

LANDMARK
REAL ESTATE COMPANY

2.9 ACRE PROPERTY FOR SALE
16,900SF FREESTANDING SUPERMARKET
480 ROUTE 46, FAIRFIELD NJ 07004

Presented By:

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY OVERVIEW

The subject property is 2.9 Acres of prime real estate with 250' of highway frontage located in Fairfield New Jersey. The property is located along Route 46; the major retail corridor for the area and surrounding townships. The freestanding supermarket building layout consists of 12,900SF of retail space on the ground floor and has 4,000SF on the Second Floor, 106 parking spaces and there are many different redevelopment options for this property as well!

The surrounding area is densely populated and boasts strong income demographics. The property is surrounded by industrial and office properties, and is located nearby many national retailers including: McDonalds, Raymour & Flanigan, Retro Fitness, Planet Fitness, Target, Wawa, Quick Chek, and only 1 mile away from the Willowbrook Mall!



DEAL POINTS

LOCATED ALONG MAJOR RETAIL CORRIDOR ROUTE 46

ZONED: HD – HIGHWAY DEVELOPMENT ZONE

PROPOSED 16,900 FREESTANDING BUILDING WITH 106 PARKING SPACES

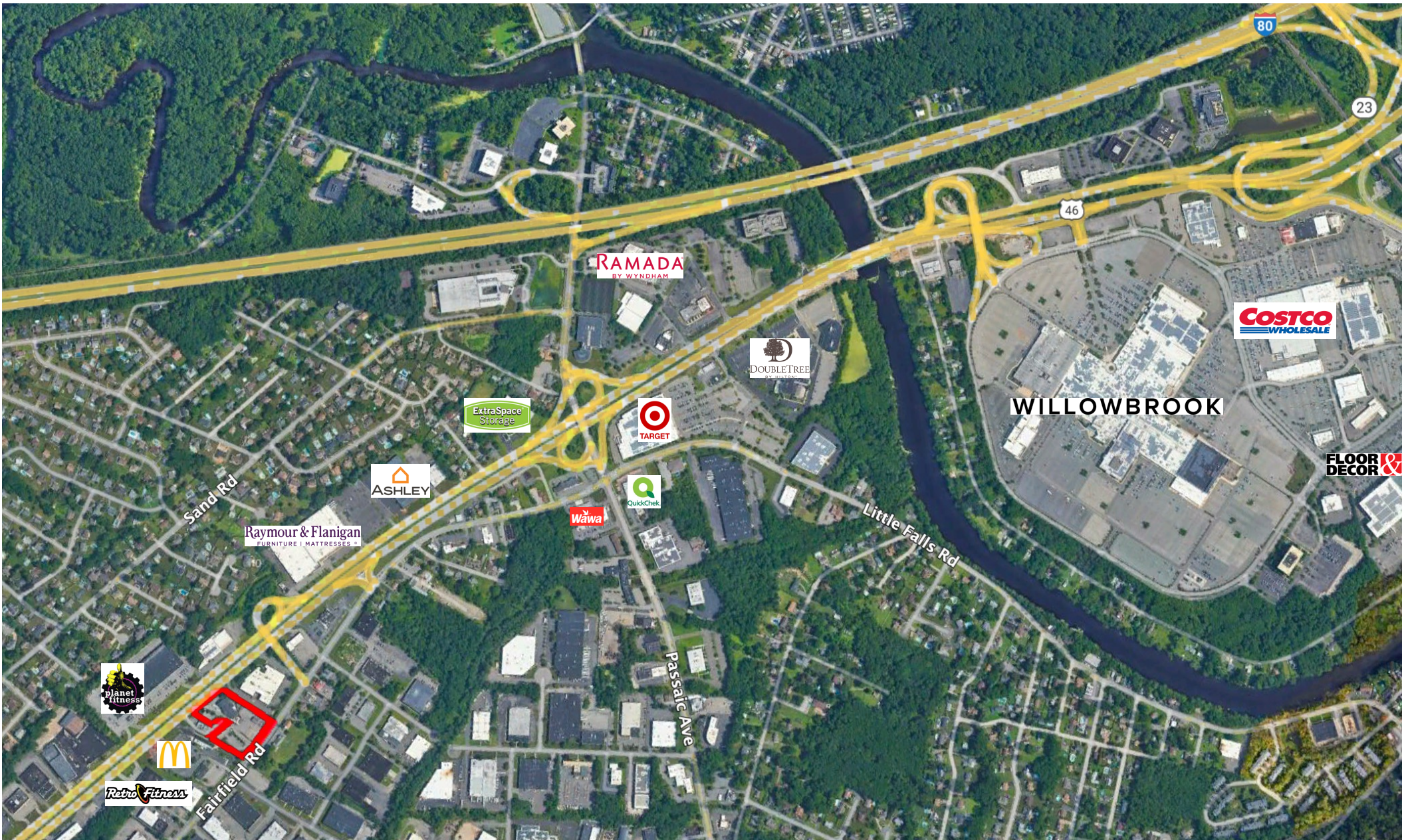
SHOWROOM/RETAIL/MEDICAL/DAYCARE/MORE!

