

# Bernardsville

& 47 Mine Brook Road  
& 9 Woodland Road

NEW JERSEY

FOR SALE  
±9,583 SF Retail/Office  
Building with 1.18 Ac.



**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Joan Cenicola, Senior Vice President  
O: 201 488 5800 x158 | C: 908 812 7686  
jcenicola@naihanson.com

FOLLOW US! | Offices: Teterboro | Parsippany | Allentown • naihanson.com | naisummit.com • Member of NAI Global with 325+ Offices Worldwide

#### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Tenant Representation • 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.



±9,583 SF FREESTANDING RETAIL/OFFICE WITH 1.18 ACRES FOR SALE

## PROPERTY OVERVIEW

# Prime Investment & Redevelopment Opportunity in Bernardsville, NJ

## Retail Building & Adjacent Land Offered Together

### 9 Woodland Rd

- 0.75 acre
- Vacant land
- Currently used as a parking lot
- Land can be developed; residential development is permitted

### 47 Mine Brook Rd

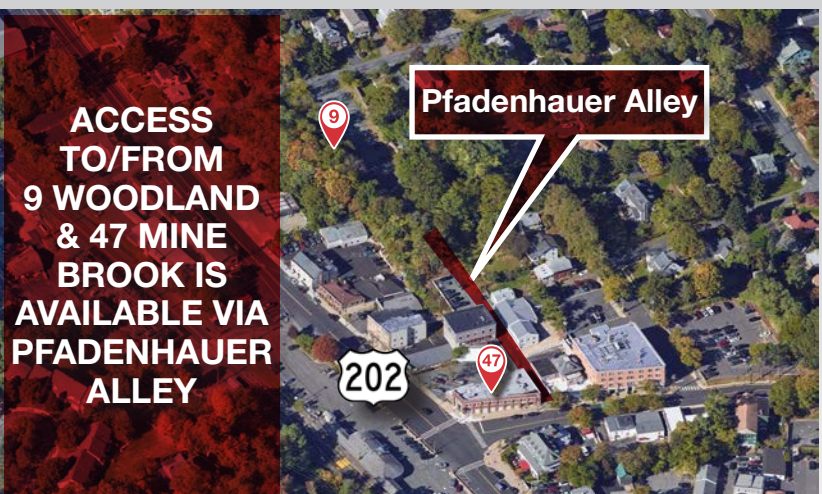
- ±9,583 SF retail/office building
- 0.43 acre lot
- Two (2) floors, basement, and mezzanine:
  - First Floor: 5,060 SF
  - Mezzanine: 2,036 SF
  - Second Floor: 4,523 SF
- Busy corner of Mine Brook & Claremont Road
- Frontage on Mine Brook Road / Route 202
- Very active downtown location
- Across the street from commuter rail station



