

PRICE REDUCED



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & SALE AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
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For Sale or Lease Target Retail Center

68 State Route 46, Washington Township
Morris County, 07840

PROPERTY DESCRIPTION

144,749 SF Target anchored community shopping center comprising three condominium units. Development is situated on 29 acres at a signalized intersection, including a free-standing Visions Federal Credit Union (\$3.6B) and partially constructed 8,250 SF free-standing retail building. Target Retail Center affords over 1,400' frontage along Route 46, with double sided pylon directory signage at the signalized intersection. The development is served by city sewer, water, gas and electric, plus hi-speed internet.

AVAILABLE SPACE

Unit 2: 8,250 SF endcap contiguous Target

RENTAL RATE

Subject to use and creditworthiness

OFFERING PRICE

\$495,000 all cash upon closing

PARKING

Approximately 80 spaces allocated

ZONING

C2 Highway Business Zone
(attached zoning excerpt)

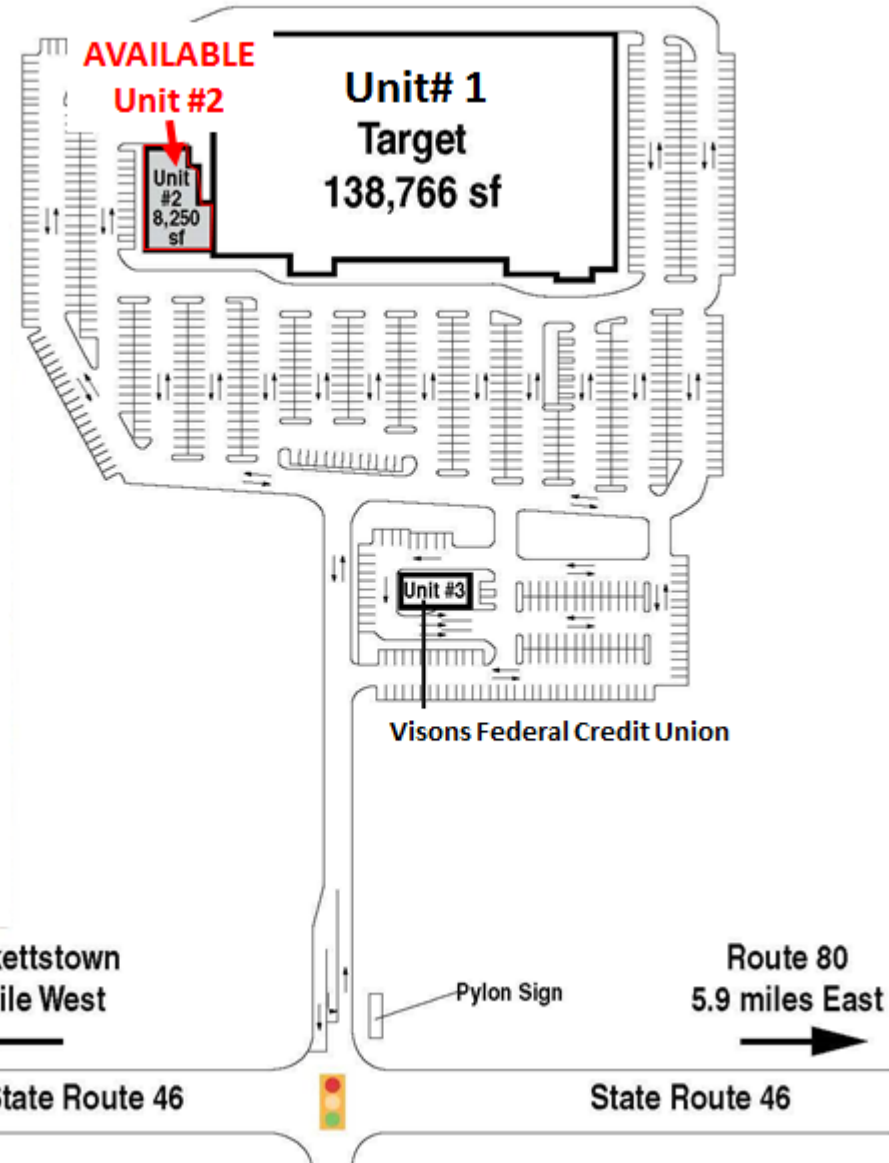
TRAFFIC COUNT

ADT 24,798 State Route 46



Visit Our Website: WWW.SilbertRealEstate.com

Site Plan



Immediate Aerial



Site Photographs



Available Unit 2 contiguous anchor

C-2 Zoning Information

217-17. C-2 Highway Business Zone.

A. Principal permitted uses.

- (1) Same as § 217-16A(l).
- (2) (2) Regionally oriented retail shopping centers, consisting of integrated developments of such uses as retail stores and shops, personal service establishments, banks, post offices, theaters, auditoriums, hotels and motels, housed in an enclosed building or buildings and utilizing such common facilities as customer parking areas, pedestrian walks, truck loading and unloading docks and areas, utilities and sanitary facilities.
- (3) Essential services, animal hospitals and houses of worship.
- (4) Any form of agriculture or horticulture, including the storage, processing or sale of farm products where produced.
- (5) Amusement arcades.
- (6) Public uses and buildings, including but not limited to schools, libraries, municipal buildings and offices, police, fire and first aid stations, parks, playgrounds, athletic fields, jogging trails, horse trails, swimming pools and similar recreation facilities owned or operated exclusively by a municipal or other governmental agency, excluding private proprietary use. [Added 7-20-1992 by Ord. No. 10-92; amended 3-18-1996 by Ord. No. 8-96]
- (7) The installation of wireless telecommunications antennas on existing structures subject to minor site plan approval pursuant to Chapter 159, Site Plan Review, § 159-25, and consistent with visual compatibility requirements of § 217-57 of this chapter. [Added 3-17-1997 by Ord. No. 9-97]
- (8) Large scale retail. Large scale retail uses not to exceed 145,000 square feet per building, inclusive of outdoor areas for display and sale of garden and landscaping materials and other home products for which outdoor storage is appropriate (e.g., winter deicers, bags of sand and plants), in accordance with Section 217-59.3

****Webmasters Note:** The previous subsection has been added as per Ordinance No. RO-37-02.

B. Permitted accessory uses.

- (1) Other uses and structures customarily incidental to a principal permitted use.
- (2) Public and private parking.
- (3) Signs. (See Chapter 159, Site Plan Review.)
- (4) The installation of wireless telecommunications antennas on existing structures subject to minor site plan approval pursuant to Chapter 159, Site Plan Review, § 159-25, and consistent with visual compatibility requirements of § 217-57 of this chapter. [Added 3-17-1997 by Ord. No. 9-97]

C. Conditional uses: new car, truck, farm machinery, construction equipment, recreational vehicle sales and service and wireless telecommunications towers in compliance with §§ 217-76 and 217-57A(2), (3) and (4) of this chapter. [Amended 3-17-1997 by Ord. No. 9-97]

AREA DEMOGRAPHICS

3 Mile Radius

Population	26,684
Median HH Income	\$120,223
Average HH Income	\$152,759
Total Households	10,679
Median Age	41.4
Daytime Population	17,699

5 Mile Radius

Population	47,915
Median HH Income	\$129,477
Average HH Income	\$160,934
Total Households	18,959
Median Age	42.2
Daytime Population	26,170

7 Mile Radius

Population	69,196
Median HH Income	\$133,504
Average HH Income	\$169,462
Total Households	26,876
Median Age	42.3
Daytime Population	44,100