ROUTE 46 TRAFFIC COUNTS: 35,000 VPD

OFFERING SPECIFICATIONS

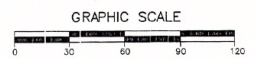
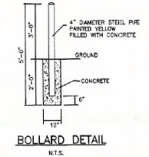
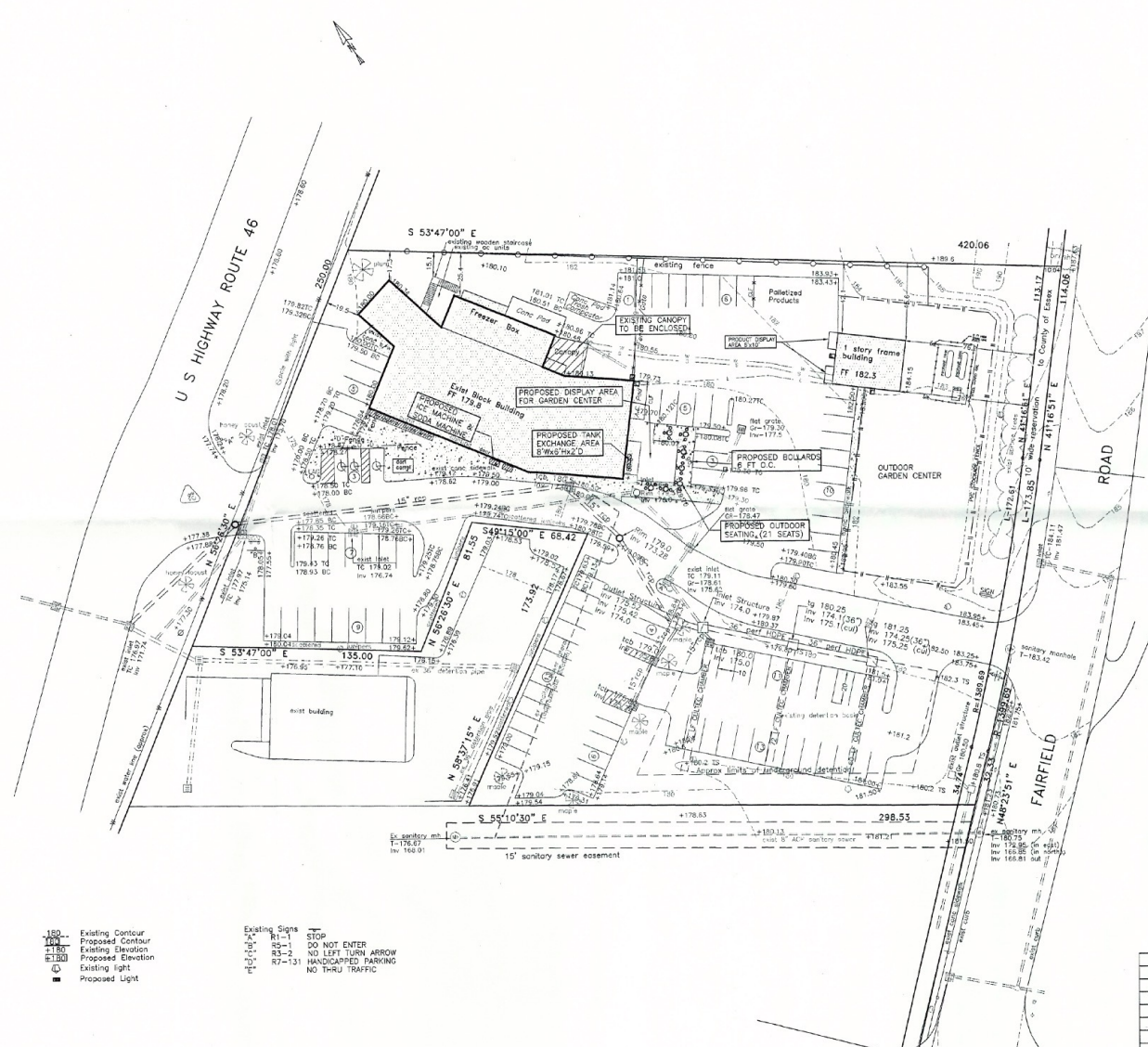
ASKING PRICE	\$5,000,000
SQUARE-FOOTAGE	1 st Floor: 12,900, 2 nd Floor: 4,000
LAND SIZE	2.9 AC
YEAR BUILT	1997