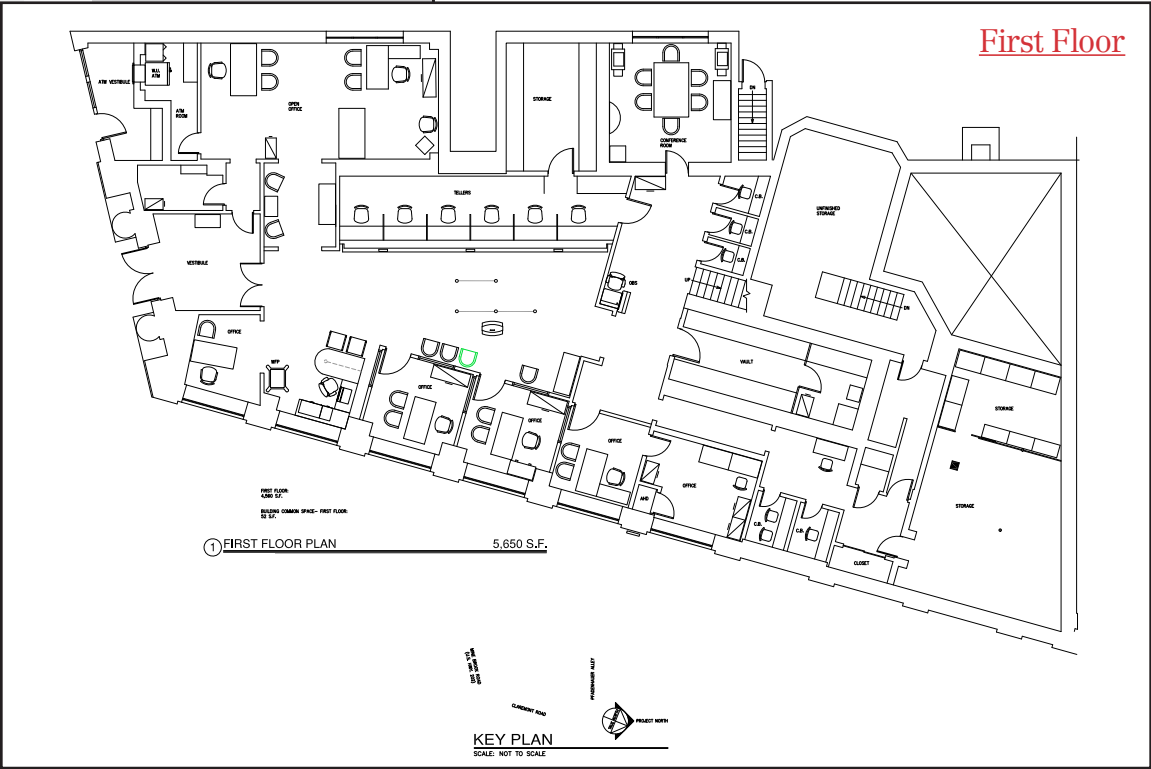
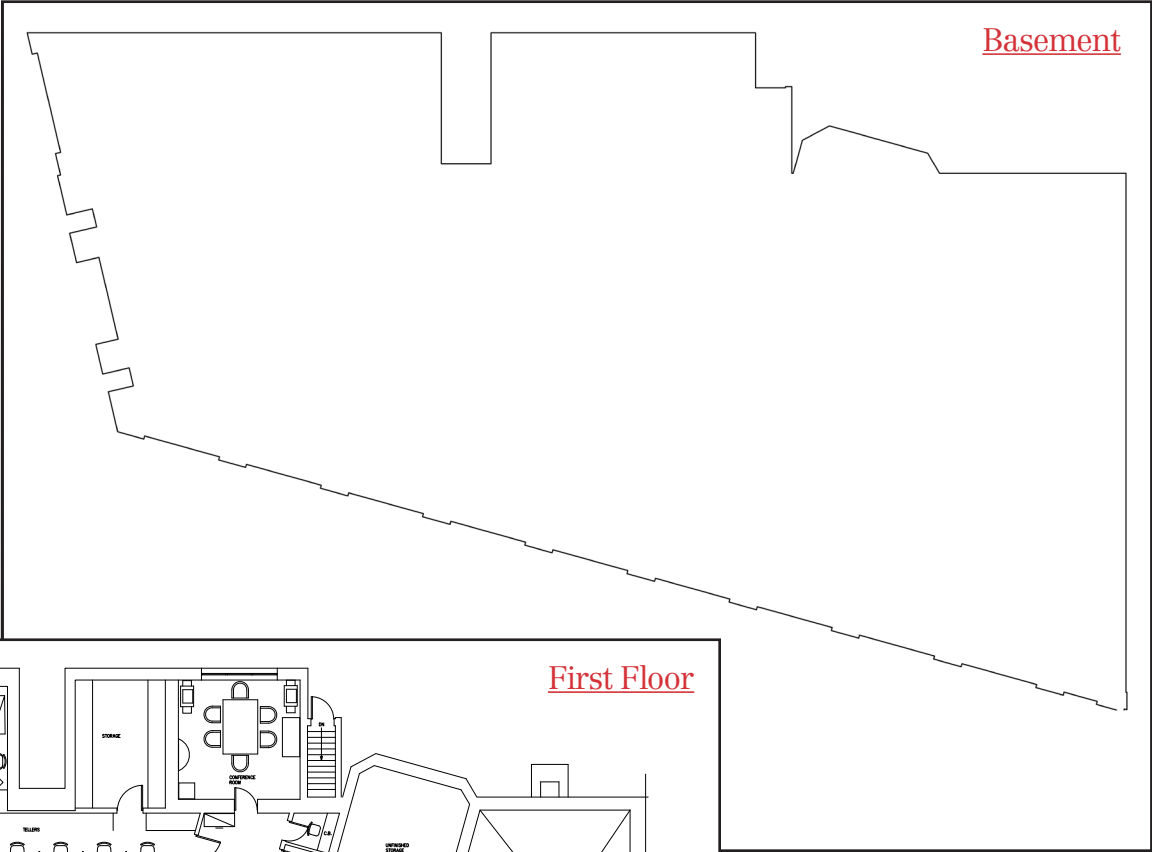
Price Upon Request

