

## Property Features

- ±4.49 acres in Lebanon and Clinton Twp.
- 6 existing structures (mix of commercial, residential and storage buildings)
  - ±10,400 SF Dairy Barn
  - ±2,392 SF Upholstery Building
  - ±3,000 SF Main Residential Farm House
  - ±1,400 SF Residential Home (Tenant Occupied)
  - ±663 SF Corn Crib and 500 SF Wash House
  - ±1,665 SF Office Building
- Rental income: \$79,020 annually
- City water and sewer available
- Highly visible location with frontage on 3 roads: U.S. Route 22 E. (360'), Blossom Hill Rd. (317'), and Main St. (264.79')
- Exceptional high traffic location with 111,514 vehicles per day at I-78 & Blossom Hill Rd and 23,322 vehicles per day along U.S. Route 22
- Grandfathered impervious lot coverage on open and level land (no wetlands evident)
- Zoning: C-ROM-1 (Commercial, Research, Office & Manufacturing)
- Excellent owner/user, redevelopment, or investment opportunity

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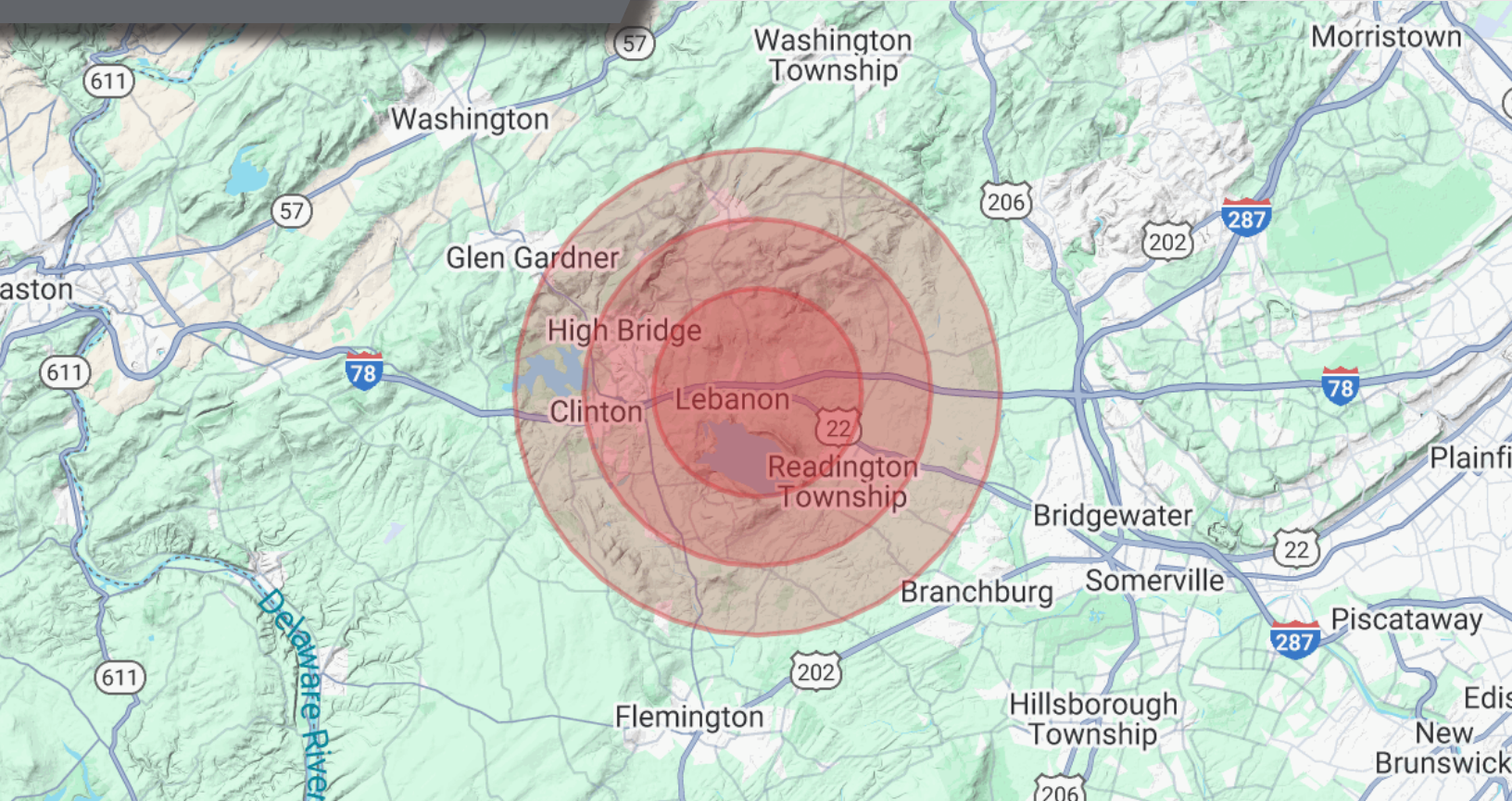
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#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson





