



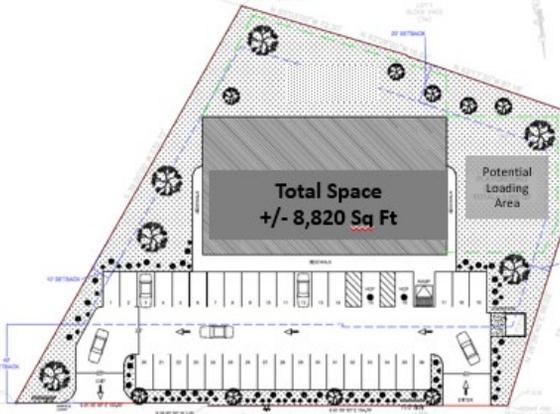
# Eagle Realty USA

For Lease!

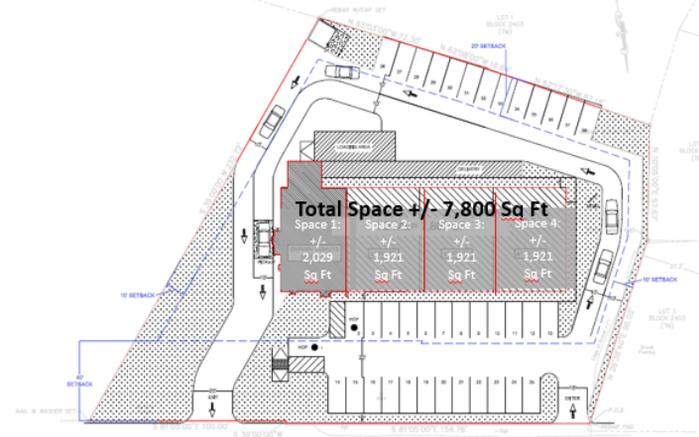
652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

Aerial Link: <https://goo.gl/maps/1cjpnoh2fTEzmNLW7>

Concept A:



Concept B:



- New Strip Center
- Concept A: Total Space: +/- 8,820 Sq Ft
- Concept B: Total Space: +/- 7,800 Sq Ft with Drive Thru
- B-2 Highway Commercial
- Zoning Ordinance: <https://ecode360.com/34591081>
- Zoning Map: <https://roxburynj.us/DocumentCenter/View/744/zoningmap?bidId=>
- Utilities: Public Water & Sewer

- Area Retailers Include:  
AutoZone, Advance Auto, White Castle, McDonalds, KFC, TGI Fridays, CVS, Walgreens, The Learning Experience, BJ's Wholesale Club, Retro Fitness & Dairy Queen

- Demographics:

	2 Miles	3 Miles	4 Miles
Population	14,834	34,927	60,236
Household	6,111	13,419	23,370
Median Income	\$87,657	\$90,245	\$92,589

Source Demographix

- Traffic Counts: 15,803 AADT NJDOT

## Eagle Realty USA

Licensed Real Estate Broker  
35 Righter Road, Suite B  
Randolph, NJ 07869

"We Close Deals...That's the Bottom Line"

For More Information Please Contact:

**Gary J. Drechsel, Sr.**

Member-Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net



# AERIAL VIEW

652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

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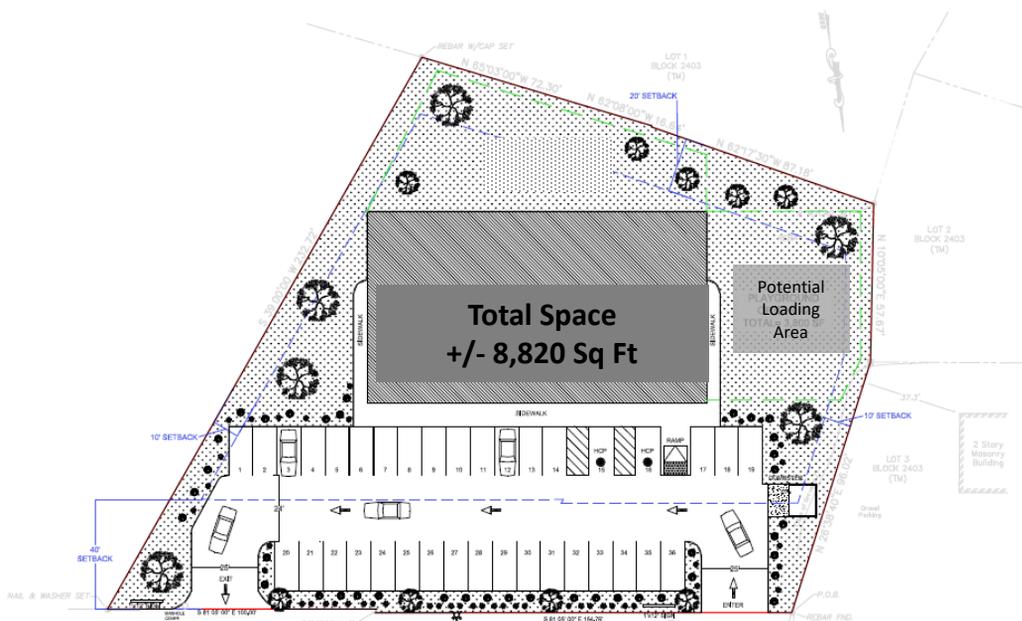
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# CONCEPT PLAN A

