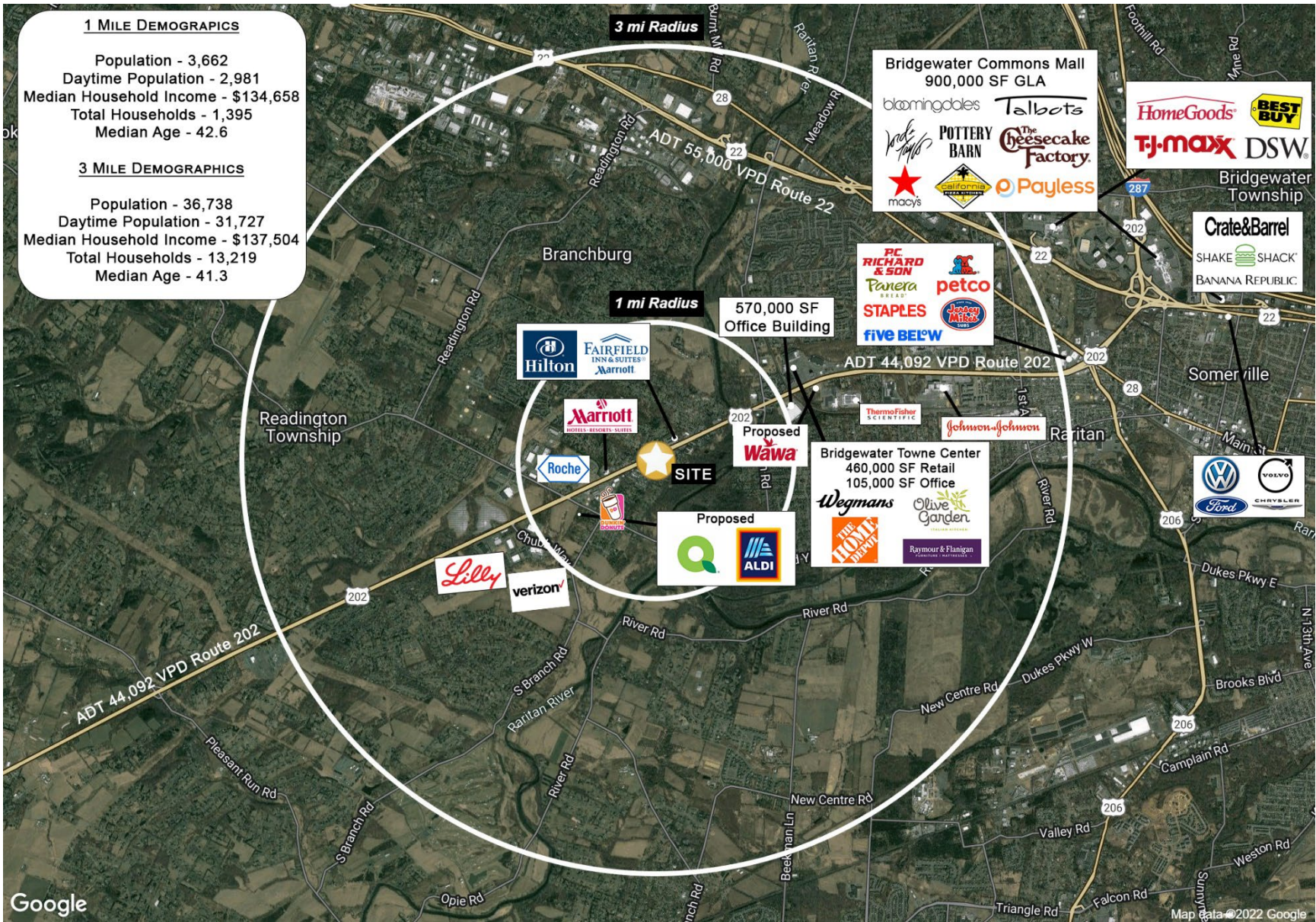
A. Required conditions.

1. Distance from place of public assembly. Automobile service stations shall be at least 300 feet measured in a straight line from its lot line to the nearest lot line of any lot upon which is located as a theater, auditorium or other place of public assembly, capable of seating over 100 persons, or a church, hospital for humans, college, school, public library, or institution for dependents or children, or any public playground or athletic field.
2. Mixed use. Automobile service station shall not include car washes, motor vehicle body repair or convenience stores.
3. Minimum lot area and frontage. The minimum lot size for any lot upon which any automobile service station is located shall be 40,000 square feet and the minimum street frontage of said lot shall be 150 feet. If an automobile service station is located on a corner lot, the minimum street frontage on each street shall be 150 feet.
4. Entrance and exit driveways. Entrance and exit driveways to and from any lot upon which is located an automobile service station shall have an unrestricted width of not less than 16 feet nor more than 30 feet, shall be located not nearer than 15 feet from any lot line nor 50 feet from any street intersection and shall be designed so that exiting vehicles do not have to back out across any public sidewalk, street, highway, or right-of-way.
5. Paving requirements. All driveways and other areas over which motor vehicles are intended to be driven or parked shall be paved in accordance with the standards contained in Article IV.
6. Outdoor repair prohibited. On any premises upon which an automobile service station is located, all services or repairs to or for motor vehicles, other than such minor items as the changing and filling of tires or the sale of gasoline or oil, shall be conducted within the confines of a building capable of being wholly enclosed.
7. Setback restrictions. No part of any building used as an automobile service station and no filling pump or other service appliance, whether for gasoline, oil or any other combustible liquid or material, shall be erected within 20 feet of any lot line and the twenty-foot free area required hereunder shall at all times be kept free, open and unobstructed for the purposes of ready access by emergency fire and police vehicles.
8. Storage of flammable materials. At any automobile station, storage facilities for gasoline, oil, or other flammable materials in bulk over 55 gallons shall not be located closer than 40 feet from any lot line other than any street sideline. No gasoline or oil pumps, oil or greasing mechanism or other service appliance installed for use at such premises shall be within 25 feet of any street sideline and no gasoline pump shall be located or permitted within any enclosed or semi-enclosed building or within 10 feet thereof.
9. Outdoor displays. As regulated in Section 4-3D.
10. Location of automobile service stations in relation to residential zones. No automobile service station shall be located adjacent to a residential zone.

