



Prime Downtown Ground Floor Retail/Office

1120 Raritan Road/ CR 607

Clark, Union County, New Jersey 07066

PROPERTY DESCRIPTION

One- and two-story retail/office buildings totaling approximately 7,085 SF. Pylon signage is available, offering excellent visibility. The property is ideally situated on Raritan Road (CR 607), a major commuter corridor that runs through a dense residential area of single-family homes and apartments. Located just 1.2 miles from Exit 137 of the Garden State Parkway, it provides convenient access for both local and regional commuters.

AVAILABLE SPACE

Building 1

Ground Floor: Unit 1: 2,360 SF

Second Floor: Unit 3 & 4: 750 SF

Building 2

Ground Floor: Unit 5: 763 SF

RENTAL RATES

Upon Request, based upon use and creditworthiness

PARKING

27 on-site parking spaces

ZONING

C-N - Neighborhood Service Commercial. Includes Commercial Uses, Business and Professional Offices

TRAFFIC COUNT

ADT 24,200 at the intersection of Raritan Road/ CR 607 and Clarkton Drive

SILBERT

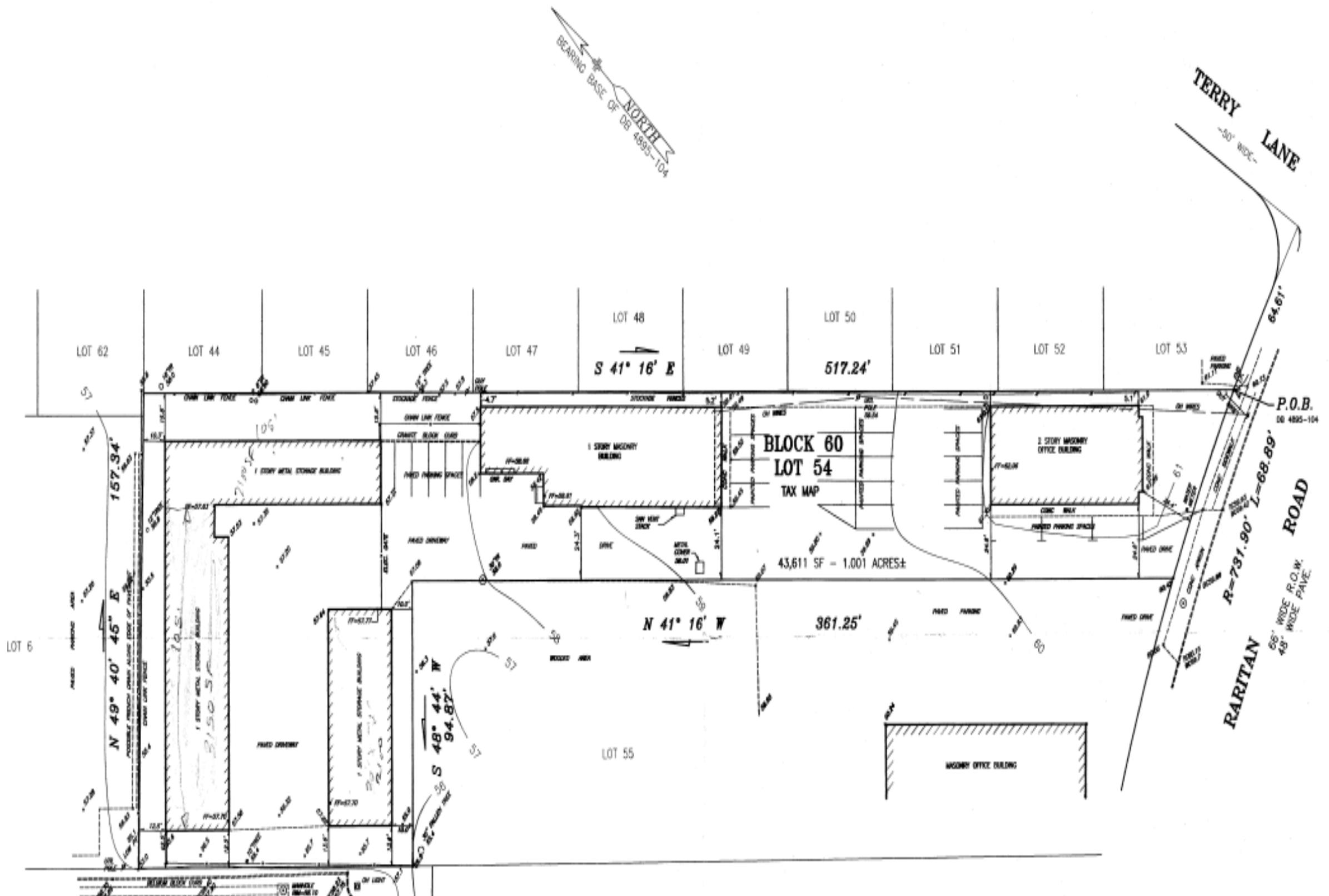
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



