



OFFERING MEMORANDUM

Former Automotive Dealership w/ Showroom & Service Center

449 ROUTE 130

East Windsor, NJ 08520

PRESENTED BY:

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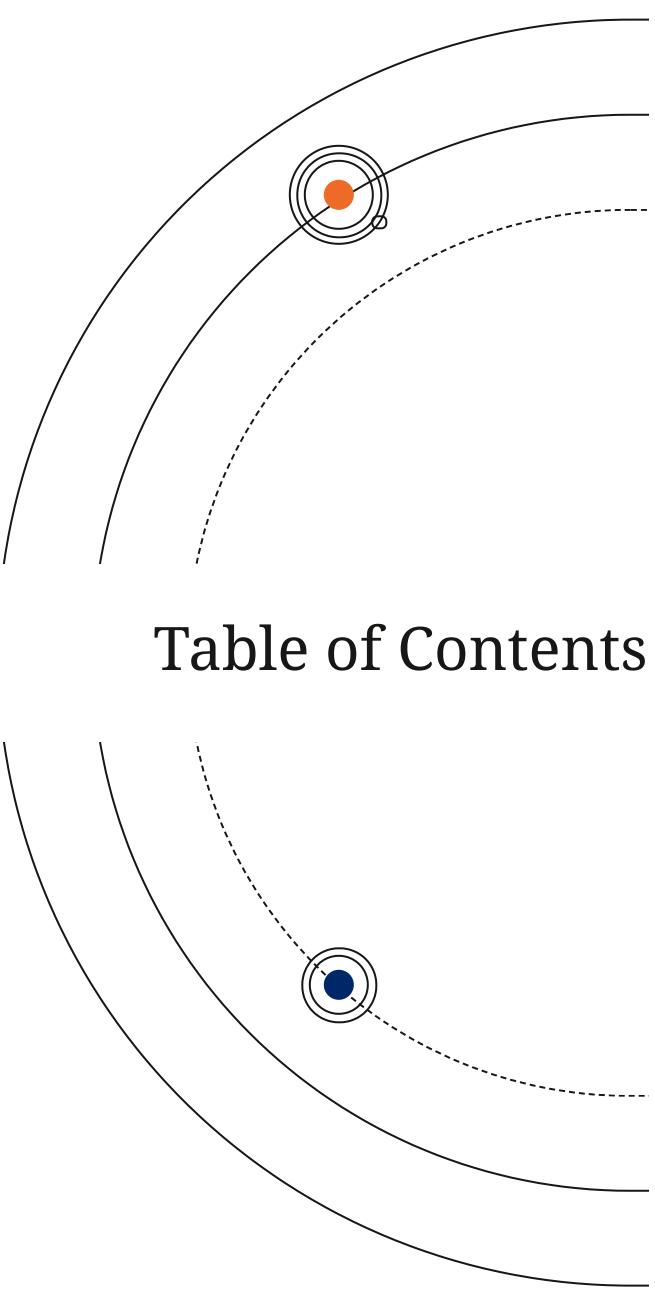


Table of Contents

4	THE PROPERTY	15	THE DEMOGRAPHICS
	Property Summary	5	Demographics Map & Report
	Property Details	6	
	Property Highlights	7	
	Additional Photos	8	
9	THE LOCATION	17	THE ZONING
	Regional Map	10	HC-2 Highway Commercial 2
	Location Map	11	
	Parcel Map	12	
	Site Plans	13	
	Retailer Map	14	

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.



SECTION 1
The Property

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Subject to Offer
BUILDING SIZE:	12,000 SF±
LOT SIZE:	2.87 AC±
PROPERTY TYPE:	Retail/Vehicle Related
ZONING:	HC-2
TRAFFIC COUNT:	30,430 VPD
MARKET:	Northern New Jersey

PROPERTY DESCRIPTION

SVN is pleased to present an outstanding opportunity to lease or purchase a 12,000 SF former automotive dealership with showroom and repair facilities in the heart of rapidly developing and highly desirable East Windsor in Mercer County, New Jersey. This unique site is the former Beacon Chevrolet Oldsmobile dealership and has long been hailed as one of the community's most iconic properties. The property benefits from an excellent, highway commercial location with over 250 feet of frontage on Route 130 as well as excellent visibility and prime signage opportunities. The highly accessible location is in close proximity to both commercial and residential trade areas, several new developments and an abundance of other amenities.

