



**SHOPRITE ANCHORED
RETAIL AVAILABLE FOR LEASE**

Cedar Glen Shopping Center

3150 State Route 22 Branchburg,
Somerset County New Jersey 08876

PROPERTY DESCRIPTION

108,000 SF community shopping center anchored by a World Class 67,000 SF ShopRite Supermarket and Chase Bank considered the premier shopping center within the region. Phase II 40,852 SF is currently 100% leased and occupied with a downsizing of Dover Saddlery slated 1Q 2025. Situated on six acres of land and visible from Routes 22 and 28/CR 614 with multiple points of access and including pylon signage. Outparcels include Wendy's and Wells Fargo Bank.

AVAILABLE SPACE

- Unit 9: 4,749 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM & REAL ESTATE TAXES

+/- \$7.05 PSF projected 2024

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING & MANAGING AGENT

Brian S. Silbert
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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

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Linked in



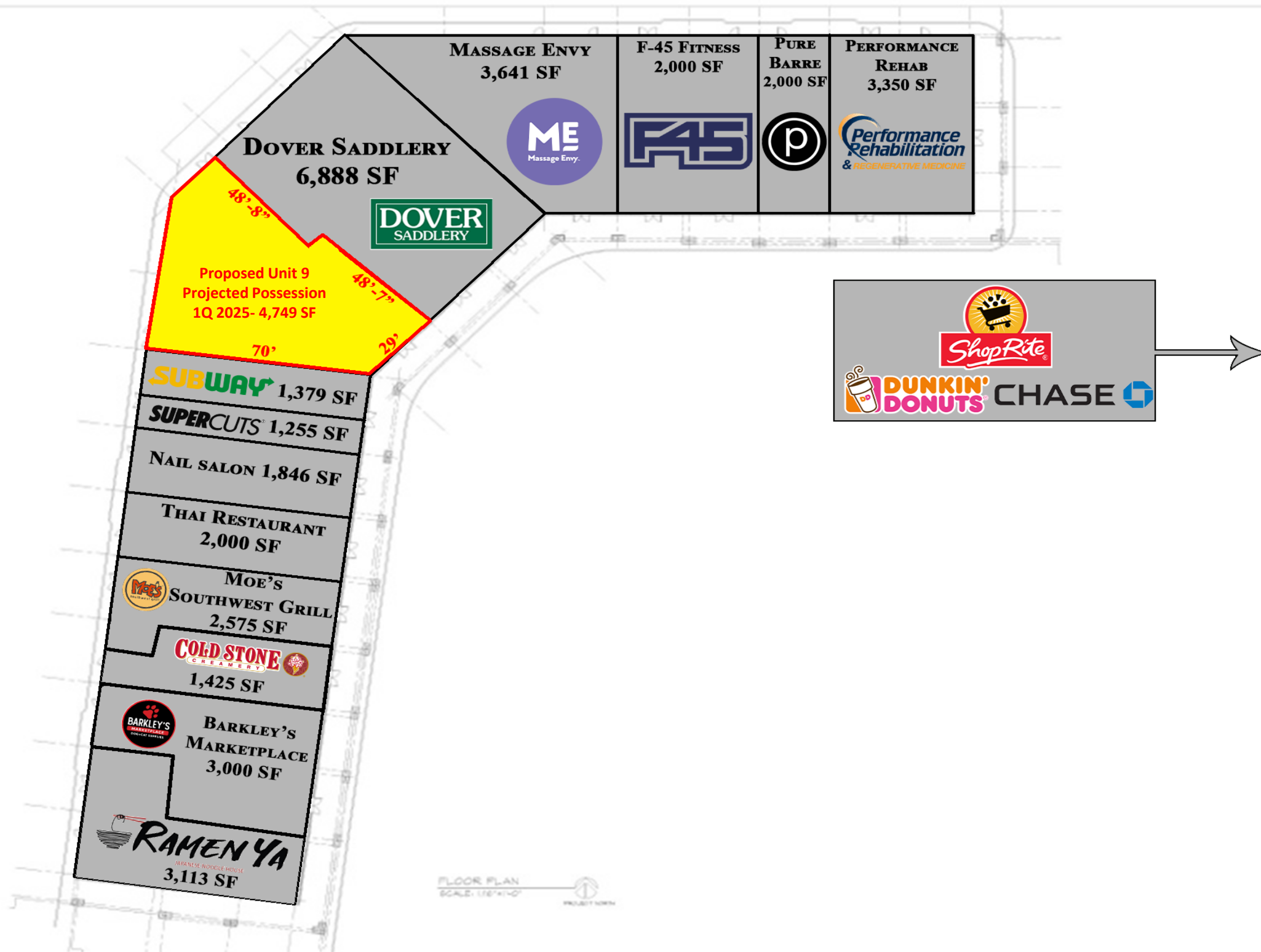
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CEDAR GLEN FEATURES