**Joan Cenicola, Senior Vice President**

O: 201 488 5800 x158 | C: 908 812 7686  
jcenicola@naihanson.com



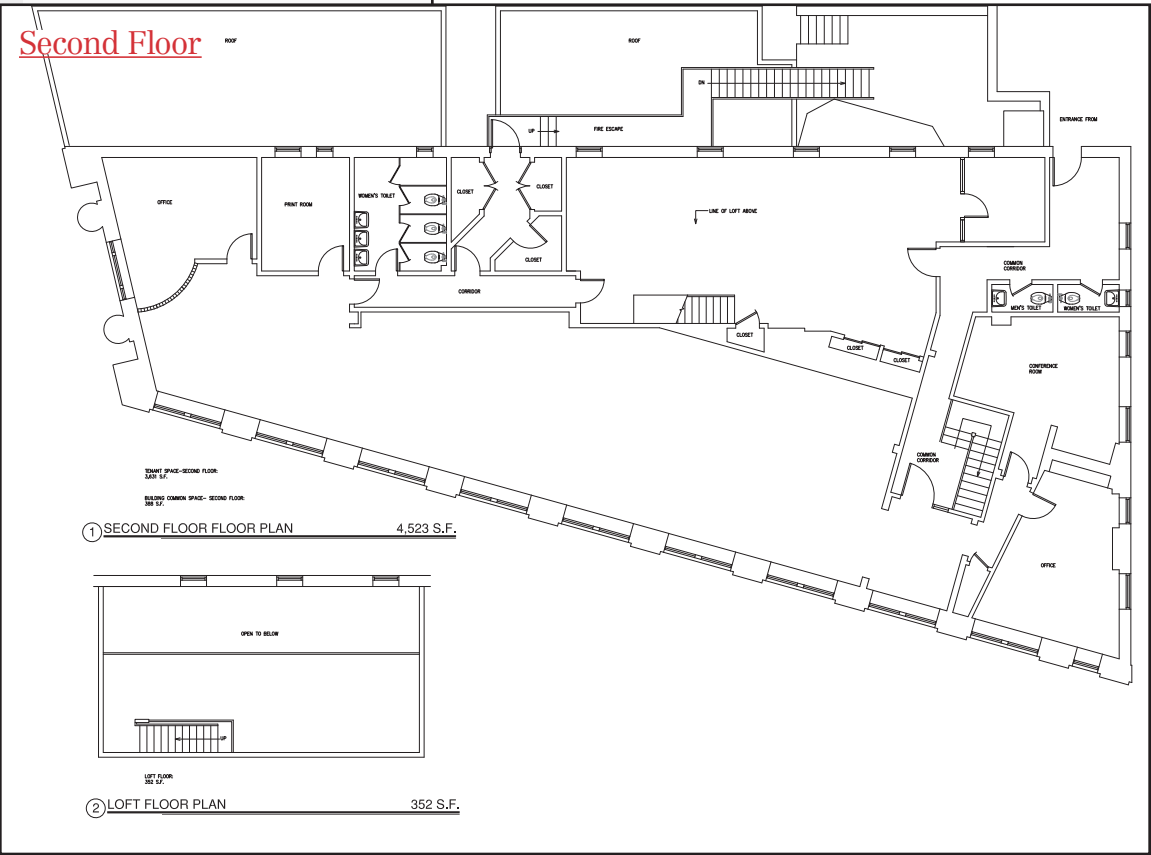
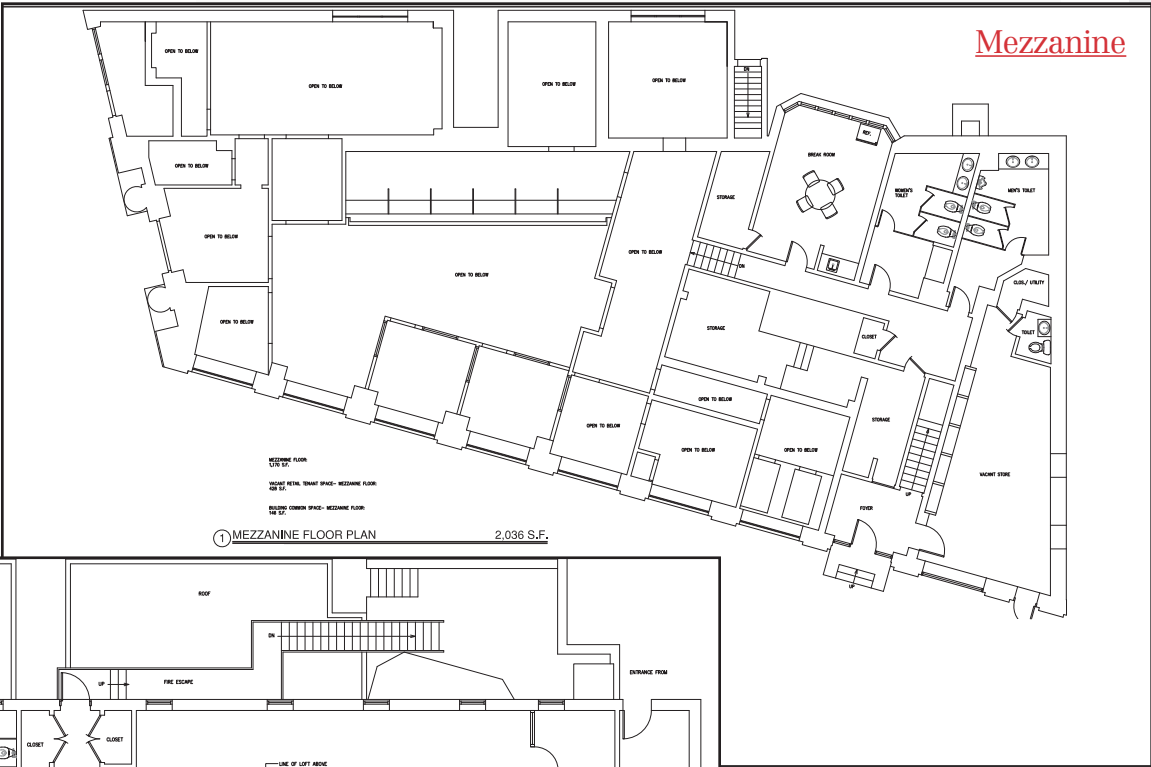
FLOOR PLANS