LOCATION DESCRIPTION

The site is centrally situated along the Route 130 corridor, less than one mile from Route 133, a bypass highway which provides direct connection to the New Jersey Turnpike. It is also in close proximity to Shri Swaminarayan Mandir, the largest Hindu temple complex in the United States and local landmark. The site is within an hour drive of New York City, Philadelphia, and the New Jersey Shore. Easy access to/from I-195, Rt. 33, Rt. 1, and the NJ Turnpike. East Windsor Township is an outer-ring suburb of New York City in the New York Metropolitan area, as defined by the United States Census Bureau. It directly borders the Philadelphia metropolitan statistical area and is part of the Federal Communications Commission's Philadelphia Designated Market Area.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
LEASE RATE	SUBJECT TO OFFER

LOCATION INFORMATION

STREET ADDRESS	449 Route 130
CITY, STATE, ZIP	East Windsor, NJ 08520
COUNTY	Mercer
MARKET	Northern New Jersey
SUB-MARKET	Princeton South
CROSS-STREET	Princeton Hightstown Rd
TOWNSHIP	East Windsor
MARKET TYPE	Medium
NEAREST HIGHWAY	Route 133 - 1 Mi
NEAREST AIRPORT	Trenton Mercer [TTN] - 19.4 Mi. Newark International [EWR] - 39.9 Mi.

PROPERTY INFORMATION

ZONING	HC-2 - Highway Commercial 2
PROPERTY SUBTYPE	Vehicle Related
LOT SIZE	2.87 AC±
APN #	01-00056-00009
REAL ESTATE TAXES (2022)	\$31,334
LOT FRONTAGE	250 ft
LOT DEPTH	473 ft
TRAFFIC COUNT	30,430 VPD
TRAFFIC COUNT STREETS	Route 130 & Princeton Hightstown Rd
PROPERTY TYPE	Retail
PARKING & TRANSPORTATION	
PARKING TYPE	Surface/Paved Lot
PARKING RATIO	13/1000
NUMBER OF PARKING SPACES	164+

PROPERTY HIGHLIGHTS

- Former automotive dealership w/ Showroom
- Prime highway commercial retail opportunity
- 12,000± square foot multi-purpose building
- 2.87± acre land area
- Over 250 feet of highway frontage
- Showroom features excellent window line
- Five service bays
- 13 - 22' repair shop ceiling height
- 12' showroom ceiling height
- 943± SF mezzanine (41' x 23')
- Highly visible / accessible location
- Excellent signage opportunity
- Quality demographic profile
- Ideally located for business and consumer access
- Potential redevelopment opportunity
- Commutable proximity to/from Princeton, New Jersey Shore, New York and Philadelphia
- Convenient location to Rt. 133, I-195, Rt. 1, and NJ Turnpike
- Highway commercial zoning district - abundant permitted uses



