

¾ ACRE RETAIL PAD AVAILABLE GROUND LEASE OR BUILD TO SUIT

Township of Branchburg, Somerset County NJ

LOCATION

216 Raritan Valley College Drive
(adjacent Reading Road/Route 22 signal)
Branchburg, NJ 08876
Identified as Block 6 Lot 20

PAD SIZE

28,314 SF (0.65 acres)

TRAFFIC COUNTS

ADT 32,633 St Hwy Route 22

DEMOGRAPHICS 2019 PROJECTION

2 Mile Radius

Population	14,653
Median HH Income	\$138,486
Average HH Income	\$162,350
Median Age	41.8
Total Households	5,363
Daytime Population	12,184

3 Mile Radius

Population	28,639
Median HH Income	\$134,710
Average HH Income	\$161,891
Median Age	42.6
Total Households	10,485
Daytime Population	24,889

5 Mile Radius

Population	76,731
Median HH Income	\$126,556
Average HH Income	\$154,226
Median Age	42.9
Total Households	29,824
Daytime Population	80,625

PROPERTY DESCRIPTION

0.65 acre retail pad available for ground lease or build to suit contiguous KinderCare Learning Center and affording cross access to 107,000 SF ShopRite and Cedar Glen Shopping Center. Concept plan for ±3,200 SF freestanding retail with 48 car parking.

ZONING

Zoned R/S-1 Retail Service Zone
Permitted uses include: sale and personal services, restaurant, eatery and takeout.

UTILITIES

All city utilities available to serve development

FEATURES/COMMENTS

- Strong residential and retail situated approximately 3 miles west from Bridgewater Commons Mall and State Highway Routes 202/206 & I-287;
- Primary feeder road to I-78 and adjacent State Highway Route 22. Less than 2.5 miles from 4 way Interchange of Exit 26 of I-78;
- Strong daytime population includes major corporations such as: Johnson & Johnson, Ortho, MetLife, Merck & Co., Inc. & Vista among others



FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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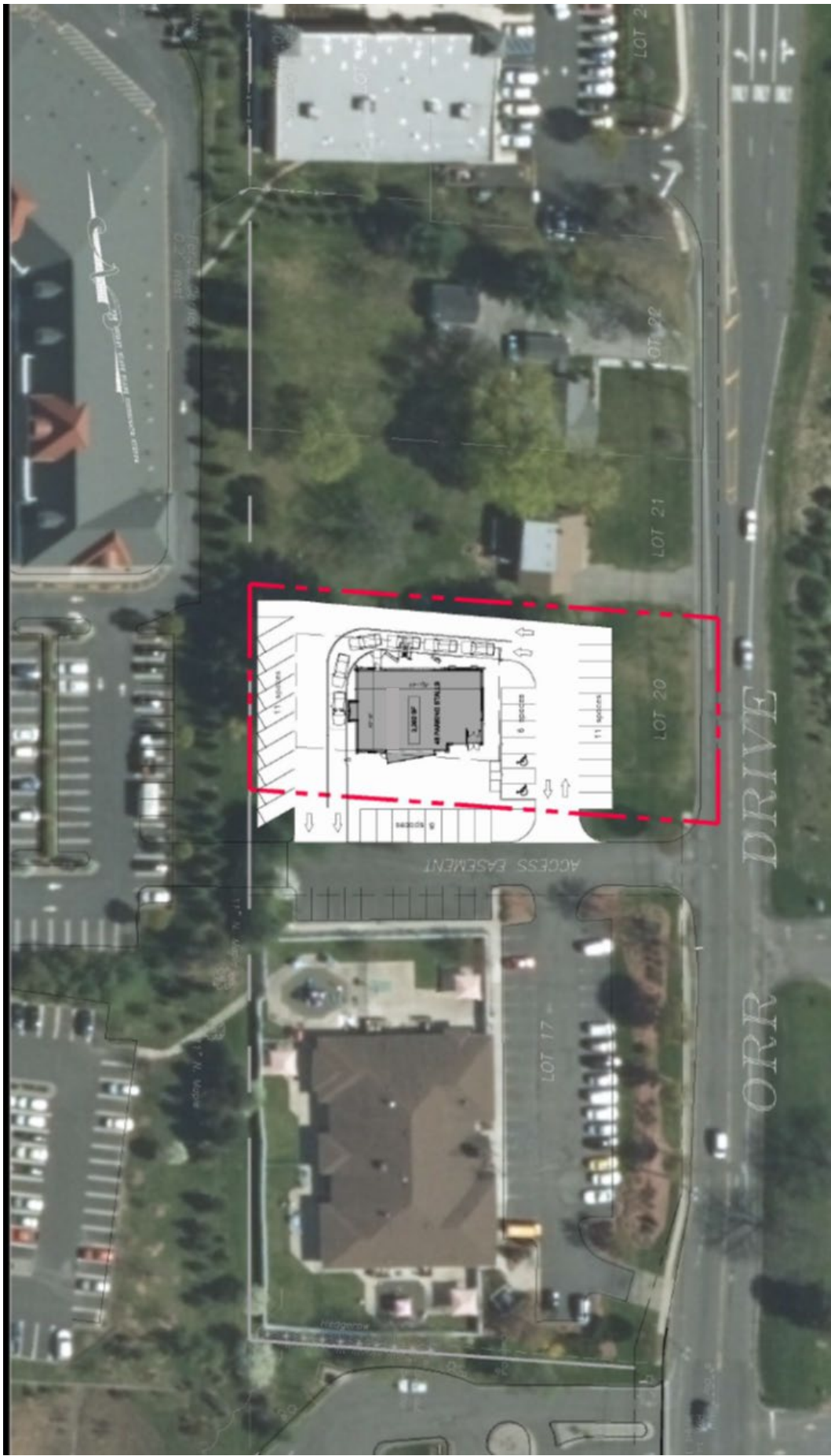
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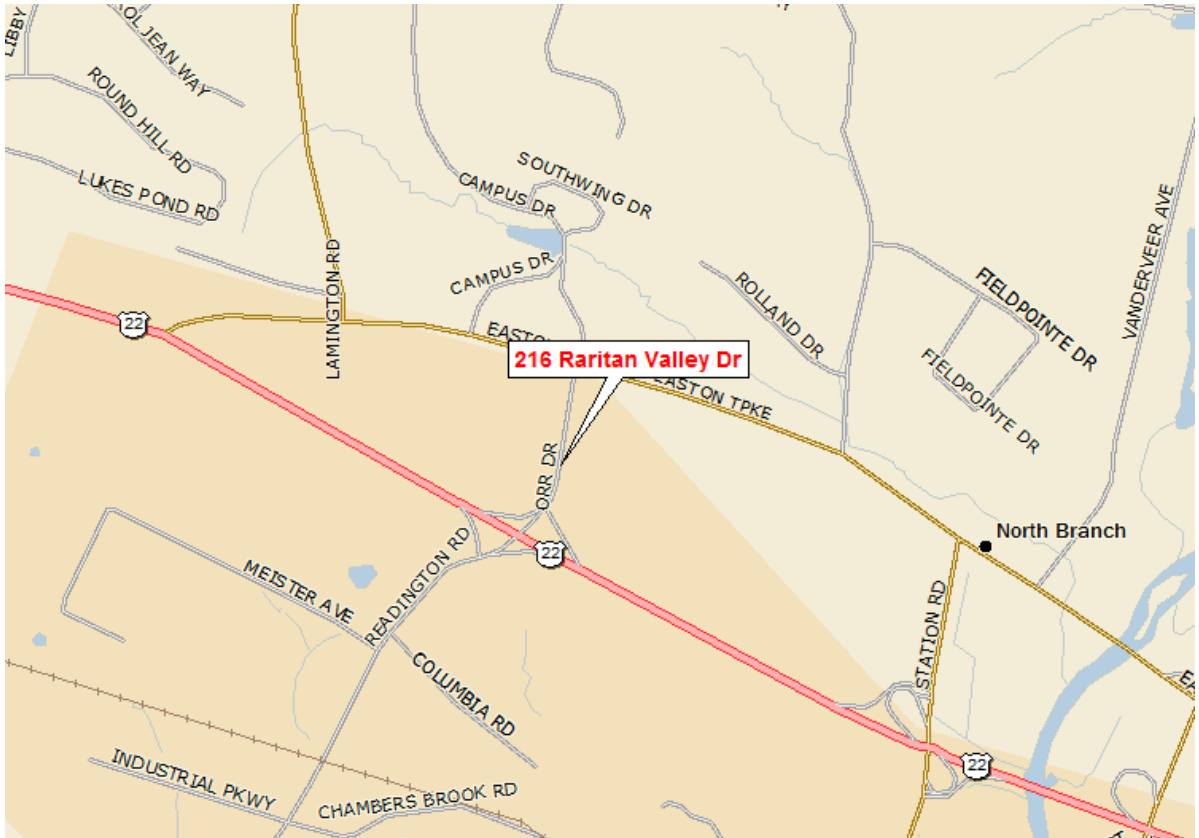
216 RARITAN VALLEY COLLEGE DRIVE - CLOSE AERIAL



216 RARITAN VALLEY COLLEGE DRIVE - CONCEPTUAL SITE PLAN



216 RARITAN VALLEY COLLEGE DRIVE – LOCATION MAP



216 RARITAN VALLEY COLLEGE DRIVE - STREET MAP

