

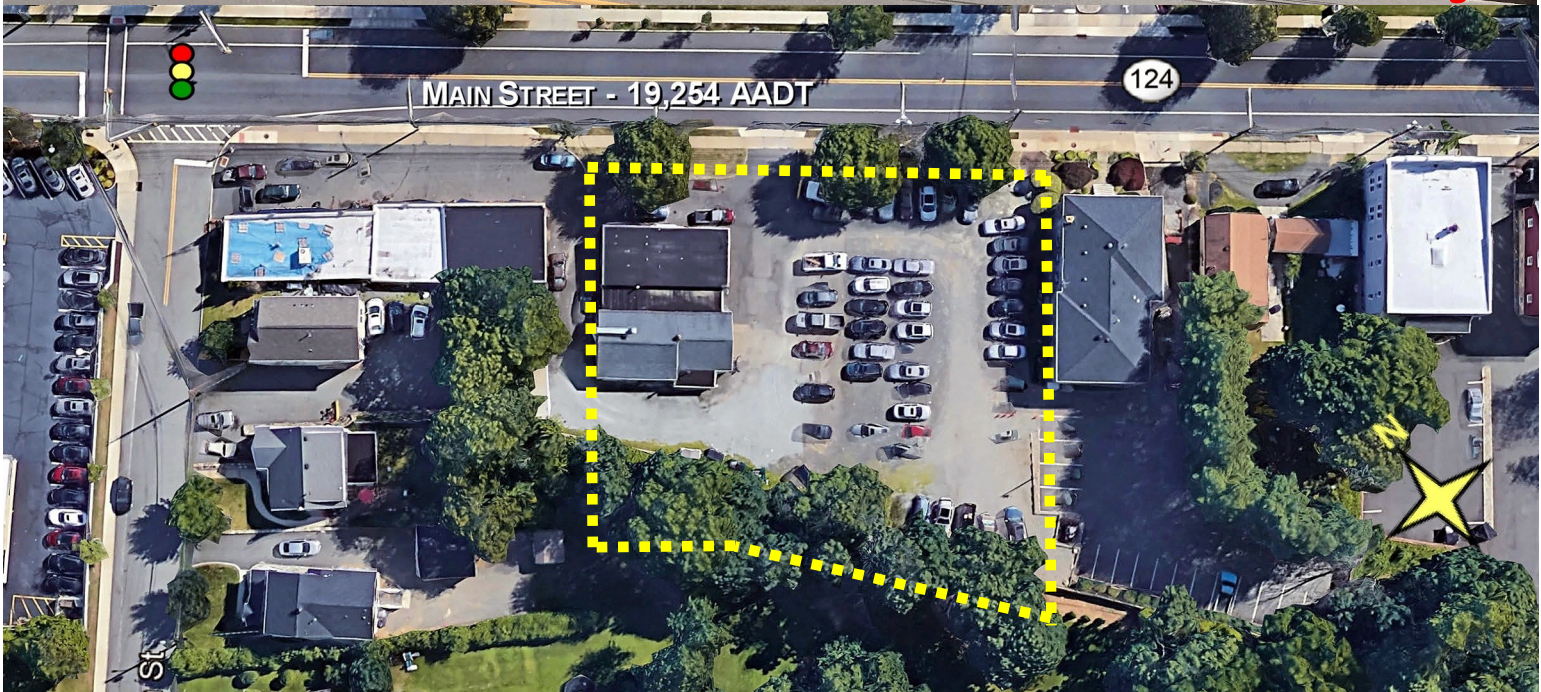
# AVAILABLE LAND LEASE 285 MAIN STREET, MADISON, NEW JERSEY



**BKR Lamar**  
RETAIL SERVICES



**Great Location - Great Access - Excellent Visibility**



**Size:** +/- 30,400 Sq. Ft.  
**Frontage:** +/- 190 Feet  
**Lease Price:** Upon Request  
**Expenses:** Tenant will be responsible for  
**Taxes:** +/- \$19,284 Annually  
**Zone:** CC (Community Commercial)

**Comments:**

\* Centrally located within Madison with access to Route 24/I-287/I-78/(I-95) NJ turnpike and Garden State Parkway

**DEMOGRAPHICS:**

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population:	10,955	57,920	144,710
Households:	4,108	21,233	53,434
Avg. HH Inc.:	\$247,608	\$229,174	\$227,374
Daytime Pop:	4,454	50,879	137,856

**Traffic Counts:**

NJ Route 124 - Approx. 19,254 AADT

**FOR ADDITIONAL INFORMATION CONTACT:**



**BKR Lamar**  
RETAIL SERVICES

**William P. Ray - Executive V.P.**  
**Cell: (973) 737-5900**  
**Email: [wray@bkrlamar.com](mailto:wray@bkrlamar.com)**