ADDITIONAL PHOTOS

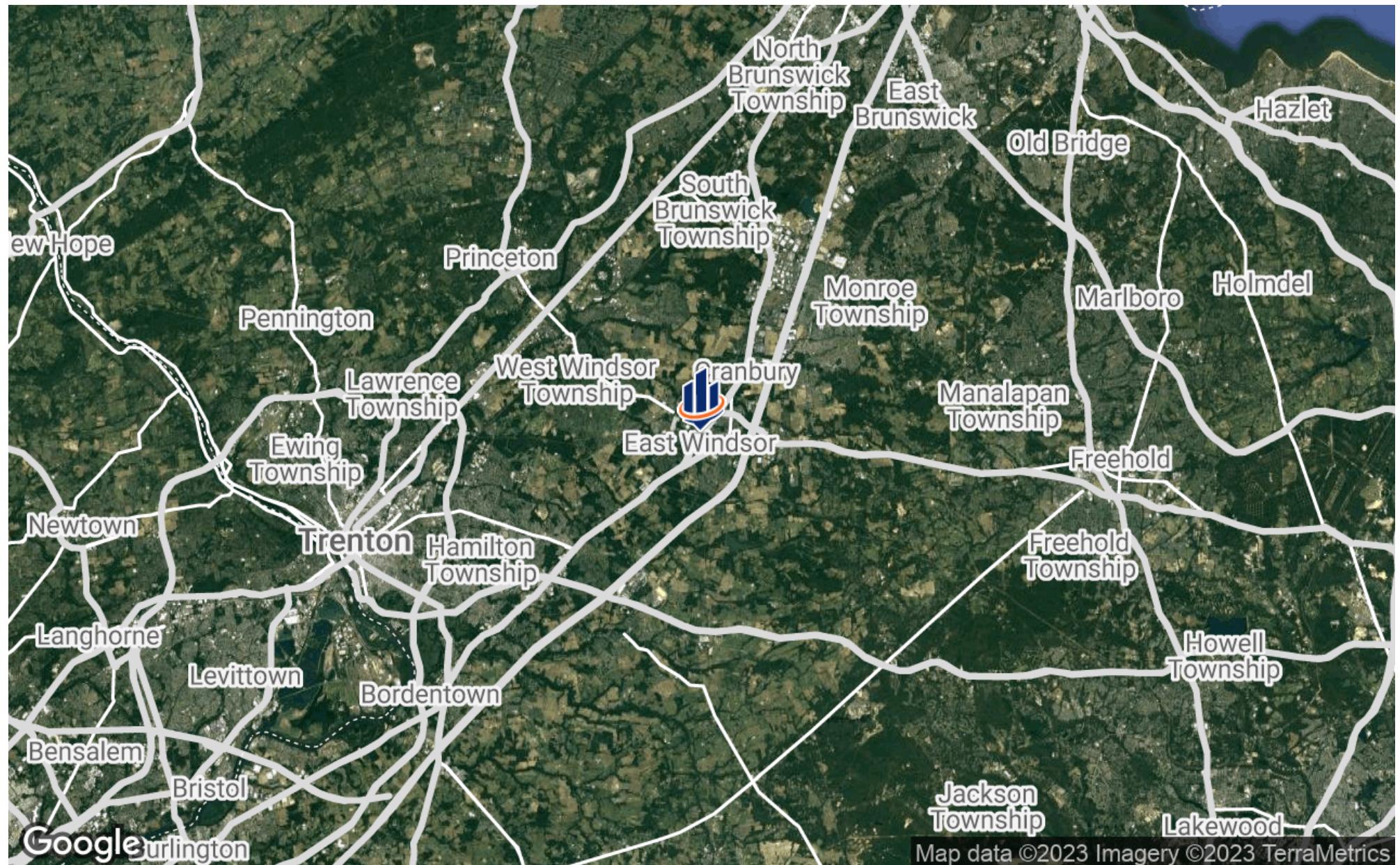




