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## Land Now Available For Sale

100 Union Avenue, Watchung, NJ 08876  
Asking Price for Sale: \$1,700,000  
2.25 Acres (some wetlands) in B-B Zone

- This site sits on 2.25 acres (some wetlands) at Union Ave and New Providence Rd with a combined 17k approx. VPD
- High visibility: 300+ ft of Frontage on Union Ave. 500 feet from SW Route 22 entry point (45k VPD)
- B-B Zone District: allows for varied uses including but not limited to office, medical/surgical, dentist, law firm, accountancy, insurance agent, daycare (previously approved), car wash (previously approved)
- IOS Possibility
- Easy access to SW Route 22 and NW Route 22 (via New Providence Road) and moments from I78
- Minutes from local major shopping centers
- Strong neighborhood with a sizeable population growth and high household income



# Property Information



## Growth Potential

- Various development possibilities.
- Highly Visible retail & commercial corridor.
- Strong demographic growth.



## Strategic Location

- B-B Zone
- Exceptional VPD on Rt 22: 45,039.
- Total VPD: Over 60,000 between Union Ave, New Providence Rd, and Route 22
- Flexible accessibility: 500 ft to Route 22 Intersection, Moments to I78 access.



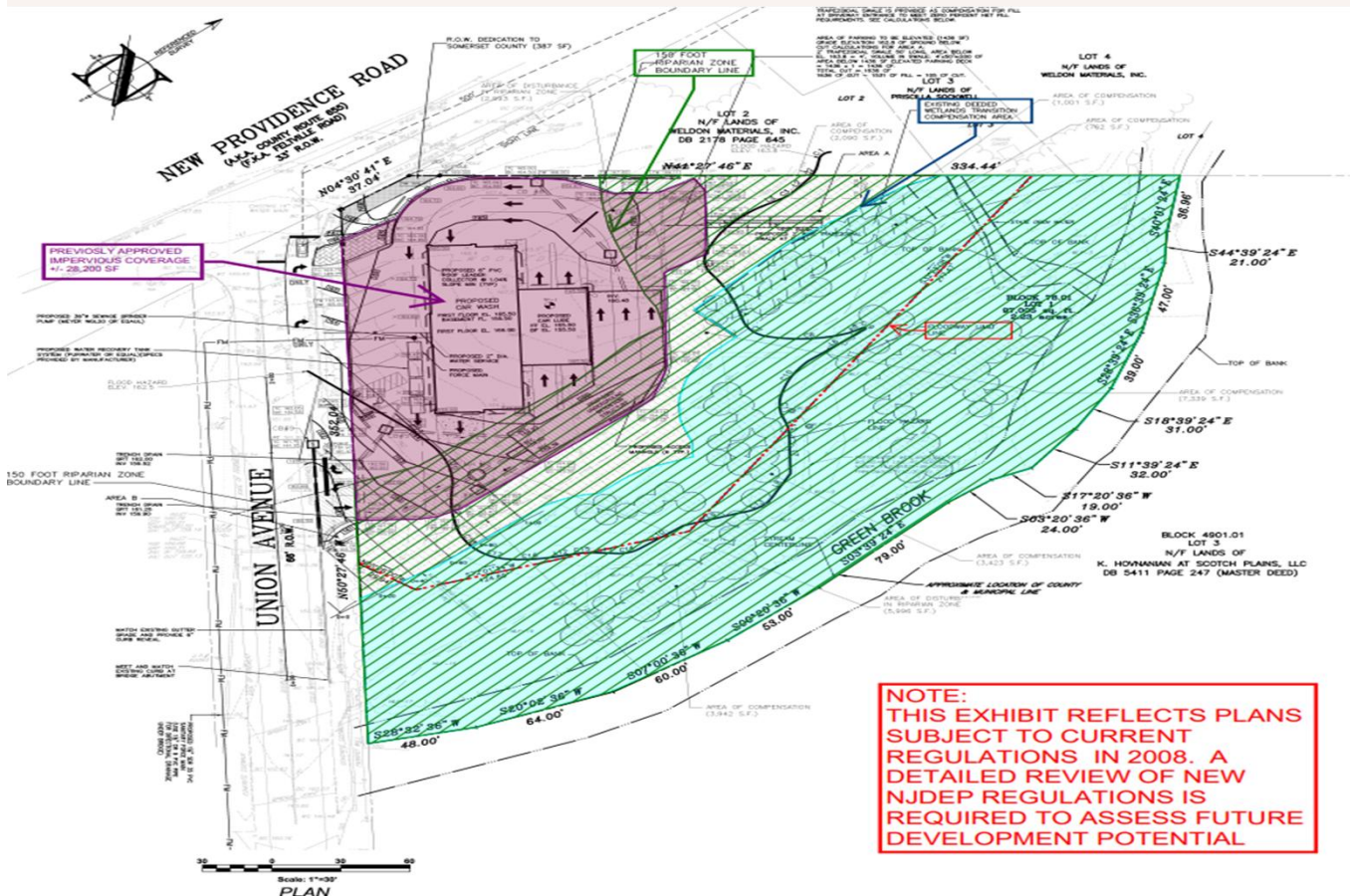
## High Visibility

- Over 300 feet of frontage on Union Ave.
- Close to major shopping centers.



## For Sale

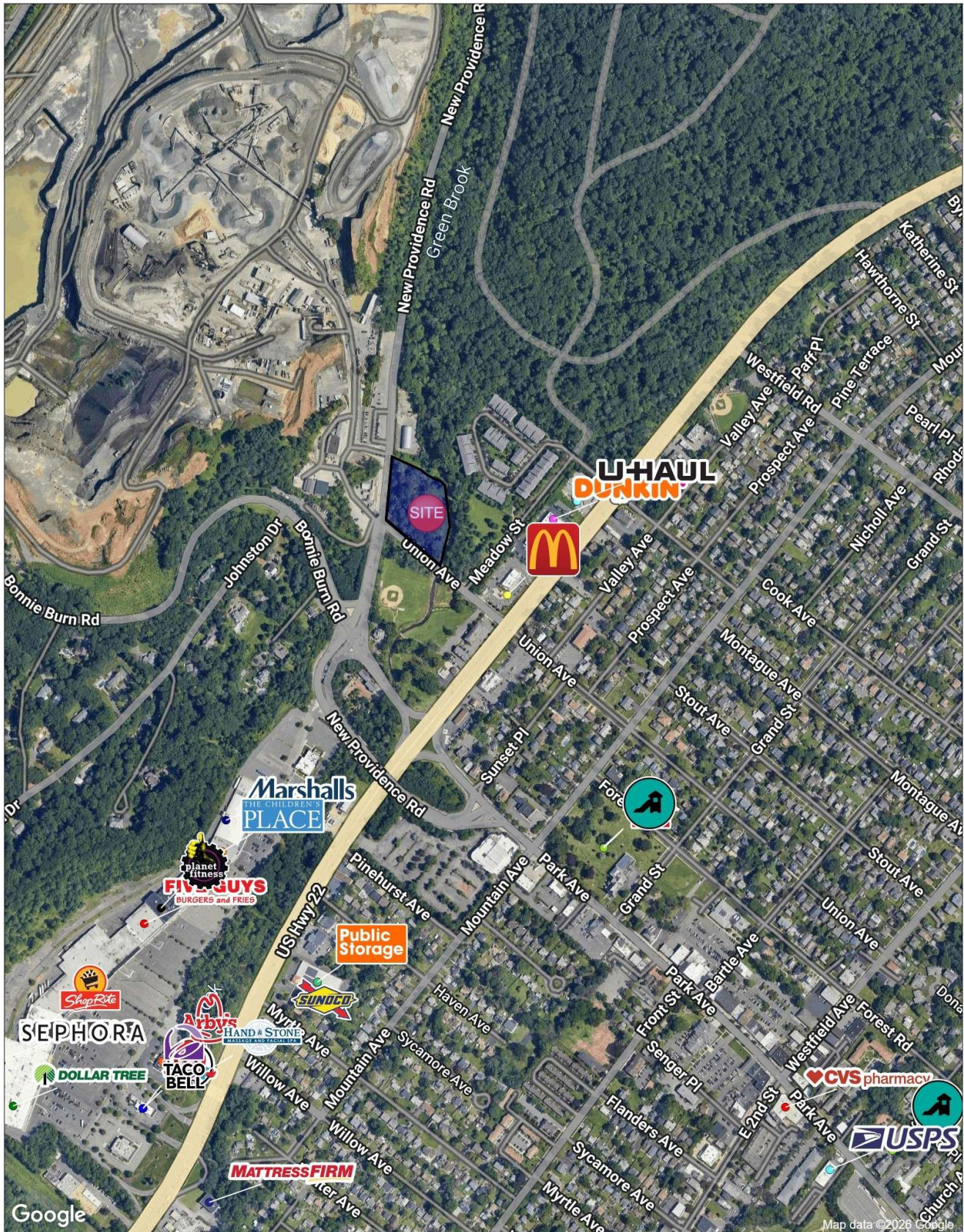
- 2.25 Acre (some wetlands)
- B-B Zoning Permitted Uses Include: office, medical/surgical, dentist, law firm, accountancy, insurance agent, daycare (previously approved), car wash (previously approved)