**695 Route 46, Suite 210, Fairfield New Jersey 07004**

**[www.bkrlamar.com](http://www.bkrlamar.com)**

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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### Principal Permitted Uses:

- Apartment over stores or offices
- Boardinghouses
- Business, medical, professional, executive or administrative offices
- Convenience grocery stores
- Financial institutions, non-drive-up window
- Food establishments
- Food manufacture or processing for retail sale or process
- Funeral Homes
- Institutional Uses
- Multiple-family dwellings
- Nursing Homes
- Patio houses
- Public parks and playgrounds
- Public utility and service facilities
- Recreational facility, commercial
- Recreational facility, private
- Restaurants, non-drive-thru
- Retail sales and service
- Single-family detached dwelling
- Theaters
- Two-family dwelling

### Conditional Uses:

- Adult entertainment uses
- Amusement machines, premises for
- Assisted living residences
- Financial institutions with drive-up window
- Garage, public
- Gasoline Service Station
- Outdoor vending machines
- Restaurants, drive-through

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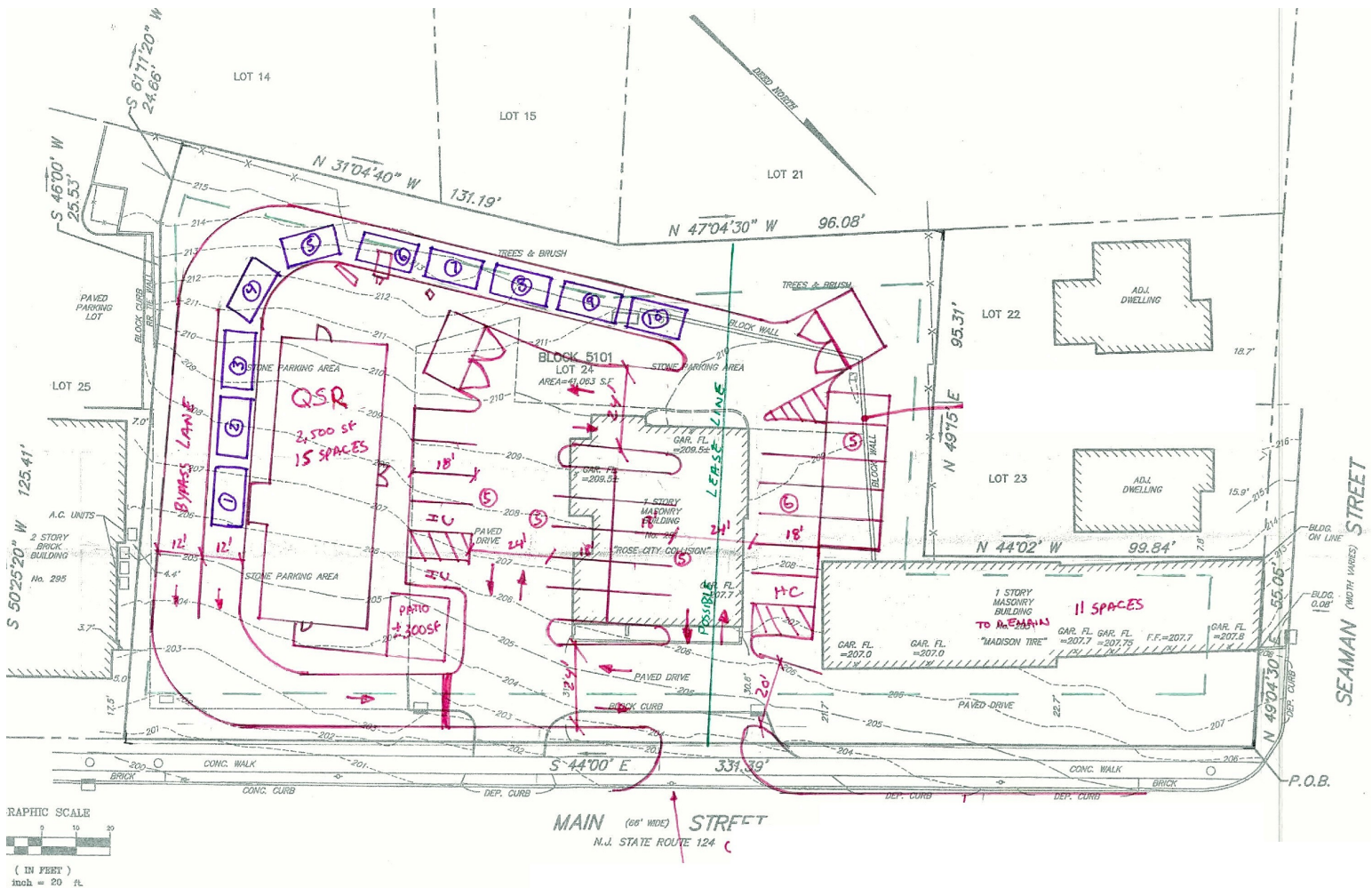
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## CONCEPT A 2,500 SQ.FT. RESTAURANT WITH DRIVE THRU