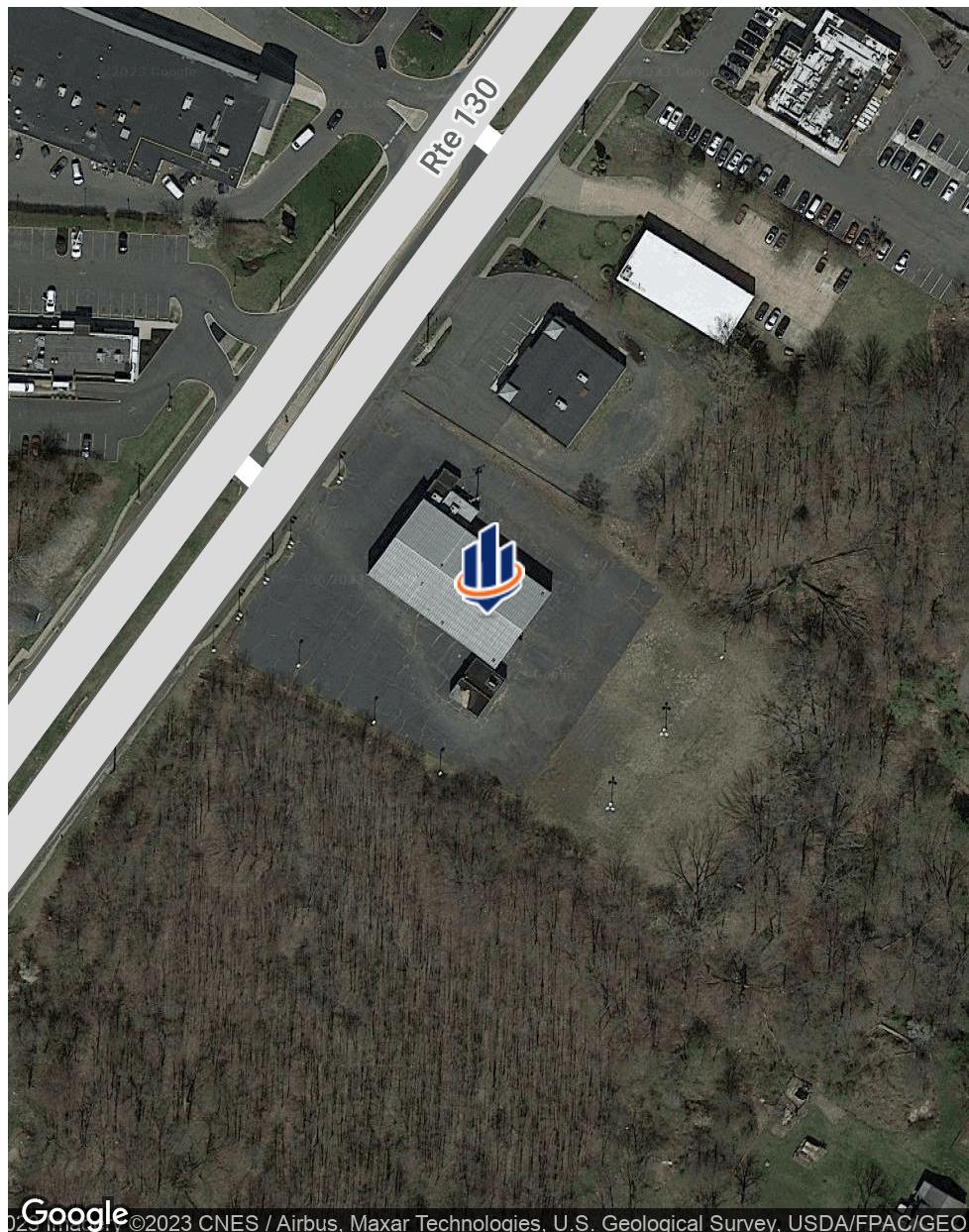
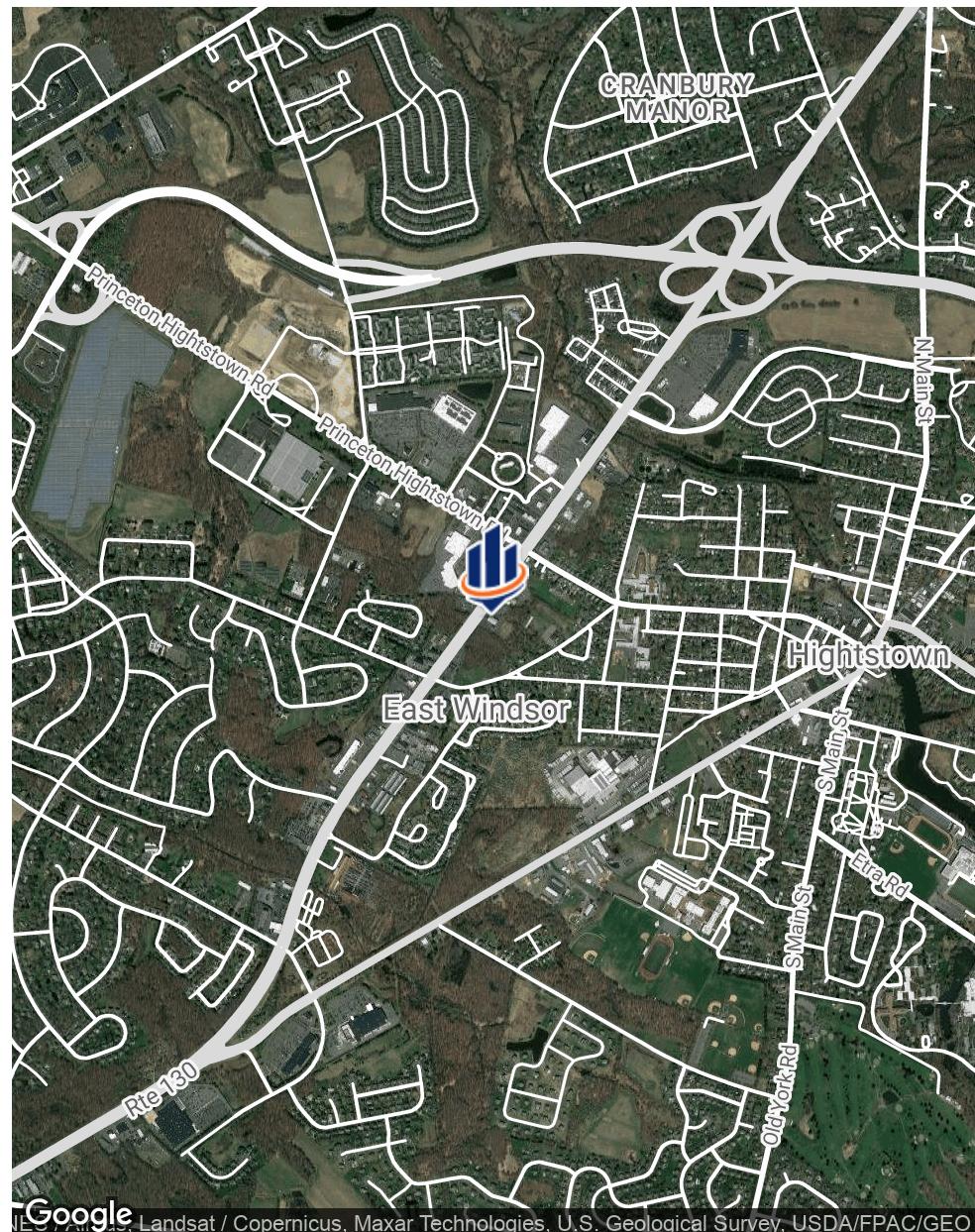
SECTION 2

