

Cushman & Wakefield's Private Capital Group Presents For Sale:

# 434 Main Street

CHATHAM, NEW JERSEY

CONFIDENTIAL OFFERING MEMORANDUM



5,036 SF Vacant Retail / Office Opportunity on Route 124





# Executive Summary

As exclusive agent, Cushman & Wakefield is pleased to offer a 100% fee interest in **434 Main Street, Chatham, New Jersey 07928** for sale. This 5,036 SF Retail / Office building sits on a 0.46-acre lot with approximately 133 feet of frontage on Main Street (Route 124), the main commercial artery connecting Summit, Chatham, Madison, and Morristown. The property was formerly occupied by a bank on the first floor with professional office space upstairs but will be delivered **VACANT** at time of sale. The property benefits from 20 on-site parking spaces and its desirable corner location at a signalized intersection of Route 124 and Van Doren Avenue.

Located in the heart of Chatham's downtown corridor, the property is surrounded by affluent residential neighborhoods and benefits from proximity to several top-rated public schools consistently ranked among the best in New Jersey. The area also offers convenient access to leading healthcare institutions, including Morristown Medical Center and Summit Overlook Medical Center. With its walkable downtown, high household incomes, and direct NJ Transit access to New York Penn Station, Chatham offers a highly sought-after environment for residents and investors alike.



## Property Overview

Building SF	5,036 SF
Building Height	2 Stories on Concrete Slab
Site Size	0.46 Acres
Parking	20 Spaces
Frontage	133' on Route 124
Assessed Value	\$2,004,400
2025 Taxes	\$34,095
Zone	B-1 Business Center District
Flood Zone	X – Not in Hazard



# Local Area Map / Property Tax Overview



Property Taxes	
Jurisdiction	Borough of Chatham
Block / Lot	Block 83   Lot 1
Property Class	4A - Commercial
Assessed Value	
Land:	\$672,600
+ Improvements:	+ \$1,331,800
Total:	\$2,004,400
2025 Tax Rate	1.701%
2025 Equalized Value	72.22%
2025 Taxes	\$34,094.84