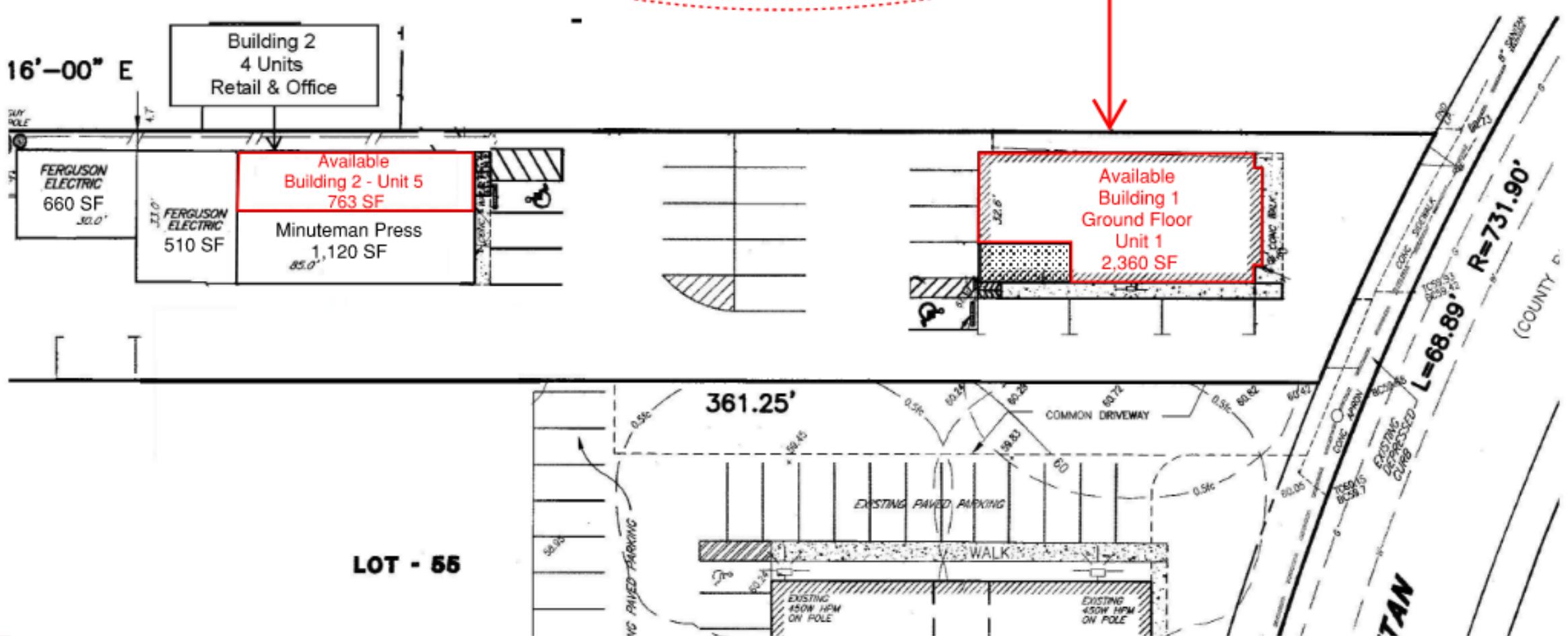
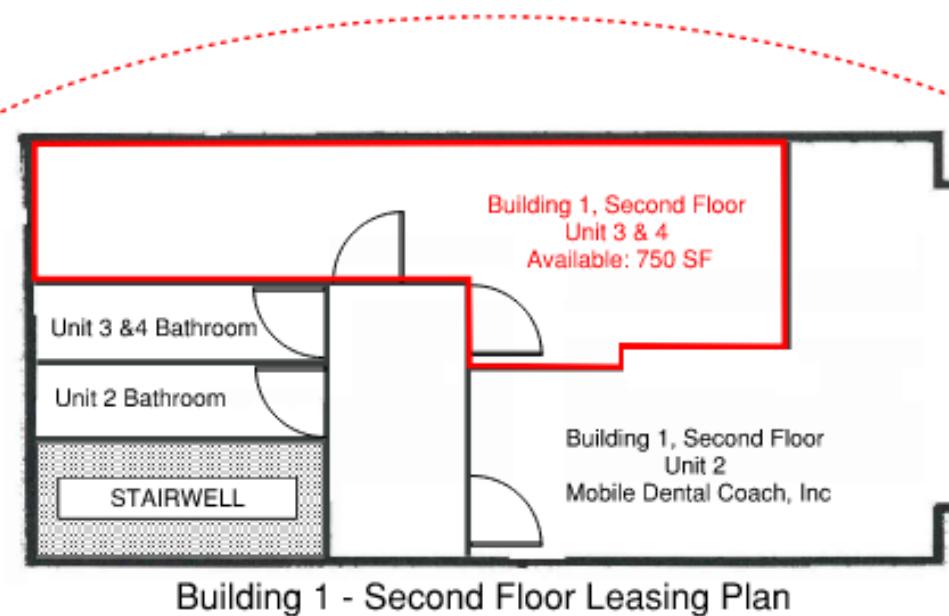
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SITE PLAN