# Traffic



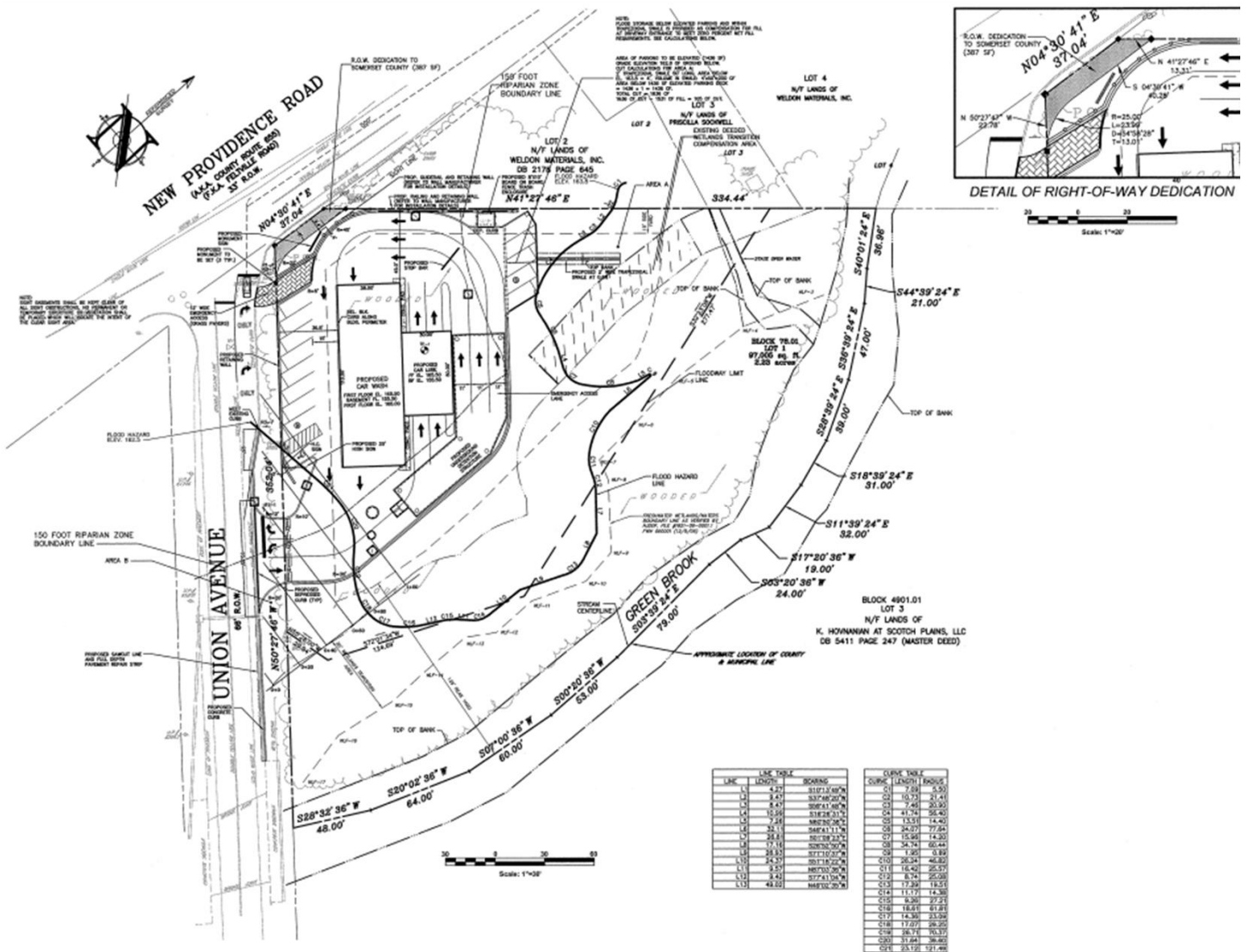
# Local Map and Surrounding Area



# Location

