



## Office/Retail for Lease with Signage

500 NJ-10

SUCCASUNNA, NJ

**Available Space:** +/- 2500 2nd floor-walk up

**Lease Rate:** \$12.00 PSF + T/E of \$1.75

**Location:** Directly on Route 10, within minutes of Route 46

- Features:**
- Professional office/retail space-walk up
  - High visibility location with ample parking
  - Tenant to have their name on the sign
  - Directly across from Ledgewood Commons, home to Walmart, Starbucks, Marshalls and many other big box stores
  - In Broker's opinion the best uses would include an accounting, law or professional office, dispatch office, SAT/ACT prep, tutoring services, photography studio, yoga studio, child psychologist-therapist, fitness studio
  - B-2 Highway Business District Zone

**Team Williams**

**Cynthia LaTerra**  
Vice President  
201-693-1211 Cell  
clattera@weichertcommercial.com

**David R Williams**  
Senior Vice President  
drwilliams@weichertcommercial.com

**Jay Williams**  
Sales Associate  
jwilliams@weichertcommercial.com

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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## Interior Photos



**Weichert** Commercial  
Brokerage, Inc.

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## Interior Photos



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## Permitted Uses

### **§ 13-7.2501. Purpose.**

This district is designed for retail and service type business uses.

### **§ 13-7.2502. Required Conditions. [Ord. 17-09 § 15]**

#### **A. Principal Uses.**

1. All principal uses permitted in the B-1 Limited Business District.
2. Restaurants with drive-thru facilities.
3. Lumber yards.
4. Theaters and cinemas.

#### **B. Accessory Uses.**

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Outdoor display of merchandise subject to the provisions of Section 13-7.817.
5. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

#### **C. Conditional Uses.**

1. Institutional uses.
2. Nursing homes and assisted living facilities.
3. Motor vehicles sales establishments.
4. Vehicular service stations.

#### **D. Area, Yard and Building Requirements.**

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 40 feet.
5. Minimum rear yard setback:

## Permitted Uses

- (a) Principal building: 20 feet
  - (b) Accessory building: 20 feet
- 6. Minimum side yard setback:
  - (a) Principal building: 10 feet
  - (b) Accessory building: 10 feet
- 7. Maximum building height: 2 stories and not more than 28 feet unless the lot shall be adjacent to an interstate highway interchange, in which event the maximum building height may be increased to, but shall not exceed, 40 feet. Design elements such as clock towers, sky lights, entrance treatments and similar features shall be permitted at the discretion of the Board but in no case exceed a 50 foot height from grade to top of roof.
- 8. Maximum floor area ratio: .20
- 9. Maximum impervious coverage: sixty (60%) percent.
- 10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.

## Permitted Uses

### **§ 13-7.2301. Purpose.**

This district is designated for retail and service type businesses compatible with nearby residential uses.

### **§ 13-7.2302. Required Conditions. [ Ord. No. 17-09 § 13]**

#### **A. Principal Uses.**

1. Retail and service businesses, excluding theaters, cinemas, garden centers and plant nurseries.
2. Business and professional offices.
3. Banks and financial institutions.
4. Restaurants, excluding drive-thru facilities.
5. Taverns and bars.
6. Child care centers as governed by C. 40:55D-66.6 of the Municipal Land Use Law.
7. Essential services.

#### **B. Accessory Uses.**

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

#### **C. Conditional Uses.**

1. Institutional uses.
2. Residential apartments located on the second floor in a building containing a retail store or service establishment on the first floor. Not more than two family units shall be permitted in any one structure and one additional family unit can be added for each additional three thousand five hundred (3,500) square feet of lot area in excess of the required ten thousand (10,000) square feet. The maximum number of family units on any lot shall not exceed five. A minimum of fifty (50%) percent of these units shall meet the requirements and objectives set forth in Section 13-7.826 to create additional apartments for low and moderate income units within the Township of Roxbury. Of these affordable units, one-half shall be set aside for low income and one-half shall be set aside for moderate income units. Low and moderate units constructed pursuant to this Section shall be rental units and shall be subject to the affordability controls found

## Permitted Uses

in Section 13-7.826 for a period of not less than 30 years. Except as otherwise noted above, such apartments shall meet the following criteria:

- (a) Minimum floor area for accessory dwelling units:
  - (1) Efficiency units: 450 square feet.
  - (2) One-bedroom units: 600 square feet.
  - (3) Two-bedroom units: 750 square feet.
  - (4) Three-or-more bedroom units: 880 square feet.

