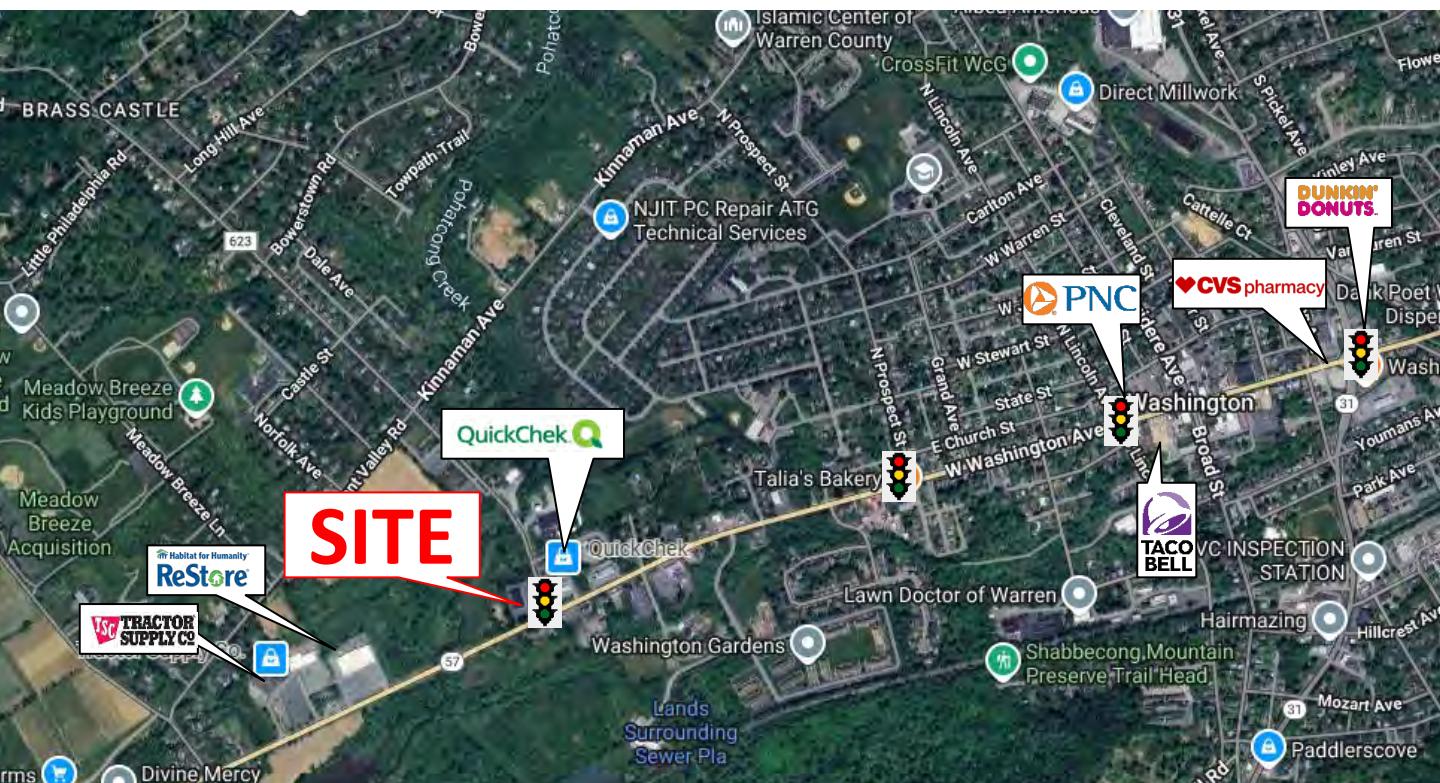




Eagle Realty USA

For Sale or Lease: 354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)



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

Greg Giannini

Vice President

Phone 973.598.1500

Mobile 973-229-9228

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**



PROPERTY HIGHLIGHTS

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)

- For Sale or Lease
- Lot Size: +/- 2.49 Acres
- Building Size: +/- 11,200 Floor Area
+/- 1,150 Mezzanine
- Building description: Former Rite Aid with Drive Thru
- Zoning: HC – Highway Commercial
- Zoning Map: [E:\L-DRAWINGS\Washington Township\WTWM085 - Gen Mun 2016\TWP SPZ Map - 2016 R2 30x42 Border wo Fields \(1\)](E:\L-DRAWINGS\Washington Township\WTWM085 - Gen Mun 2016\TWP SPZ Map - 2016 R2 30x42 Border wo Fields (1))
- Zoning Code: <https://ecode360.com/11397933>
- Utilities:
 - Septic: Yes
 - Water: Public
 - Natural Gas: Public
- Pylon Sign: Yes
- Parking spaces: 60
- Traffic light access via Brass Castle Road at Route 57
- Area Retailers Include: Tractor Supply Company, PNC Bank, CVS, Dunkin Donuts, Taco Bell, Advance Auto, Habitat for Humanity Restore, QuickChek
- Area Colleges / Schools: Warren County Community College & Warren County Technical School
- Demos:

