

N.J.S.H. ROUTE 33
(F.K.A. ROUTE 7 PER MRS)
(66' ROW WIDTH PER MRS)

P.O.B.
(Lot 44)
(S)

TRAFFIC COUNT ROUTE 33: 22,564 VPD

Dead Gore/
Area of Unclear Title

50' WIDE
LANDSCAPE BUFFER

TAX LOT 44
N/E 1210
ENTERPRISE II, LLC
DB. 9615, PG. 3244

Boundary Line Per
DL 9615, Pg. 3244

Boundary Line Per
DS-J66T, Pg. 711

P.O.B.
(DRH)

25' SIDE YARD SETBACK

80' FRONT YARD SETBACK

Retail Center
~ Approx. 15,000 SF ~

TAX LOT 44
BLOCK 1B5
N/E JULIUS ROSEN CO. POTENTIAL
SWM AREA
DB. 9615, PG. 3244
22,162 SF, 5,283 AC.

P.O.B.
(Lot 45.03)
(S)

TAX LOT 45.01
N/E BARNES VETERINARIAN
HOSPITAL, LLC
DB. 9659, PG. 8170

PROP. TOWNHOUSE
(40 UNITS) (60'X128')

100' Wetlands
Transition Zone

POTENTIAL SWM AREA

PROP. TOWNHOUSE
(24 UNITS) (50'X24')

Zone Boundary
Line Per SR4

PROP. OPEN SPACE
26,870 SF

5

HD-3
ZONE

Approximate Location of
50' Wide Future R.O.W. Per MPT

ARD-3
ZONE

Approved Wetland
Buffer Boundary

1230 Route 33, Howell, NJ

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Matt Ardizzone
C: 732.395.0009
D: 973.206.0443
Matt@ZoltekCRE.com

Urszula Zoltek
C: 973.896.8377
D: 862.217.5610
Urszula@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

For LEASE or SALE

NEW PROPOSED DEVELOPMENT

- Approx. 15,000 SF
- 75 Parking Spaces
- Development Includes 64 New Townhomes (Not Included in Sale)
- High Visibility from Route 33
- Traffic Count on Route 33 : 22,564 VPD
- Zoning: HD3 - Highway Development 3: [Click Here For More Info](#)
- Neighboring National Tenants : Wawa, Jersey Mike's, Dunkin', QuickChek, 7-ELEVEN, Dollar Tree, Dollar General, The Home Depot, Extra Space Storage and many more.

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE AGENTS:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

Urszula Zoltek

C: 973.896.8377

D: 862.217.5610

Urszula@ZoltekCRE.com

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker 715 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.



ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

