



464 Route 31, Washington, NJ 07882

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

FOR LEASE

- Land Size 2.2 AC
- Located Near Signalized Intersection
- High Commuter Traffic Exposure
- Great Visibility From Route 31
- Traffic Count Route 31: 20,740 VPD
- Zoning (HC) Highway Commercial: [Click Here For More Info](#)
- Neighboring National Tenants: McDonald's, 7-ELEVEN, Dunkin', Starbucks, Burger King, ShopRite, Dollar General, Jersey Mike's, Taco Bell, Domino's, QuickChek, Unity Bank, PNC Bank, ACE Hardware, AutoZone, Tractor Supply Co. and Many More...

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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WASHINGTON



Planned Retail Development

Proposed Redevelopment

FRANKLIN TOWNSHIP

Hampton Public School

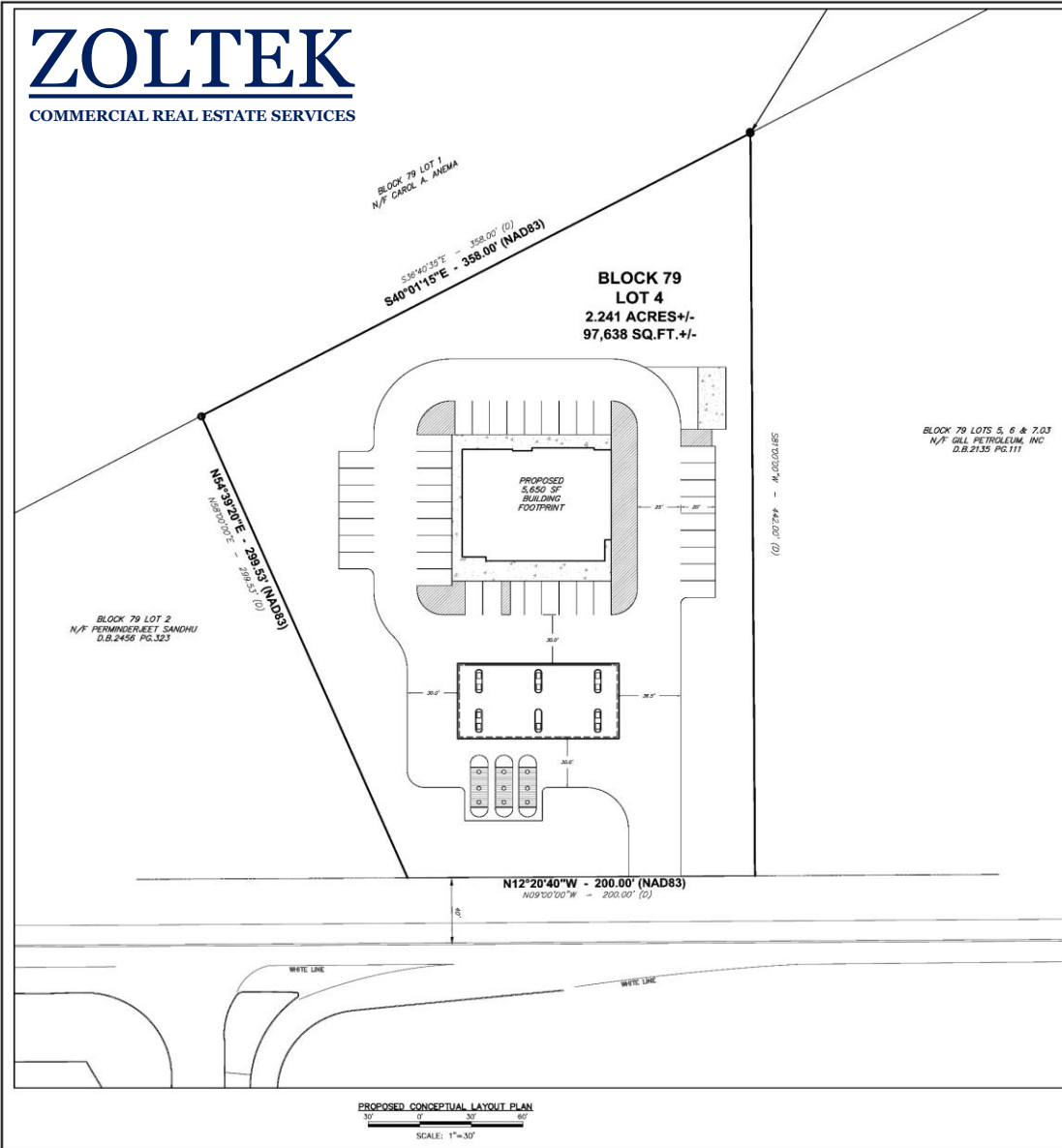
US-31 TRAFFIC COUNT: 20,740 VPD

SITE

Warren County Technical School

Warren County Community College





464 STATE HIGHWAY ROUTE 31		
DATE	REVISIONS	MADE
1/25/25	REVISE LAYOUT PER CLIENT	

**PROPOSED CONCEPTUAL LAYOUT PLAN
CONVENIENCE STORE/GAS STATION
FOR
BLOCK 79, LOT 4
WASHINGTON TOWNSHIP, WARREN COUNTY, NEW JERSEY**



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200 Delaware Street
Newark, NJ 07102

GREG VANDERST
Principal Consultant

rydtdconsulting

FILE NO.	2025-010
DATE	1/25/25
SCALE	AS NOTED
DRAWN BY	GV
CHECKED BY	
DRAWING NO.	
SHEET	1 OF 1



DEMOGRAPHICS	3 Mile	5 Miles	10 Miles
Population	15,191	28,568	100,354
Daytime Population	4,038	7,828	35,713
Households	6,139	11,039	38,062
Average Age	45.8	46.2	46.7
Average HH Income	\$129,649	\$136,423	\$150,905

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