The Location

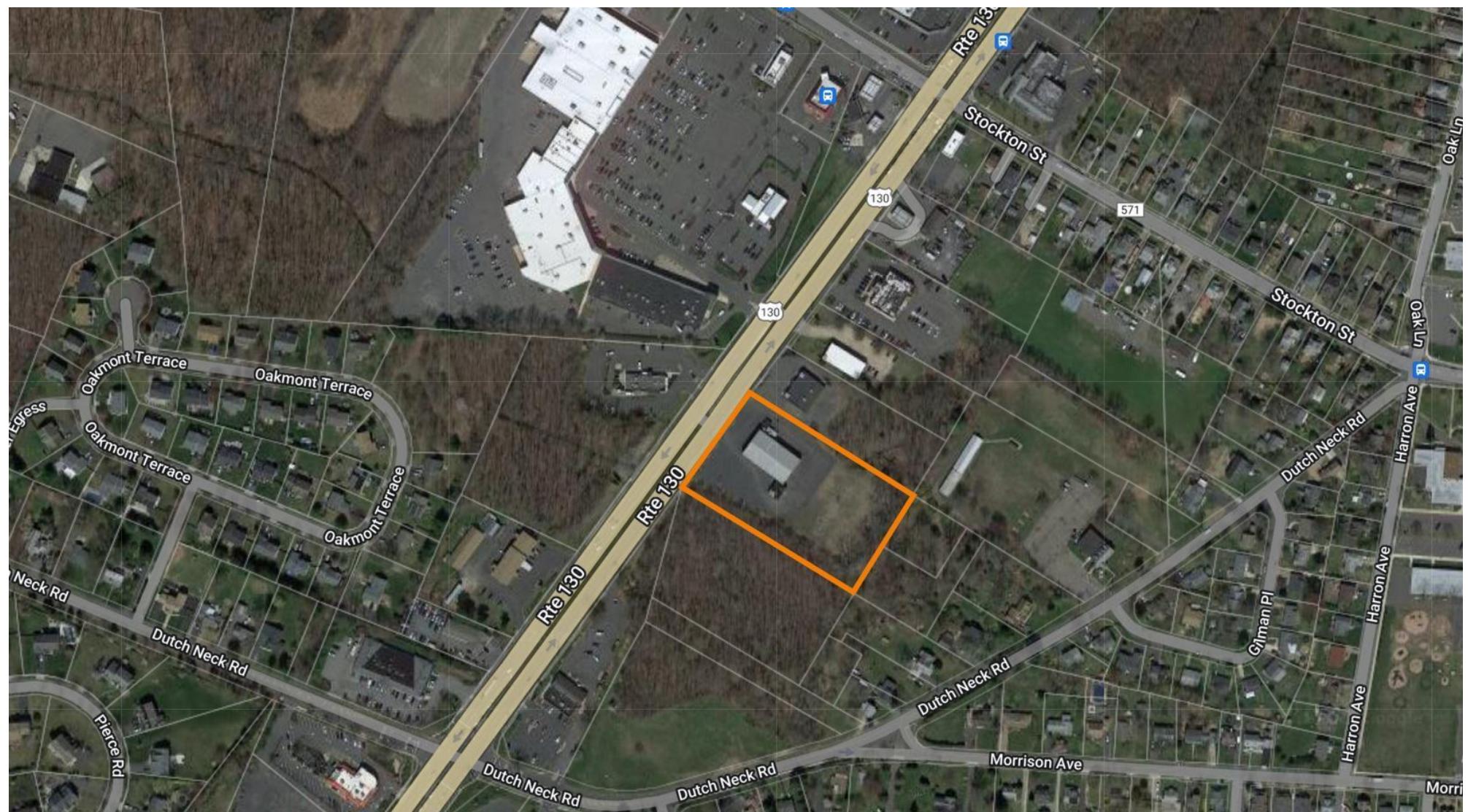
REGIONAL MAP



LOCATION MAP