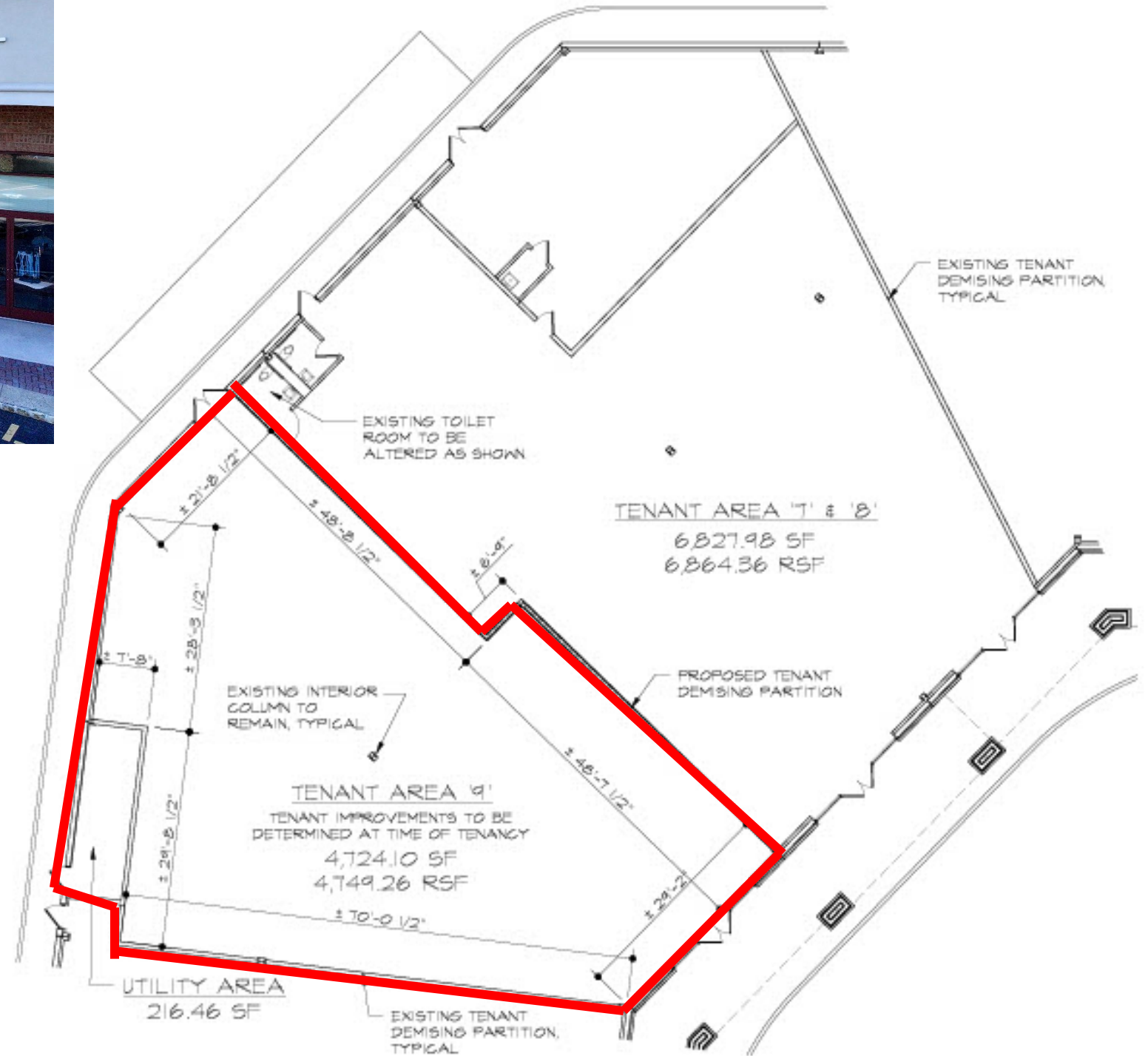


- Upper middle income with strong residential base with a limited overall retail competition and the only grocery anchored shopping center in Branchburg Township;
- Less than 2.5 miles from 4-way Interchange of Exit 26 of I-78, less than 4 miles West from Bridgewater Commons Mall and State Highway Routes 202/206, I-287;
- Directly opposite 9,000 enrollment Raritan Valley Community College and 757 luxury Townhomes and Apartments;
- Daytime population includes major corporations such as Johnson & Johnson, Ortho, MetLife & Merck among others;
- Cedar Glen affords a significant customer base to retailers via State Route 22 & Route 28/CR64 access. Contiguous businesses include Apple Montessori, Starbucks, Wells Fargo Bank & Wendy's among others. Cedar Glen Shopping Center serves Branchburg, Bridgewater and Bedminster to the East and Readington and Tewksbury to the West.

LEASING PLAN



PROPOSED UNIT 9 FLOOR PLAN & ELEVATION



PROPERTY PHOTOS



IMMEDIATE TRADE AREA AERIAL



Zoning

§ LDO3-15.1

Purpose.

These zone districts are for retail and service type businesses limited to the sale on the premises of commodities and/or services or furnishings to the ultimate consumer. An additional goal of these districts is to confine retail uses to the areas so zoned to prevent sprawling and strip commercial development along the Township's highways.

§ LDO3-15.2. Permitted Uses.