Radius:	Population:	Median Income:	Households:
1 Mile	5,748	\$66,815	2,268
3 Mile	14,092	\$84,745	5,449
5 Mile	26,868	\$90,666	10,632

Source: The Right Move 2024

- Traffic Counts:
 - Route 57: 15,511 AADT (2010)
 - Brass Castle Rd: 6,353 AADT (2020)

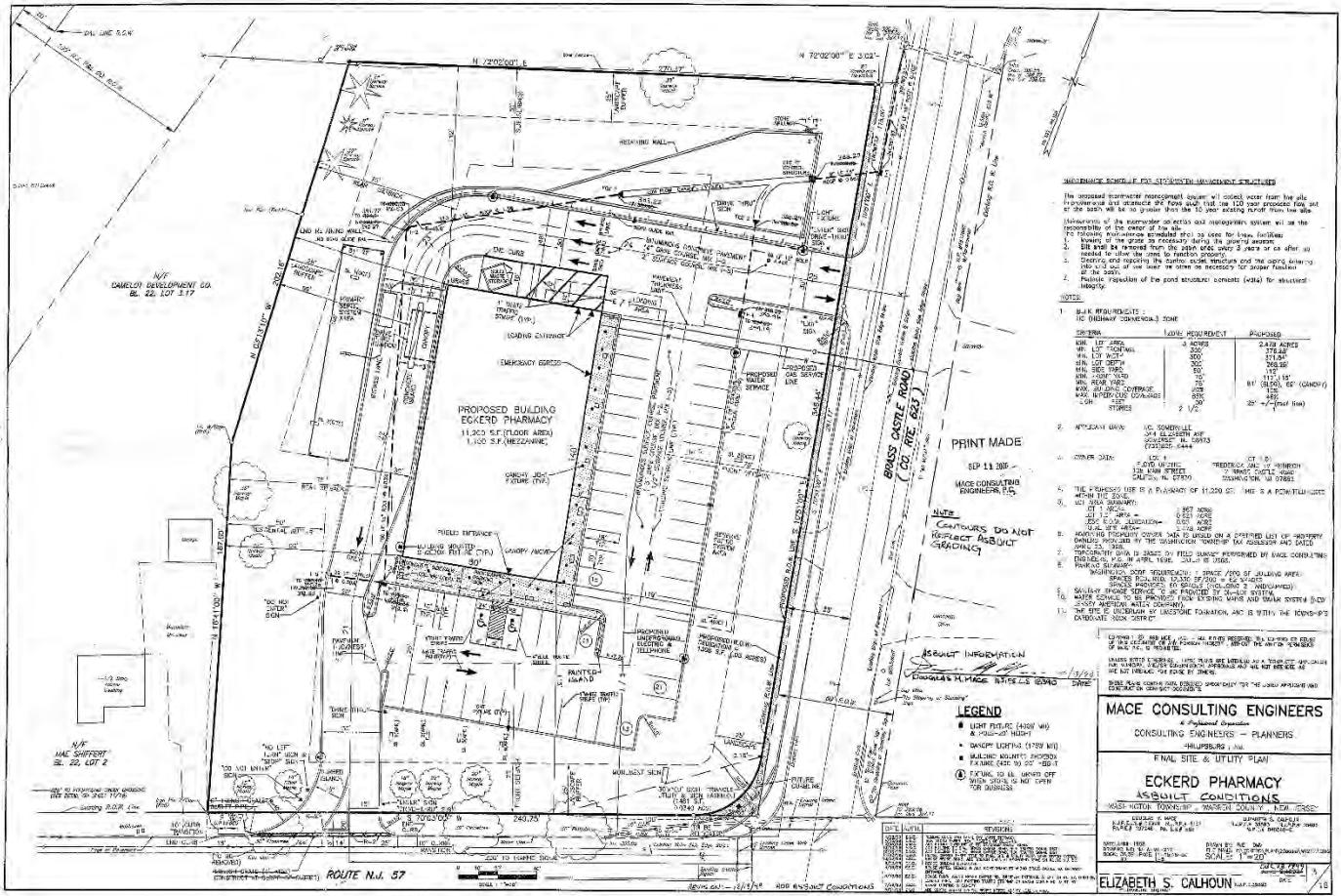
Source: NJ DOT



SURVEY

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS**



WASHINGTON TWP HIGHLIGHTS

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)