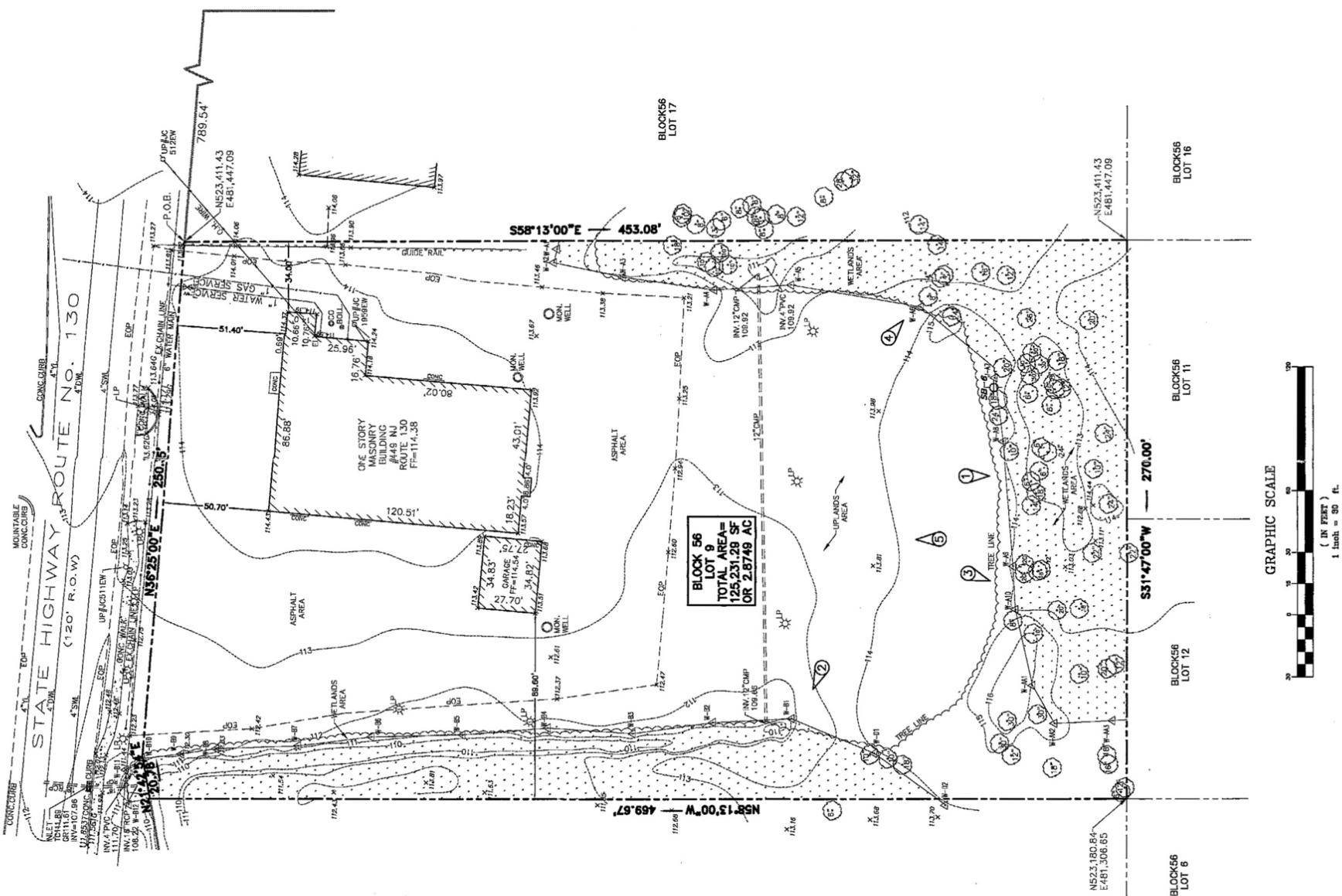
PARCEL MAP



SITE PLANS

STOCKTON STREET

(45° R.O.W.)