## Property Description

This unique  $\pm 4.49$  acre commercial property in Lebanon Borough and Clinton Township, NJ offers a rare combination of income-producing buildings and development potential.

Featuring six existing structures and grandfathered impervious lot coverage, the site is predominantly open, level land with no wetlands evident, allowing for flexible future use.

Currently generating \$79,020 in annual rental income, the property provides an excellent opportunity for investors or developers seeking a strong in-place return with long-term upside.

Its strategic frontage on 3 roads (Route 22 Eastbound, Blossom Hill Road, and Main Street) ensures exceptional exposure and accessibility for a wide range of commercial uses.

## Location Description

Positioned along Route 22 Eastbound at the intersection of Blossom Hill Road and Main Street, this property offers outstanding visibility and accessibility in a thriving commercial corridor. The site benefits from three-road frontage and sits among a mix of established retail, office, and service properties that define Lebanon Borough's historic charm.

Its convenient access to major highways, strong regional connectivity, and proximity to local amenities make it an ideal location for commercial redevelopment or continued investment in one of Hunterdon County's most desirable markets.

Demographics	3 Mile	5 Miles	7 Miles
Total Population	3,393	11,854	21,303
Average HH Income	\$196,655	\$187,577	\$191,245

# 1211 US-22

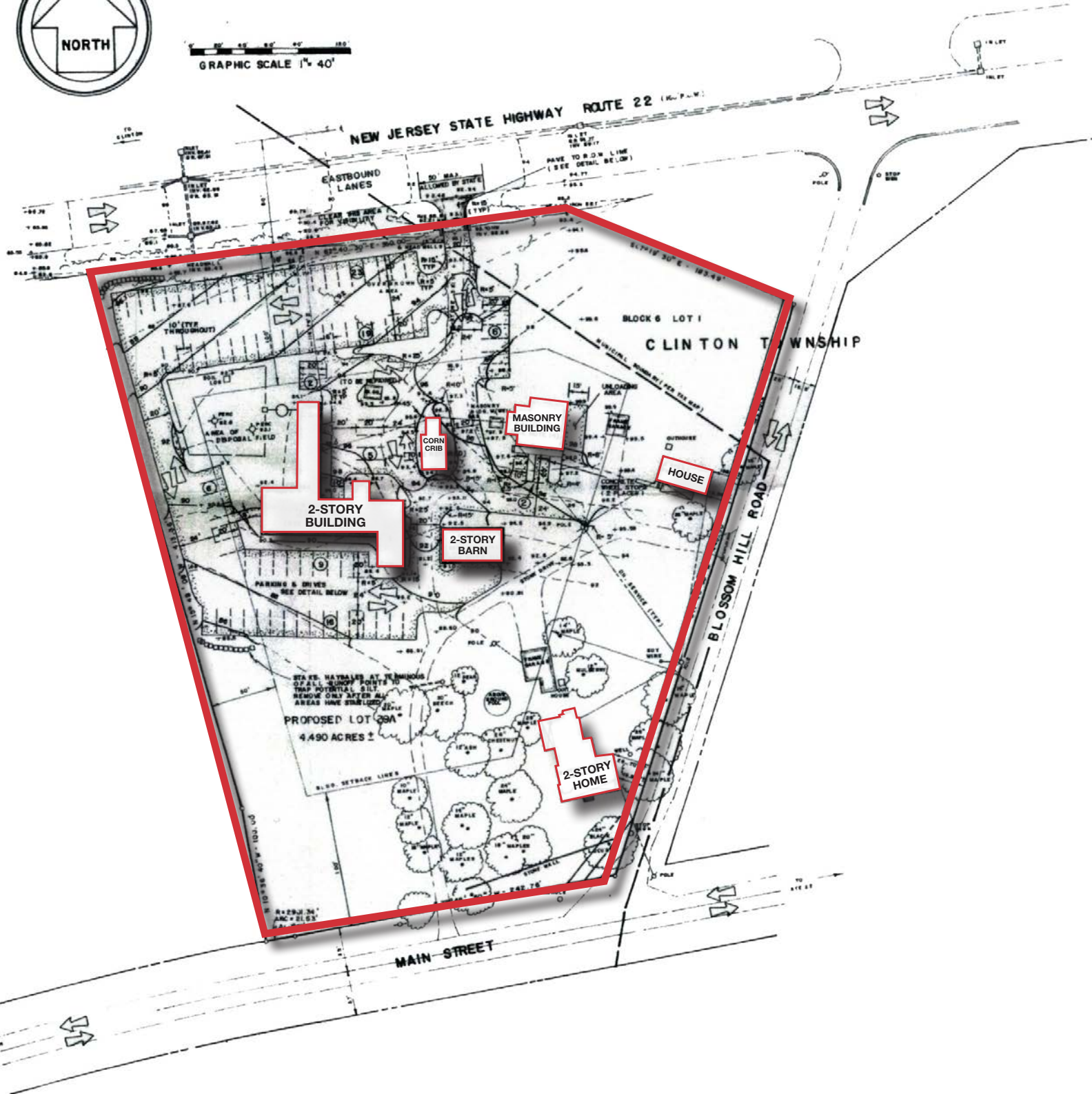
LEBANON  
NEW JERSEY

## SITE PLAN

NED COMM - ROM 100,000 SQ.FT.  
MIN LOT AREA - 100,000 SQ.FT.  
MIN LOT WIDTH - 200' AT FRONT SETBACK LINE  
SETBACKS: FRONT 100' SIDE 50' REAR 75'