Bedroom mix for multiple dwelling unit buildings shall be in accordance with Section 13-7.826.
- (b) The dwelling units shall be a complete and independent living area containing a living/sleeping area with a kitchen and complete sanitary facilities for the exclusive use of its occupants. It shall consist of not less than two (2) rooms, one (1) of which shall be a full bathroom.
- (c) The dwelling unit may only be developed in combination with a permitted nonresidential use which must be the primary use of the structure.
- (d) No dwelling unit may be located on the ground floor, basement or attic area.
- (e) For each dwelling unit, there shall be provided at least one (1) off-street parking space in addition to the parking requirement otherwise specified in Section 13-8.701 having direct and unrestricted driveway access and not blocked by any other parking space.
- (f) No directly contiguous nonresidential use shall be permitted on the same floor with a residential use.
- (g) The residential portion of any structure shall have a separate entrance upon a street either directly or via an unobstructed passageway.

### D. Area, Yard and Building Requirements.

- 1. Minimum lot area: 10,000 square feet.
- 2. Minimum lot width at setback: 100 feet.
- 3. Minimum lot frontage: 100 feet.
- 4. Minimum front yard setback: 35 feet.
- 5. Minimum rear yard setback:
  - (a) Principal building: 20 feet.
  - (b) Accessory building: 20 feet.
- 6. Minimum side yard setback:

## Permitted Uses

- (a) Principal building: 10 feet.
- (b) Accessory building: 10 feet.
- 7. Maximum building height: 2 stories and not more than 28 feet.
- 8. Maximum floor area ratio: .20.
- 9. Maximum impervious coverage: sixty (60%) percent.
- 10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.

### **§ 13-7.25. B-2 HIGHWAY BUSINESS DISTRICT.**

#### **§ 13-7.2501. Purpose.**

This district is designed for retail and service type business uses.

#### **§ 13-7.2502. Required Conditions. [Ord. 17-09 § 15]**

##### **A. Principal Uses.**

- 1. All principal uses permitted in the B-1 Limited Business District.
- 2. Restaurants with drive-thru facilities.
- 3. Lumber yards.
- 4. Theaters and cinemas.

##### **B. Accessory Uses.**

- 1. Off-street parking.
- 2. Fences.
- 3. Signs subject to the provisions of Section 13-8.9.
- 4. Outdoor display of merchandise subject to the provisions of Section 13-7.817.
- 5. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

##### **C. Conditional Uses.**

- 1. Institutional uses.
- 2. Nursing homes and assisted living facilities.
- 3. Motor vehicles sales establishments.
- 4. Vehicular service stations.



## Permitted Uses

### D. Area, Yard and Building Requirements.

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 40 feet.
5. Minimum rear yard setback:
  - (a) Principal building: 20 feet
  - (b) Accessory building: 20 feet
6. Minimum side yard setback:
  - (a) Principal building: 10 feet
  - (b) Accessory building: 10 feet
7. Maximum building height: 2 stories and not more than 28 feet unless the lot shall be adjacent to an interstate highway interchange, in which event the maximum building height may be increased to, but shall not exceed, 40 feet. Design elements such as clock towers, sky lights, entrance treatments and similar features shall be permitted at the discretion of the Board but in no case exceed a 50 foot height from grade to top of roof.
8. Maximum floor area ratio: .20
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.

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## Demographics

