



New Construction Pad Site For Ground Lease

978 Route 173, Bloomsbury
Hunterdon County, New Jersey 08804

PROPERTY DESCRIPTION

Proposed 2.4 Acre site ground lease opportunity contiguous Citgo Gas Station & Quick Mart Convenience Store/Deli, situated immediately off exit 7 of I-78. Preliminary site plan approval for +/-3,000 SF one-story free-standing drive thru.

AVAILABLE SPACE

+/-3,000 SF free standing drive thru

RENTAL RATES

Upon request, subject to use and creditworthiness

OCCUPANCY

Approximately 180 days from non-appealable site plan approval and issuance of building permits

TAXES

\$27,211 Projected 2024

PARKING

+/- 35 spaces

TRAFFIC COUNTS

ADT 6,012 VPD Route 173

ADT 90,751 VPD at exit 7 (Route 173)

ZONING

(B-2) allows retail sales of goods and business and professional personal offices.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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Asst. VP – Retail Services

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Brian Silbert

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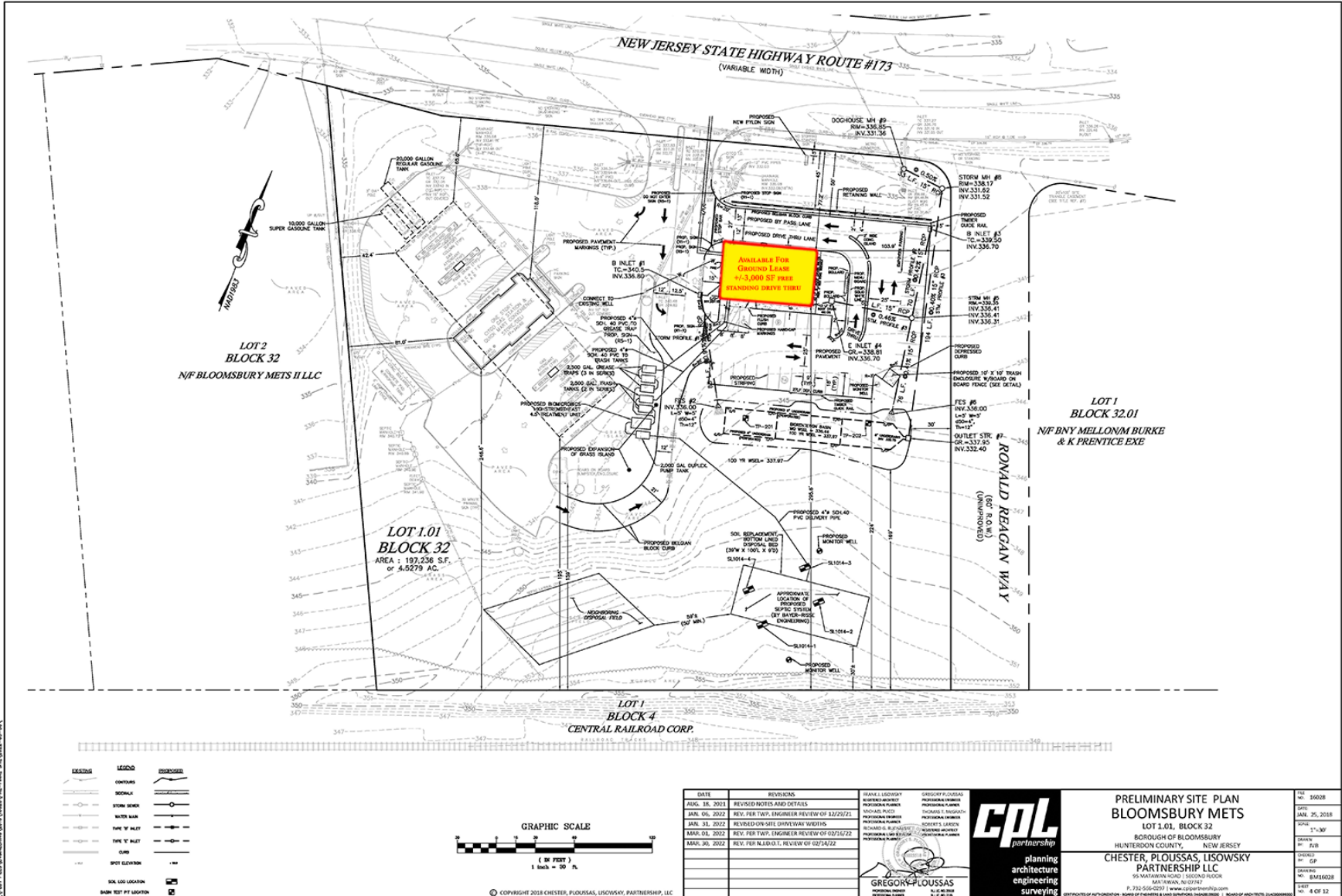
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