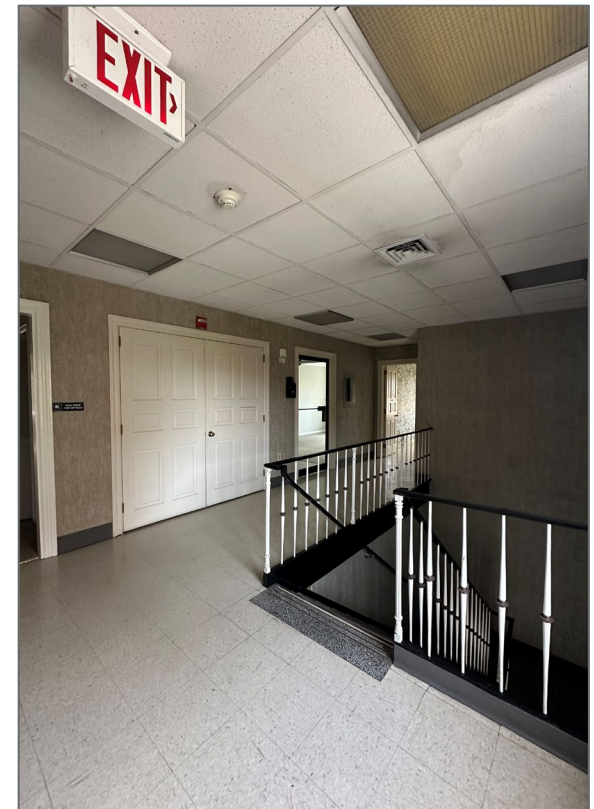


# Approximate Site Plan



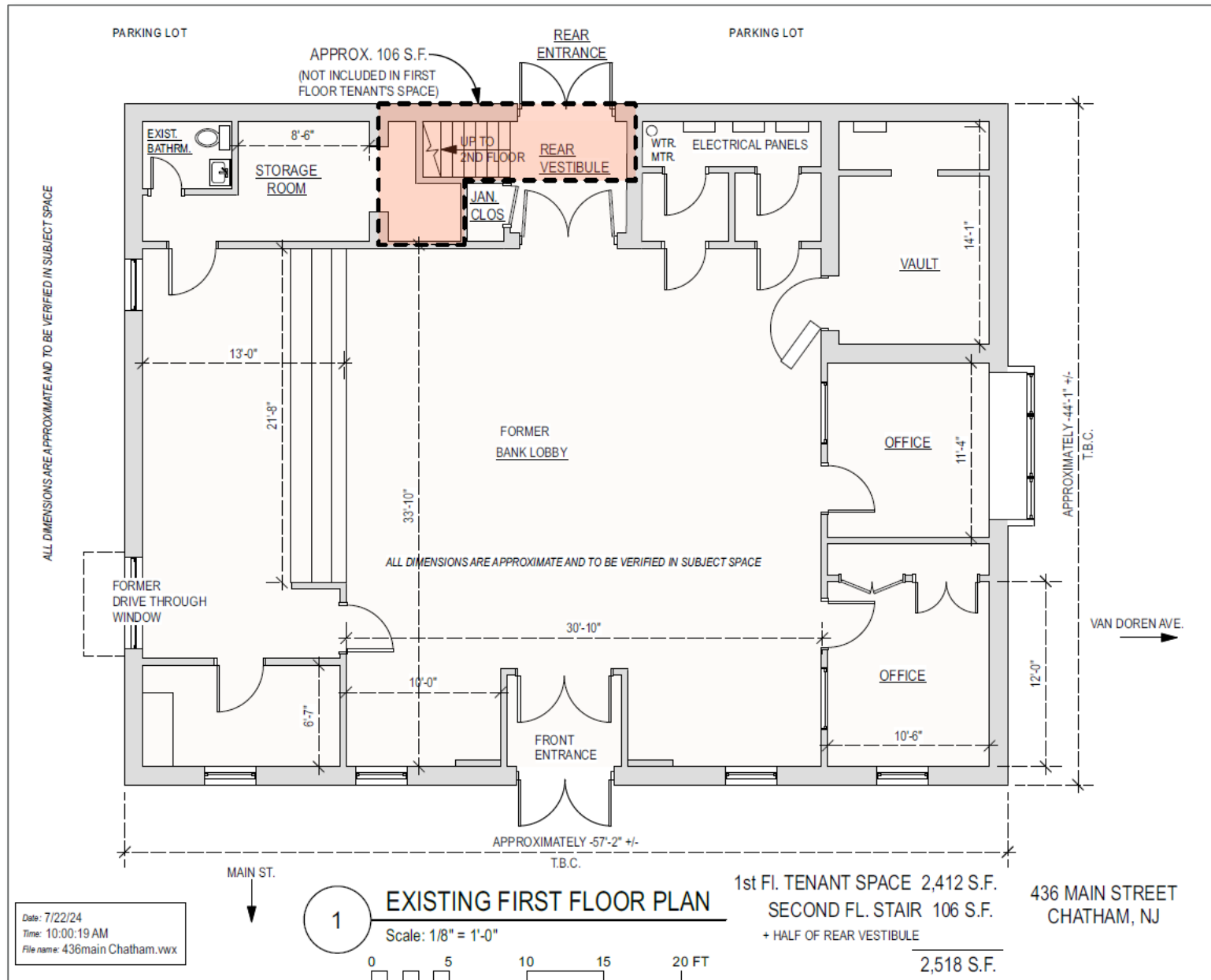


# Interior Photos



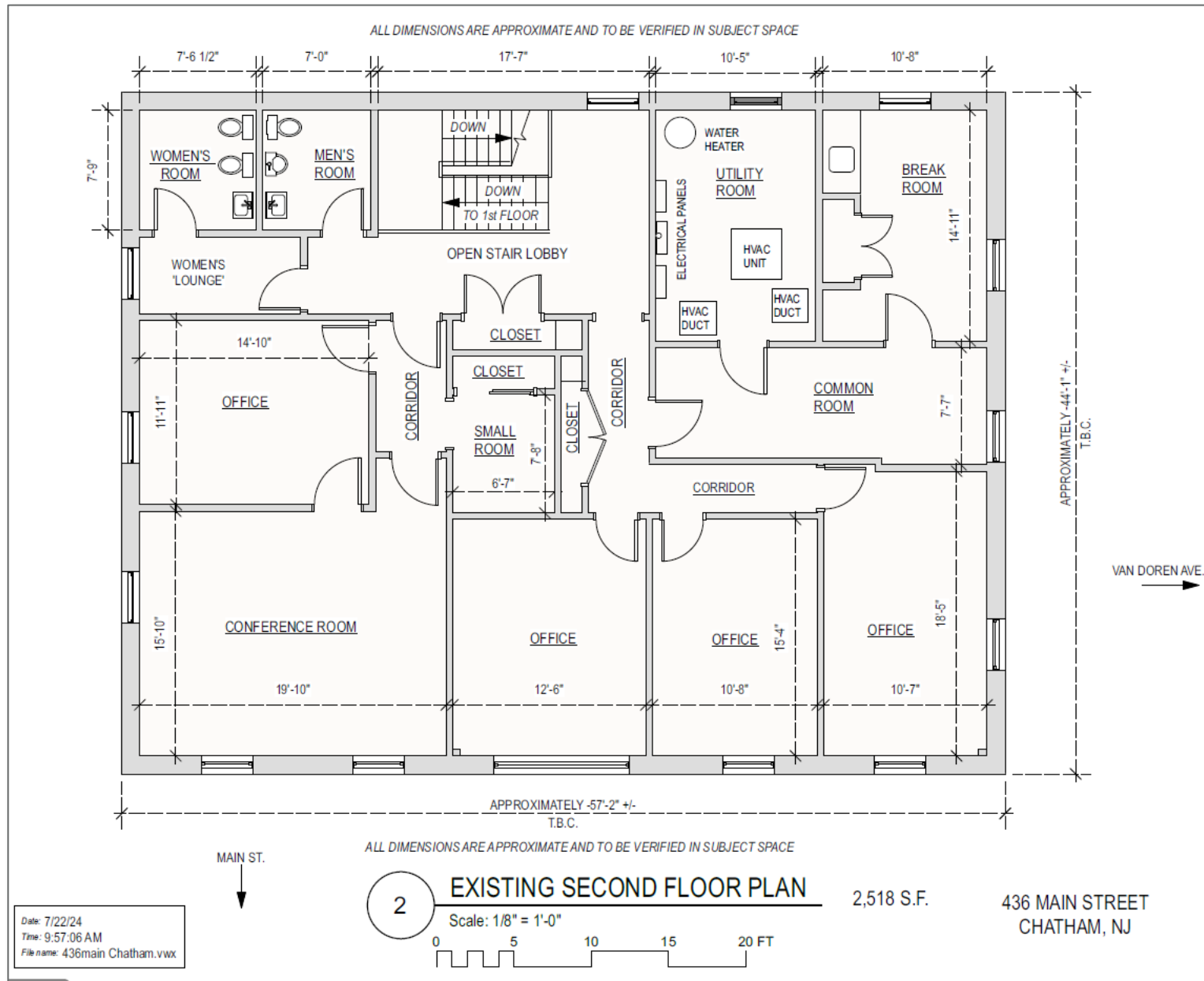


# Floor Plan – 1<sup>st</sup> Floor





# Floor Plan – 2<sup>nd</sup> Floor





# B-1 Zoning Overview

## **§ 30-80. B-1 BUSINESS CENTER DISTRICT AND B-2 NEIGHBORHOOD BUSINESS DISTRICT.**

### **§ 30-80.1. Permitted Principal Uses. [Ord. No. 2-79 § 703.1; Ord. No. 99-007 § 17]**

#### **a. Permitted Principal Uses in the B-1 District.**

1. Retail stores and shops.
2. Cleaning and tailoring shops, provided there is no dry cleaning on the premises.
3. Restaurants in which patrons seated at tables and counters are served food and drink, including, in the case of food serving establishments, outdoor tables and chairs in the walkways immediately fronting such establishments when (1) a convenient, straight four-foot wide walkway is maintained, (2) food is neither ordered outdoors by a patron nor delivered outdoors by an establishment employee and (3) the outdoor eating area is kept clean, sanitary, and free of litter.
4. Theaters.
5. Banks and financial institutions.
6. Offices for professional, business and executive purposes.

#### **b. Permitted Principal Uses in the B-2 District.**

1. Retail stores and shops.
2. Restaurants in which patrons seated at tables and counters are served food and drink, but not including outdoor dining.

### **§ 30-80.2. Permitted Accessory Uses. [Ord. No. 2-79 § 703.2; Ord. No. 99-007 § 17]**

- a. Off-street parking in accordance with Subsection 30-64.2.
- b. Signs in accordance with § 30-98.
- c. Other accessory uses customarily incident to the uses listed in Subsection 30-80.1.

### **§ 30-80.3. Conditional Uses. [Ord. No. 2-79 § 703.3; Ord. No. 9-79 § 17; Ord. No. 97-007 § 3; Ord. No. 99-007 § 17]**

The following conditional uses, as regulated in § 30-99 are permitted:

- a. Public utility buildings and facilities.