SILBERT REALTY & MANAGEMENT COMPANY, INC.

LEASING PLAN



IMMEDIATE TRADE AREA AERIAL



ZONING

§ 195-133CN Neighborhood Service Commercial District.

A.

Permitted uses. In any CN District, no other than the following uses shall be permitted, except as provided in Subsection **B**:

- (1) All uses permitted in the CO District, except business schools.
- (2) Private clubs and service organizations.
- (3) Retail establishments serving local needs, including, but not limited to, the sale of groceries, baked goods, office supplies, flowers and the dispensing of pharmaceutical products.
- (4) Personal and consumer service establishments, such as beauty shops and barbershops.
- (5) Indoor theaters.
- (6) Signs, pursuant to the provisions of Article **XXV**, for the uses for which signs are permitted.
- (7) Restaurants designed and used primarily to serve customers consuming food inside the restaurant building. This shall not be deemed to include takeout counters for more than incidental or occasional use. Consumption of food in automobiles on the premises is prohibited. Drive-up windows for service in automobiles are also prohibited.
- (8) Art, music and dance studios.
- (9) Hospitals and related uses, but not including animal hospitals.
- (10) **Animal clinics, provided there are no outdoor facilities.**
- (11) Taverns.



AREA DEMOGRAPHICS

2 Mile Radius

Population	63,578
Median HH Income	\$137,370
Average HH Income	\$184,171
Median Age	42.0
Daytime Population	38,098

3 Mile Radius

Population	150,604
Median HH Income	\$134,691
Average HH Income	\$183,361
Median Age	41.3
Daytime Population	90,450

5 Mile Radius

Population	385,115
Median HH Income	\$129,926
Average HH Income	\$172,016
Median Age	40.8
Daytime Population	276,038