Bernardsville  
& 47 Mine Brook Road  
& 9 Woodland Road  
NEW JERSEY

±9,583 SF FREESTANDING RETAIL/OFFICE WITH 1.18 ACRES FOR SALE

FLOOR PLANS



Bernardsville  
& 47 Mine Brook Road  
& 9 Woodland Road  
NEW JERSEY



# Bernardsville

& 47 Mine Brook Road  
& 9 Woodland Road

NEW JERSEY



## PRIME LOCATION

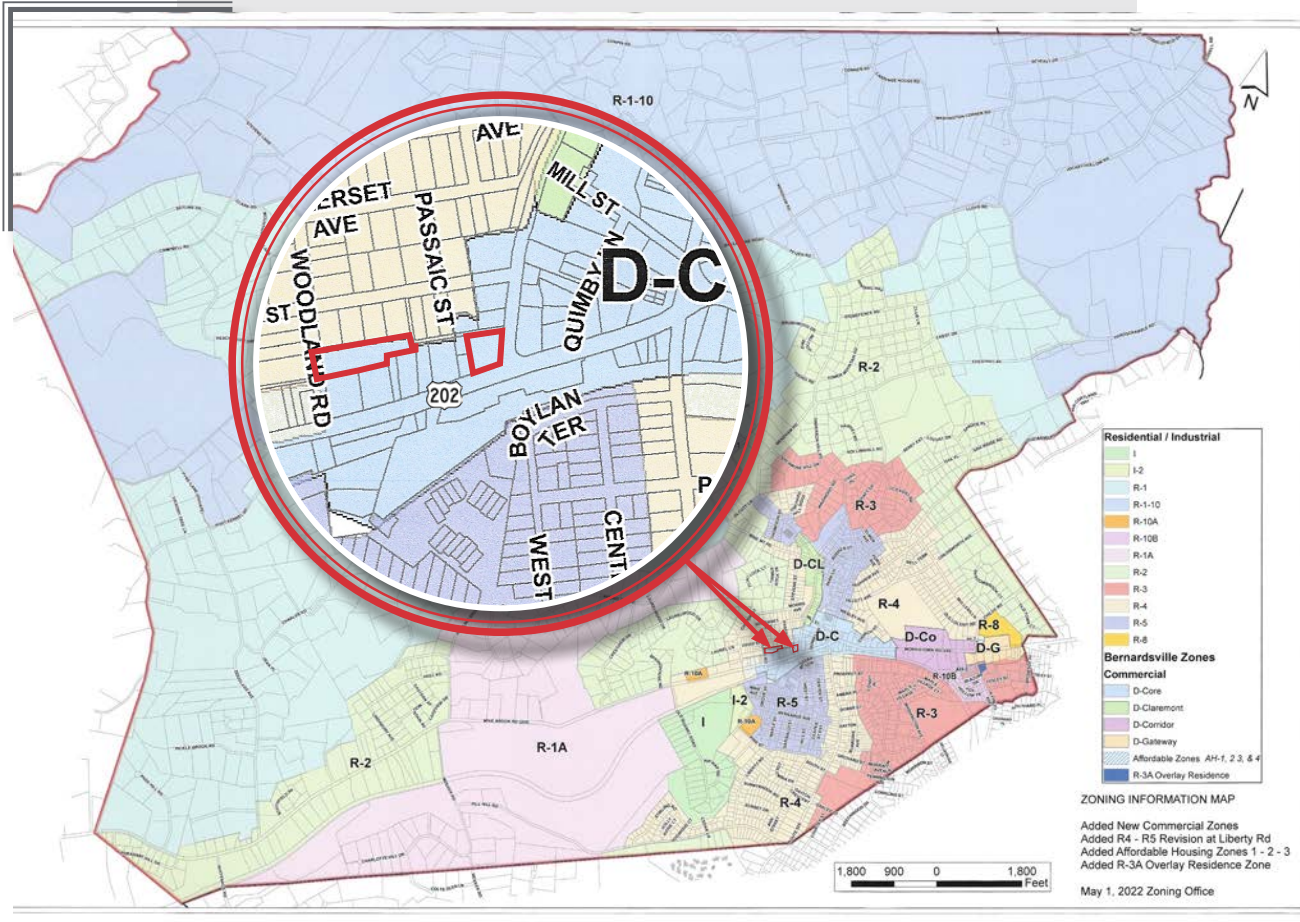
Situated in the heart of Bernardsville's bustling commercial district, this location offers excellent signage opportunities in a high traffic area with great visibility.

Excellent **Location** Offering Excellent **Visibility**, Foot **Traffic** and **Connectivity**.

# Bernardsville

## & 47 Mine Brook Road 9 Woodland Road

NEW JERSEY



### Permitted Uses in the Downtown District and All Subdistricts

Unless specifically prohibited within a subdistrict or elsewhere in this section, the following uses are permitted in the Downtown District:

- a) Artisan manufacturing (including distilleries and micro-brewing);
- b) Educational institutions; c) Financial institutions; d) Institutional uses (including but not limited to places of worship); e) Business and professional offices; f) Outdoor dining; g) Personal Care Services; h) Recreational type uses such as health clubs, spas and boutique exercise class providers, boutique gaming facilities, arcades, dance and art studios; i) Residential-multi-family (including within a mixed-use building); j) Residential-townhouses; k) Restaurants and cafes; l) Retail sales; m) Theaters, community centers, art centers and museums; n) Drive-through facilities shall be allowed for pharmacies only.

### DOWNTOWN DISTRICT ZONING

**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Joan Cenicola, Senior Vice President

O: 201 488 5800 x158 | C: 908 812 7686

jcenicola@naihanson.com