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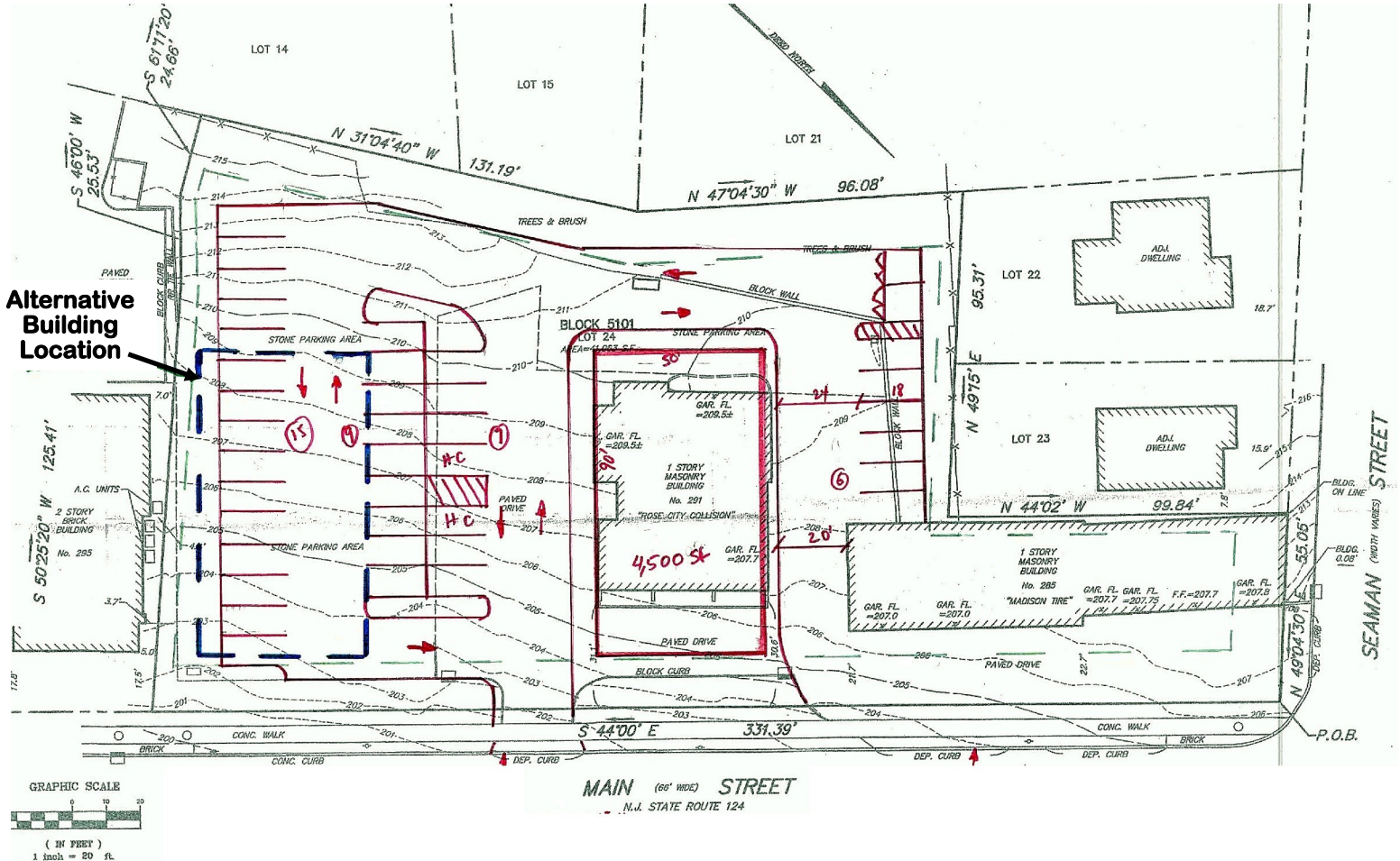
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## CONCEPT B 4,500 SQ.FT. BUILDING



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