

FULLY DEVELOPED 2.17 ACRE SITE SALE OR LEASE 645 ROUTE 202/206, BRIDGEWATER TOWNSHIP SOMERSET COUNTY, NEW JERSEY 08807



Unique offering opportunity for re-positioning of the successful Green Knoll Restaurant property, comprising 5,000 SF of restaurant, including patio and two bars. The restaurant is situated on a 2.17-acre level parcel with ample on-site parking. The highly visible location affords a qualified leasee or alternatively a purchaser and potential redevelopment opportunity. Contiguous BMW and Audi dealerships and less than one mile north of Bridgewater Commons Mall and Somerset Corporate Center along State Route 206 feeder to I-287 and I-78.

TOTAL SIZE

**±2.17 Acres with 5,000 SF
Green Knoll Restaurant**

PARKING SPACES

120 Onsite

RESTAURANT FEATURES

Consumption liquor license, outdoor patio bar, two indoor bar areas

ZONING

GC – General Commercial

OFFERING MEMORANDUM

Upon Receipt of Signed NDA

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

**BRIAN S. SILBERT
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