Washington Township is a township in Warren County, in the U.S. state of New Jersey. As of the 2020 United States census, the township's population was 6,492, a decrease of 159 (−2.4%) from the 2010 census count of 6,651, which in turn reflected an increase of 403 (+6.5%) from the 6,248 counted in the 2000 census.

The township is one of six municipalities in New Jersey under the name Washington (one of which is a borough, five of which are townships). Washington Township, Warren County completely surrounds the borough of Washington. Mansfield Township, also in Warren County, borders both this municipality and another Washington Township in Morris County.

Washington Township was incorporated as a township by an act of the New Jersey Legislature on April 9, 1849, from portions of Mansfield Township. Portions of the township were taken on February 20, 1868, to create Washington Borough. The township was named for George Washington, one of more than ten communities statewide named for the first president. It is one of five municipalities in the state of New Jersey with the name "Washington Township". Another municipality, Washington Borough, is completely surrounded by Washington Township.

Source: [Washington Township, Warren County, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN WARREN COUNTY

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)

Warren County

1. St. Luke's Warren Hospital (500-999 employees)
2. Mars North America (500-999 employees)
3. Albea Americas (250-499 employees)
4. Heath Village (250-499 employees)

Source: [The biggest private employer in each N.J. county - nj.com](#)

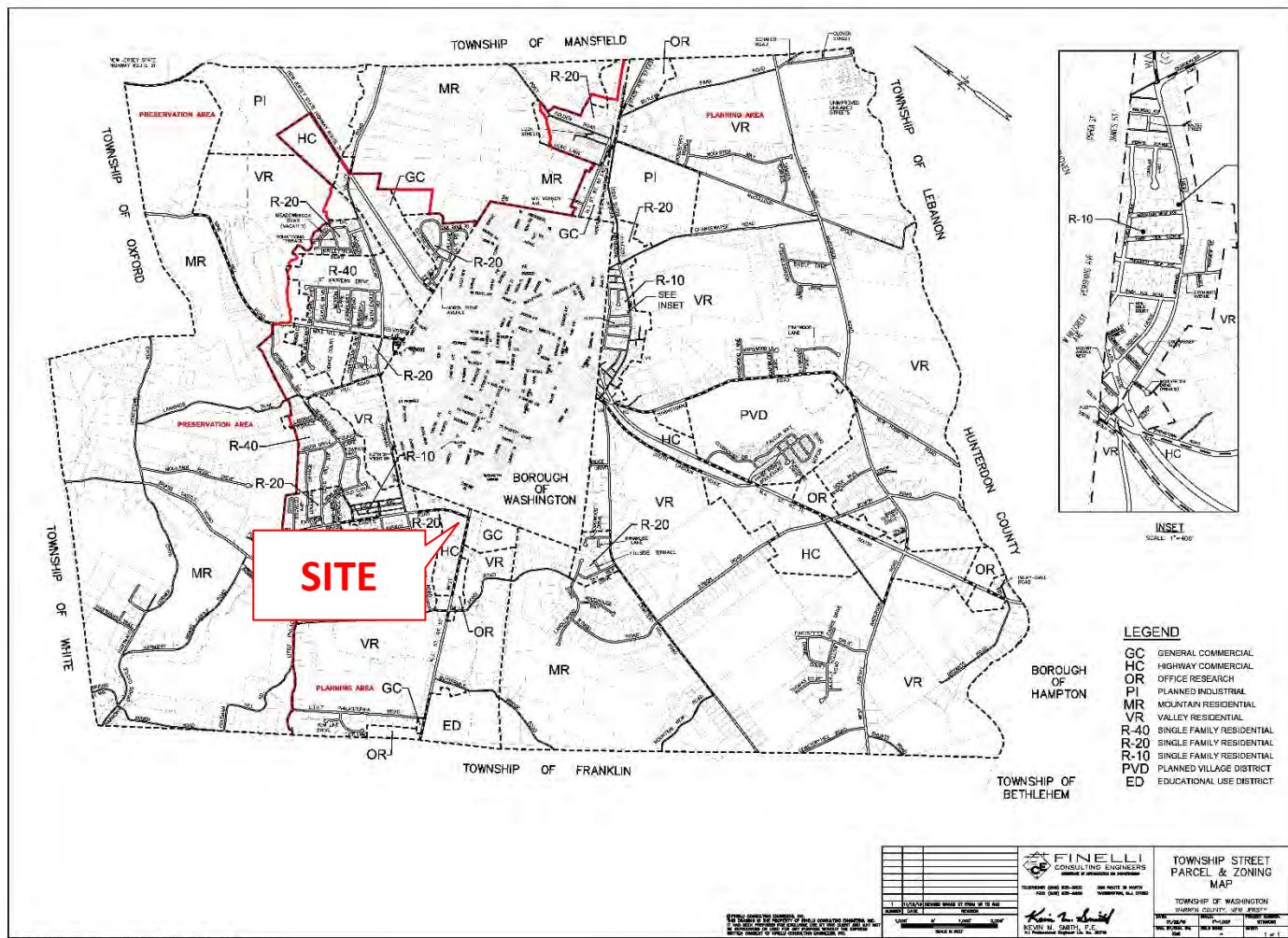
All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**