LOCATION AERIAL



SITE PLAN

NOT TO SCALE
 SHOWING BOUNDARY AND ELEVATION CONDITIONS IN ACCORDANCE WITH A MAP
 LOCATED THROUGH THE PLANNING BOARD OFFICE, TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NJ
 BLOCK 3802 - LOTS 19, 18 & 21, TOWNSHIP OF FAIRFIELD, ESSEX COUNTY, NJ
 -AS BUILT SURVEY PREPARED BY MATARAZZO ENGINEERING, LLC MAY 2013



- 150 Existing Contour
- 100 Proposed Contour
- 2180 Existing Elevation
- 1100 Proposed Elevation
- Existing Light
- Proposed Light
- Existing Sign
- R1-1 STOP
- R2-1 DO NOT ENTER
- R3-2 NO LEFT TURN ARROW
- R7-13 HANDICAPPED PARKING
- R7-13 NO THRU TRAFFIC

-The location of all underground utilities are approximate. The actual locations must be verified by test holes prior to construction.
 -Datum NAVD 1109
 -Existing utilities to be field marked by appropriate utility company prior to start of any construction.

SEPT. 16, 2014	AS PER BOARD OF ADJ	FRANK MATARAZZO	professional engineer & land surveyor	NJ Lic No 37513
SEPT. 10, 2014	AS EXIST PROPOSED TANK	CHARLES A. CARBONE	professional engineer	NJ Lic No 32367
DATE	REVISION	SCALE	TORN BY	CHK BY
		1"=30'	FM	CJC
		FILE No	29538	DRAWING
		SHT	2	OF 2

SITE PLAN
CORRADO'S
 BLOCK 3802 LOT 17,18,20
 TOWNSHIP of FAIRFIELD ESSEX COUNTY, NJ

ME Matarazzo Engineering, LLC
 a professional engineering & land surveying company

575 Route 48 West Fairfield, NJ 07004
 Tel (973) 808-8779 Fax (973) 808-8785
 Certificate of Authorization 24649061000

DATE 12/12/2013



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