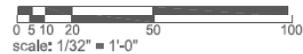
652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

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Site Plan:  
652 Route 46, Township of Roxbury, Morris County, NJ

U.S. ROUTE 46



B-2 Highway Business District			
Property Area	0.9 acres (±39,204 sq/ft)		VARIANCE REQUEST
F.A.R.	0.20 (±7,800 sq/ft)	0.22 actual (8,820 sq/ft)	1,020 sq/ft additional .02
Parking	1 / 225 sq/ft	actual = 1 / 245 sq/ft	20 sq/ft less request
Max impervious coverage	60% (±23,522 sq/ft)	actual = 57% (22,522 sq/ft)	Complies by 3%

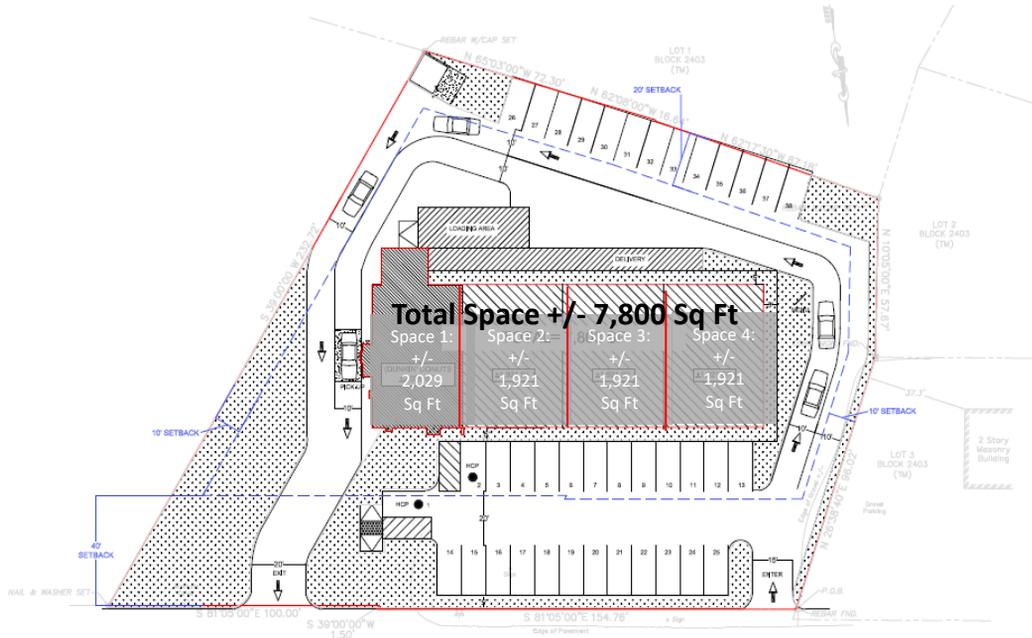
Setbacks	
Front	40FT
Rear	20FT
Side	10FT



# CONCEPT PLAN B

652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

Aerial Link: <https://goo.gl/maps/1cjpnoh2fTEzmNLW7>



Site Plan:  
652 Route 46, Township of Roxbury, Morris County, NJ

U.S. ROUTE 46

0 5 10 20 50 100  
scale: 1/32" = 1'-0"

B-2 Highway Business District	
Property Area	0.9 acres (±39,204 sq/ft)
F.A.R.	0.20 (±7,800 sq/ft)
Parking	1 / 225 sq/ft
Max Impervious coverage	60% (±23,522 sq/ft)

Setbacks	
Front	40FT
Rear	20FT
Side	10FT

- Total Space: +/- 7,800 Sq Ft with Drive Thru**  
 Available: Space 1: +/- 2,029 Sq Ft with drive thru  
 Available: Space 2: +/- 1,921 Sq Ft  
 Available: Space 3: +/- 1,921 Sq Ft  
 Available: Space 4: +/- 1,921 Sq Ft

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# ZONING ORDINANCE

652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

## Zoning Ordinance Link:

B-1: <https://ecode360.com/34591008>

B-2: <https://ecode360.com/34591081>

### 13-7.25. B-2 HIGHWAY BUSINESS DISTRICT.

#### § 13-7.2501. Purpose.

This district is designed for retail and service type business uses.

#### § 13-7.2502. Required Conditions. [Ord. 17-09 § 15]

##### A. Principal Uses.

1. All principal uses permitted in the B-1 Limited Business District.
  - a. Retail and service businesses, excluding theaters, cinemas, garden centers and plant nurseries.
  - b. Business and professional offices.
  - c. Banks and financial institutions.
  - d. Restaurants, excluding drive-thru facilities.
  - e. Taverns and bars.
  - f. Child care centers as governed by C. 40:55D-66.6 of the Municipal Land Use Law.
  - g. Essential services.
2. Restaurants with drive-thru facilities.
3. Lumber yards.
4. Theaters and cinemas.

##### B. Accessory Uses.

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Outdoor display of merchandise subject to the provisions of Section 13-7.817.
5. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

##### C. Conditional Uses.

1. Institutional uses.
2. Nursing homes and assisted living facilities.
3. Motor vehicles sales establishments.
4. Vehicular service stations.