- b. Institutional Uses.
- c. Assisted living residences in the B-1 District only.

[Link to Zoning](#)



# Local Market Overview

**Chatham, New Jersey** is an affluent suburban community located along Route 124 in the heart of the New Jersey's "Wealth Belt," known for its tree-lined streets, charming downtown, and strong demographics. The area offers exceptional public schools, access to premier healthcare institutions, and a highly educated population. Many residents commute daily to Manhattan, with the Chatham NJ Transit station providing direct service to New York Penn Station. This combination of proximity to New York City, outstanding local amenities, and a high-income residential base makes Chatham one of the most desirable and stable investment markets in northern New Jersey, attracting both residents and investors alike.

Demographics	1-Mile Radius	3-Mile Radius	Chatham (Borough)
Population (2025)	12,200	69,816	9,519
Households	4,199	24,872	3,222
Average Household Size	2.89	2.75	2.94
Median Age	41.7	41.2	41.1
Average Household Income	308,386	292,627	\$313,550
Average Home Value	\$1,106,312	\$1,121,438	\$1,106,206
Per Capita Income	\$106,561	\$102,790	\$106,146
Bachelor's Degree or Higher	82.8%	76.5%	85.7%





# Disclaimer

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This Offering Memorandum was prepared by Cushman & Wakefield (“Broker”) solely for the use of prospective buyers (each a “Buyer”) of the real property commonly known as 434 Main Street, Chatham, New Jersey 07928 (the “Property”). Neither Broker nor the owner of the Property (“Owner”) makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective Buyers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared and (ii) that no projections were made herein. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer.

The Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement attached hereto.





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