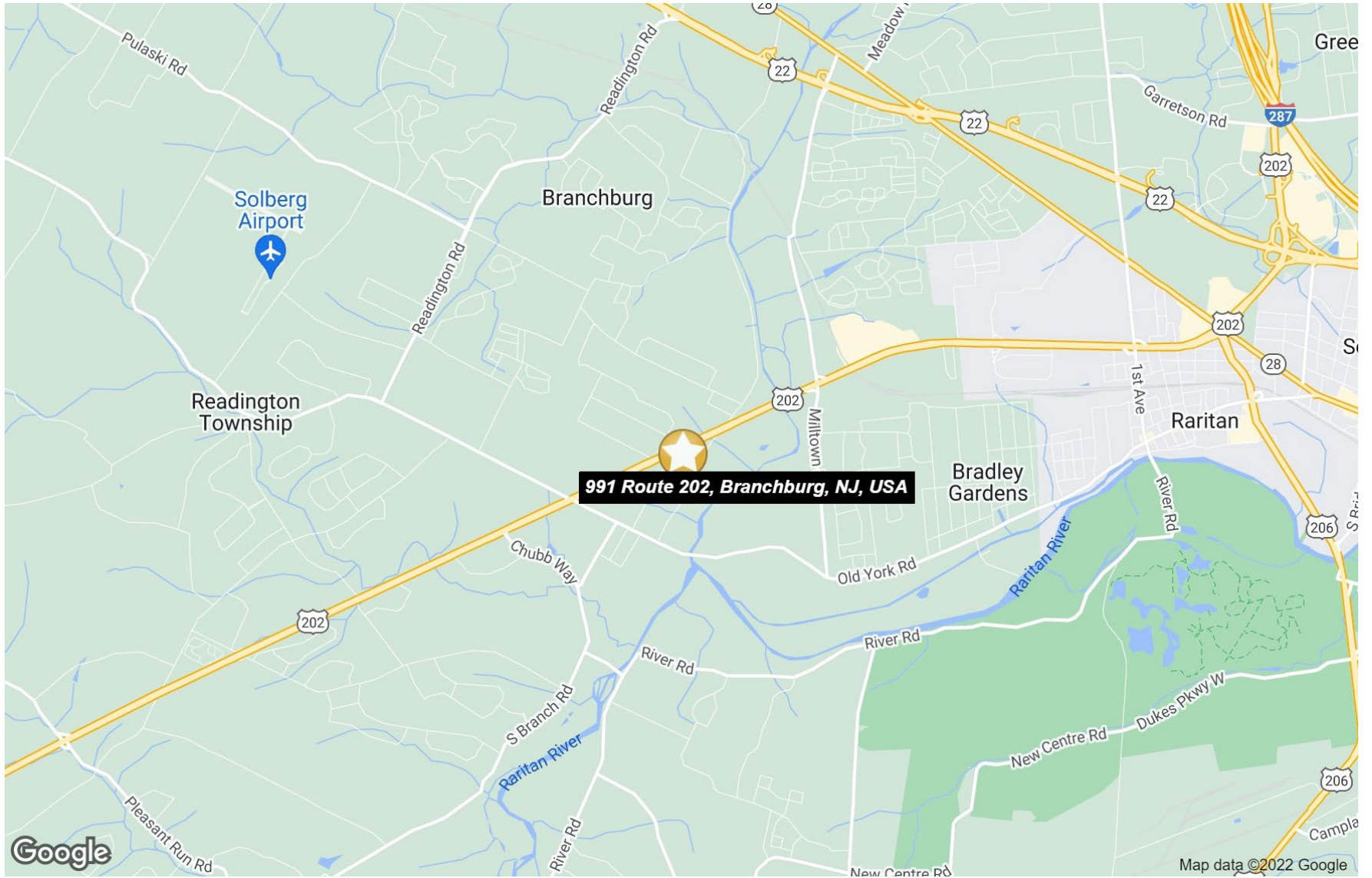
Tax Map & Aerial



Immediate Aerial



Regional Road Map



AREA DEMOGRAPHICS

2 Mile Radius

Population	3,662
Daytime Population	2,981
Median HH Income	\$134,658
Total Households	1,395
Median Age	42.6

3 Mile Radius

Population	36,738
Daytime Population	31,727
Median HH Income	\$137,504
Total Households	13,219
Median Age	41.3

5 Mile Radius

Population	95,517
Daytime Population	84,563
Median HH Income	\$128,284
Total Households	35,598
Median Age	41.2