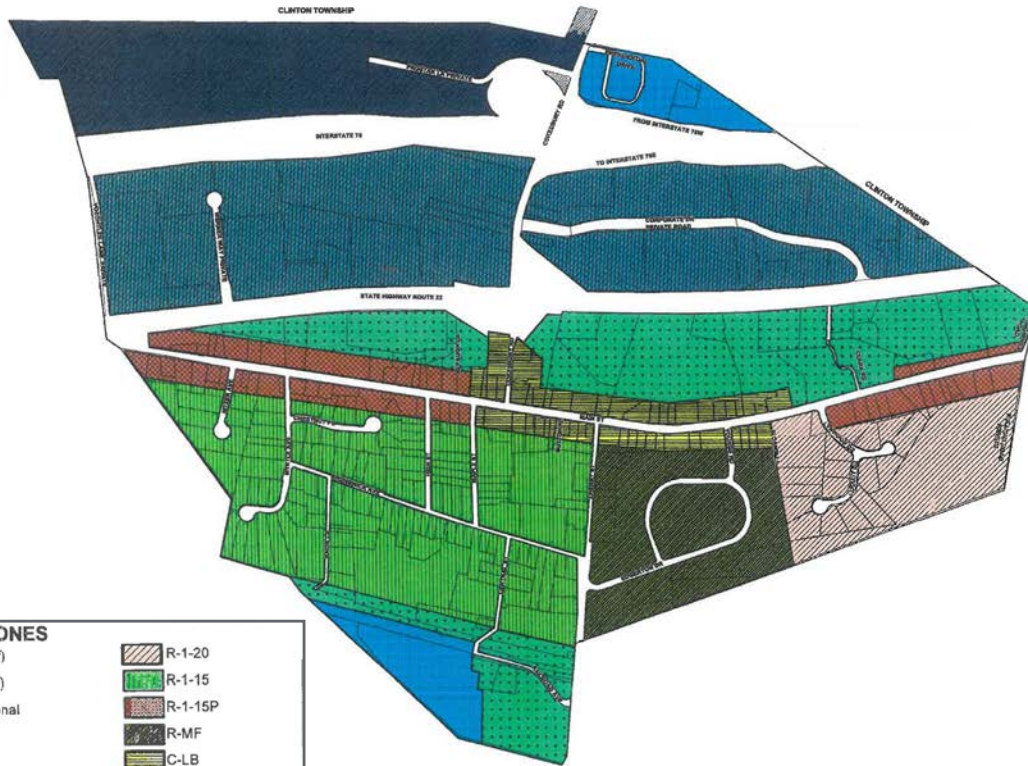
GRAPHIC SCALE 1" = 40'











ZONES	
One-Family Residential (20,000 sf)	R-1-20
One-Family Residential (15,000 sf)	R-1-15
One-Family Residential / Professional	R-1-15P
Multi-Family Residential	R-MF
Local Business	C-LB
Multi-Family / Affordable Housing Element	R-MF/AH
Research-Office-Manufacturing (100,000)	ROM-100,000
Commercial-Research-Office-Manufacturing (200,000)	COM-ROM-200,000
Commercial-Research-Office-Manufacturing (100,000)	COM-ROM-100,000

## ARTICLE 15 - COMMERCIAL-RESEARCH-OFFICE-MANUFACTURING 100,000 ZONE

### 15.01 USES PERMITTED

Only the following uses are permitted in the Commercial-Research-Office-Manufacturing 100,000 Zone:

15.01-1 Office for business, professional, executive or administrative purposes:

(A) Home offices; (B) Regional offices; (C) Accounting offices; (D) Computer centers

15.01-2 Research offices

15.01-3 Research and scientific laboratories

15.01-4 Process of manufacturing, fabrication, treatment or conversion of products.

15.01-5 Industrial and commercial warehouses and wholesale distribution centers.

15.01-6 A store or shop for retail business or wholesale display entirely within the confines of a building.

15.01-7 An indoor theatre

15.01-8 Such accessory use customarily incident to the foregoing permitted uses.

15.01-9 Outdoor storage only as an accessory to the primary use, and such storage shall be adequately screened and shall not exceed twenty-five percent (25%) of the lot area.

15.01-10 Any use by the Borough

### 15.02 CONDITIONAL USE

(A) Public Utilities

Located in Lebanon Borough's C-ROM-1 (Commercial, Research, Office & Manufacturing) zoning district, which offers flexible development potential for a wide range of commercial and professional uses. This designation permits retail and service establishments, medical and professional offices, research and development facilities, and light industrial or flex spaces.

The district's intent is to promote high-quality commercial and employment uses while maintaining compatibility with surrounding properties. Given its generous lot size and grandfathered impervious coverage, the site provides strong potential for redevelopment or expansion under current zoning regulations. Buyers are encouraged to verify all applicable requirements, including setbacks, height restrictions, and parking ratios, with the Lebanon Borough Zoning Office.