Windsor Corner



STAPLES



PNC BANK

petco

ROSS
DRESS FOR LESS



KOHL'S

T.J.maxx

Bath & Body Works

GameStop

KAY
JEWELERS



SUBWAY

verizon



EW Towne Center

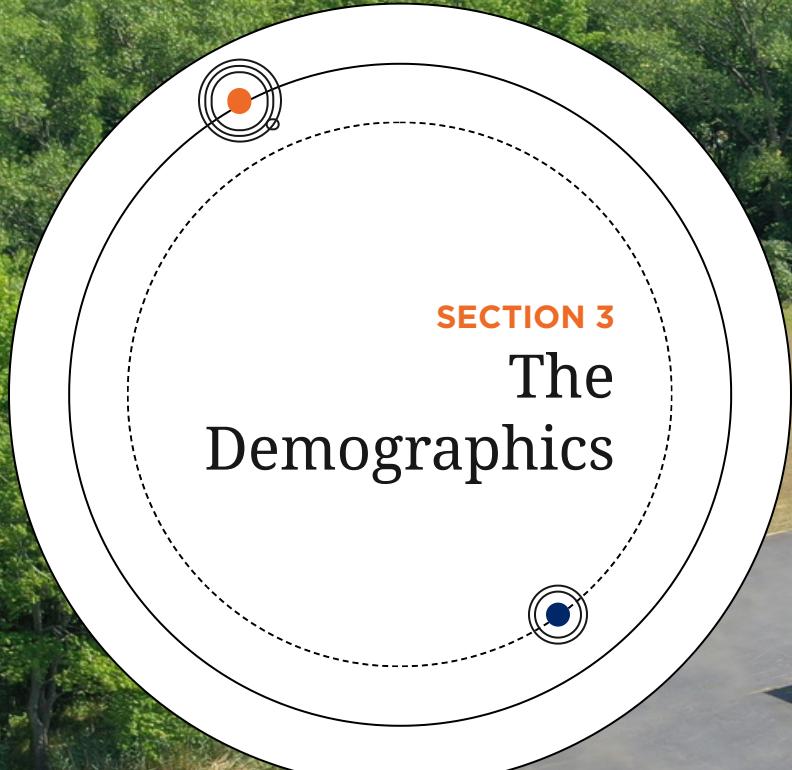
Burlington

MATTRESS FIRM



CVS



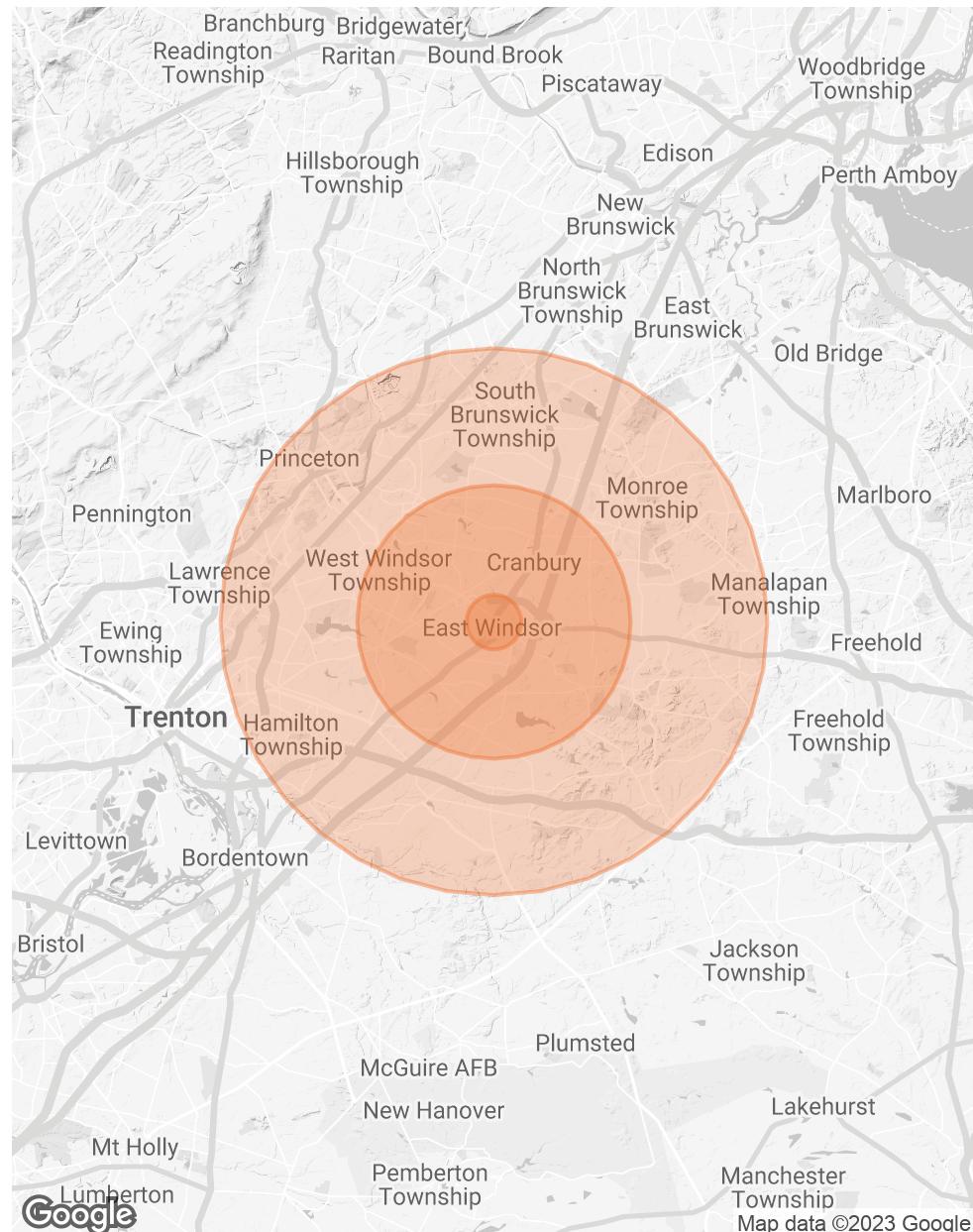


SECTION 3
The
Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	6,781	80,820	293,207
AVERAGE AGE	38.8	38.7	40.8
AVERAGE AGE (MALE)	38.7	38.2	40.4
AVERAGE AGE (FEMALE)	39.0	39.0	41.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	2,586	29,907	108,916
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$97,295	\$115,698	\$114,945
AVERAGE HOUSE VALUE	\$377,061	\$395,065	\$412,492

* Demographic data derived from 2020 ACS - US Census





SECTION 4
The Zoning

§ 20-16A HC-2 Highway Commercial 2. [Added 5-5-2020 by Ord. No. 2020-03]

§ 20-16A. 1 Principal Uses.