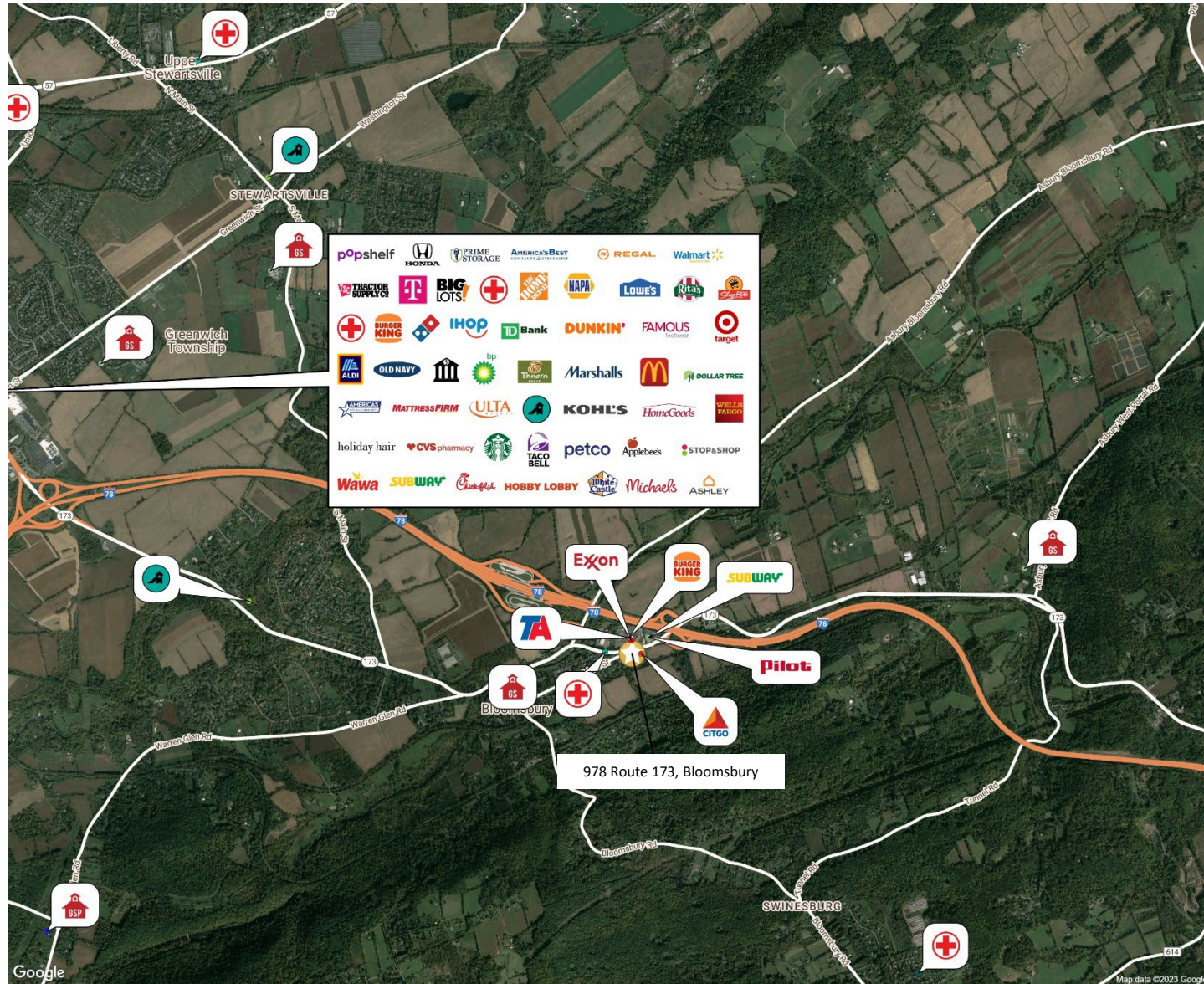


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Preliminary Site Plan



Immediate Aerial



AREA DEMOGRAPHICS

5 Mile Radius

Population	22,617
Daytime Population	12,591
Average HH Income	\$165,740
Total Households	8,506
Median Age	45.1

7 Mile Radius

Population	61,221
Daytime Population	34,371
Average HH Income	\$139,518
Total Households	23,814
Median Age	42.8

10 Mile Radius

Population	171,558
Daytime Population	102,411
Average HH Income	\$132,468
Total Households	66,511
Median Age	41.2