ZONING MAP

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)



[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**





ZONING CODE

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)

123-13. HC and GC Districts. [Amended 11-9-1988 by Ord. No. 88-11; 3-14-1990 by Ord. No. 90-2; 5-17-1994 by Ord. No. 94-8; 3-19-1996 by Ord. No. 96-3; 9-17-1996 by Ord. No. 96-12]

Principal permitted uses on the land and in buildings.

1. Retail activities limited to the following:

- Appliance stores
- Art gallery
- Art and hobby supply stores.
- Auto rental agency.
- Auto supply store.
- Bait shop.
- Bakery store.
- Bicycle sales and repair.
- Bookstore.
- Car wash.
- Clothing store.
- Convenience store.
- Electronics store.
- Florist.
- Furniture and home furnishings store.
- Grocery store and supermarkets.
- Gunsmith.
- Hardware store.
- Jewelry store.
- Liquor store.
- Medical and surgical supplies store.
- Motorcycle sales and service.
- Office supply store.
- Pawn shop.
- Personal care products store.
- Pet store
- Pharmacy, including drive-through facilities.
- Photography supplies.
- Plumbing and heating supply store.
- Print shop

[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**



ZONING CODE

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)

Produce stand
Record/audio store
Shoe store
Sporting goods.
Tombstones/monuments.

2: Banks and financial institutions, including automatic teller machines and drive-through facilities.

3. Personal service establishments limited to the following:

Diet clinic.
Dry-cleaning shop, limited to retail service only.
Exterminator.
Funeral home or mortuary.
Limousine service.
Locksmith.
Photography studio.
Postal and parcel delivery service.
Self-service storage facility.
Tailoring shop.
Taxi stand

4. Day-care centers, child-care centers, nursery schools and educational reading centers.

5. Art, martial arts, music and dancing schools.

6. Commercial recreation facilities limited to the following:

Amusement center.
Arcade games.
Basketball court.
Batting cages.
Billiards.
Bowling alleys.
Exercise or health spas or clubs.
Golf courses.
Golf driving ranges.
Gymnasiums.
Indoor electronic golf.
Indoor soccer.
Miniature golf.

[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**



ZONING CODE

354 Route 57, Washington Twp, Warren County, NJ

[Link to Google Aerial](#)

Racquetball
Rifle range, indoors
Skating rinks
Swimming pools
Tennis court
7. Museums and libraries
8. Theaters
9. Offices and professional office buildings, including incidental research and development facilities
10. Medical, dental and veterinarian offices
11. Hospitals, health maintenance organizations and emergency medical care facilities
12. Restaurants, bars, taverns, night clubs and dance halls
13. Charitable and philanthropic institutions
14. Places of worship, including churches and synagogues

Conditional uses. (For requirements, see § 123-32.)

Auditorium and assembly halls
Automobile sales
Auto body shop
Auto repair shop
Barbershops
Beauty parlors
Community centers, quasi-public clubs and social and fraternal clubs
Contractors equipment and machinery sales
Contractors storage yards
Convalescent centers, nursing homes and drug and alcohol rehabilitation centers
Hotels, motels and conference centers
Laundromats
Nursery (retail)
Oil change shop
Public utilities
Rental centers
Service stations

[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements. **EAGLE DOES NOT PARTICIPATE IN SUBAGENCY RELATIONSHIPS.**