[Added 5-5-2020 by Ord. No. 2020-03]

All of the following uses require frontage on Route 130 or on a street which intersects with Route 130. Lots which do not fall in either category shall be limited to the uses in Subsections d and g below.

a.

Retail Sales of Goods. Preparation, processing, storage, warehousing or manufacturing shall be permitted only if accessory to the retail sale of goods on the premises.

b.

Business establishments having as their primary function the rendering of personal services within a building. Preparation, processing, storage, warehousing or manufacturing shall be permitted only if accessory to the services rendered on the premises.

c.

Restaurants, including cocktail lounges and taverns.

d.

Offices and office buildings, including medical professional.

e.

Hotels and motels.

f.

Banks and financial institutions.

g.

Mortuaries and funeral homes.

h.

Lumber yard.

i.

Movie theater, bowling alley and similar recreation or cultural facilities within a fully enclosed building.

j.

Commuter parking facilities.

k.

Day-care centers, childcare centers, and nursery schools.

§ 20-16A.2 Accessory Uses.

[Added 5-5-2020 by Ord. No. 2020-03]

a.

Off-street parking and loading facilities.

b.

Private garages or storage buildings.

§ 20-16A.3 Conditional Uses.

[Added 5-5-2020 by Ord. No. 2020-03]

a.

Houses of worship on lots of two acres or larger with a minimum of one parking space for each three seats, with the parking areas located in the side or rear yard only and adequately buffered from adjoining residential properties.

b.

Motor vehicle sales and other uses having as their primary function the sale or rental of retail goods displayed outdoors, provided no goods shall be displayed, stored or sold within 50 feet of a front lot line. No goods shall be displayed in a manner which will impede access by firefighting or other emergency equipment to any structure or other goods on the premises. No goods shall be displayed, stored or sold within 20 feet of a rear or side lot line. A landscape strip or a landscape buffer at least 15 feet wide shall be provided along each lot line.

c.

Car wash establishments shall be permitted provided all washing activities are conducted within a fully enclosed building. All vehicle entrances to the building shall be from the rear or side of the building and all parked and waiting vehicles shall be accommodated on the lot. All of the area, yard, building coverage and height requirements of the HC district shall be met.

d.

Auto body shops and other automotive repair shops which do not sell gasoline shall be permitted provided all repair activities are conducted within a fully enclosed building. Any motor vehicle awaiting repair may be located on the premises provided that said vehicle is located in the rear or side yard and is screened from view such that no stored vehicle is visible from the front of the premises or from any adjacent premises. No motor vehicle shall be displayed for sale on the site. No motor vehicle shall be stored on the site for a period longer than 90 days. All of the area, yard, building coverage and height requirements of the HC district shall be met.

§ 20-16A.4 Bulk and Area Requirements.

[Added 5-5-2020 by Ord. No. 2020-03]

a.

Notwithstanding any provision of this chapter to the contrary, the following minimum front yard setbacks shall be provided for development within the HC-2 Highway Commercial 2 zoning district: when parking is excluded from the front yard, a minimum fifty-foot front yard principal building setback shall be provided, and when parking is included in the front yard, a minimum eighty-foot front yard setback shall be provided.

b.

See the "Schedule of District Regulations" table of this chapter for additional requirements.^[1]

[1]

Editor's Note: The Schedule of District Regulations is included as an attachment to this chapter.

§ 20-16A.5 Other Requirements.

[Added 5-5-2020 by Ord. No. 2020-03]

a.

Notwithstanding any provision of this chapter to the contrary, the following minimum front yard landscaped buffer setback areas shall be provided for developments within the HC-2 zoning district in order to mitigate against the appearance of buildings and paved areas from the street and from abutting residential properties. A minimum twenty-five-foot landscaped buffer setback shall be provided along any property line which abuts a residential zoning district or any existing residential use.

b.

Driveways shall not be wider than 36 feet at any point and must be at least 10 feet from any side lot line and 100 feet from intersecting street lines.

c.

Efforts shall be made to secure cross-access easements between adjoining commercial properties to provide convenient access.



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