[Ord. No. 2006-1035 § 1; Ord. No. 2006-1048 § 1; Ord. No. 2006-1053 § 1]

A. Principal uses.

1. Retail sales and personal services.
2. Lumber and other building materials.
3. Heating and plumbing equipment.
4. Restaurants, conventional and take-out.
5. Business and professional offices.
6. Funeral parlors.
7. Clothing rental.
8. Furniture repair.
9. Motels and hotels.
10. Agricultural uses as regulated in Section 4-6.
11. Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain less than six occupants.
12. Child care centers as regulated in Section 4-7.

B. Accessory uses customarily incidental and ancillary to a permitted use.

C. Conditional uses.

1. Institutional uses as regulated in subsection 3-23.7.
2. Governmental uses and public utility facilities as regulated in subsection 3-23.1.

§ LDO3-15.3. Area and Bulk Requirements. [Ord. No. 2006-1035 § 2; Ord. No. 2006-1048 § 2; Ord. No. 2006-1053 § 2]

- A. Minimum lot area: 110,000 square feet.
- B. Minimum lot width: 325 feet.
- C. Minimum front yard: 50 feet.
- D. Maximum front yard: 100 feet.
- E. Minimum side yard: 25 feet.
- F. Minimum rear yard: 25 feet.
- G. Maximum height: 50 feet or 3 1/2 stories, whichever is less.

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- H. Maximum impervious coverage by number of stories in building:
- Less than 2 stories 40%
- At least 2 stories but less than 3 50%
- At least 3 stories 60%