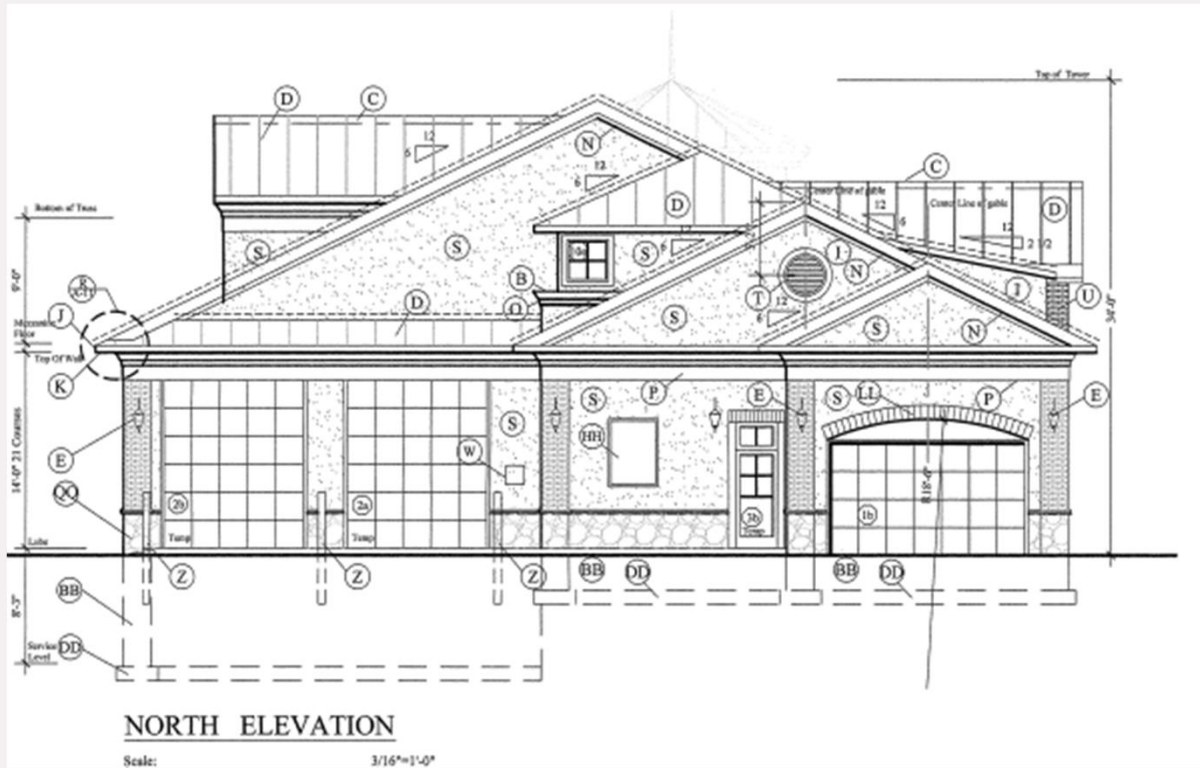


# Proposed Use: Car Wash

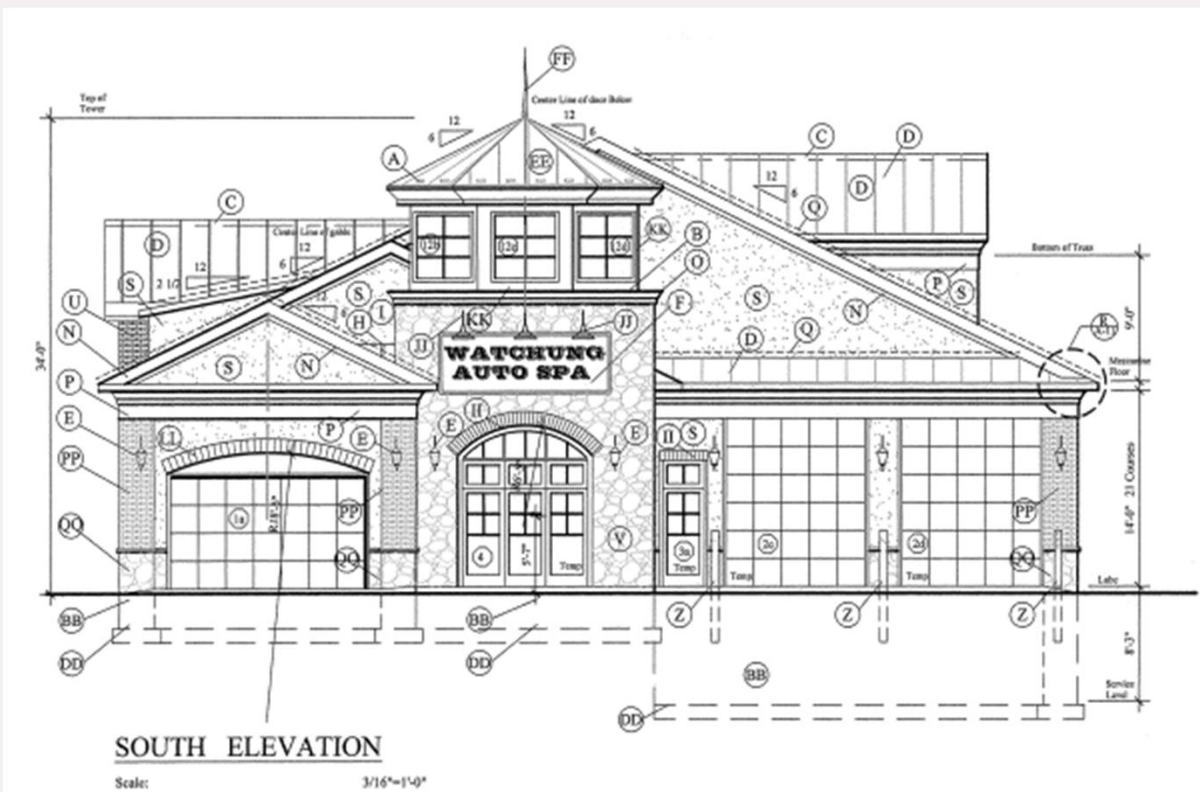


**Disclaimer: Proposed use is contingent upon FEMA constraints becoming more stringent than in previous years**

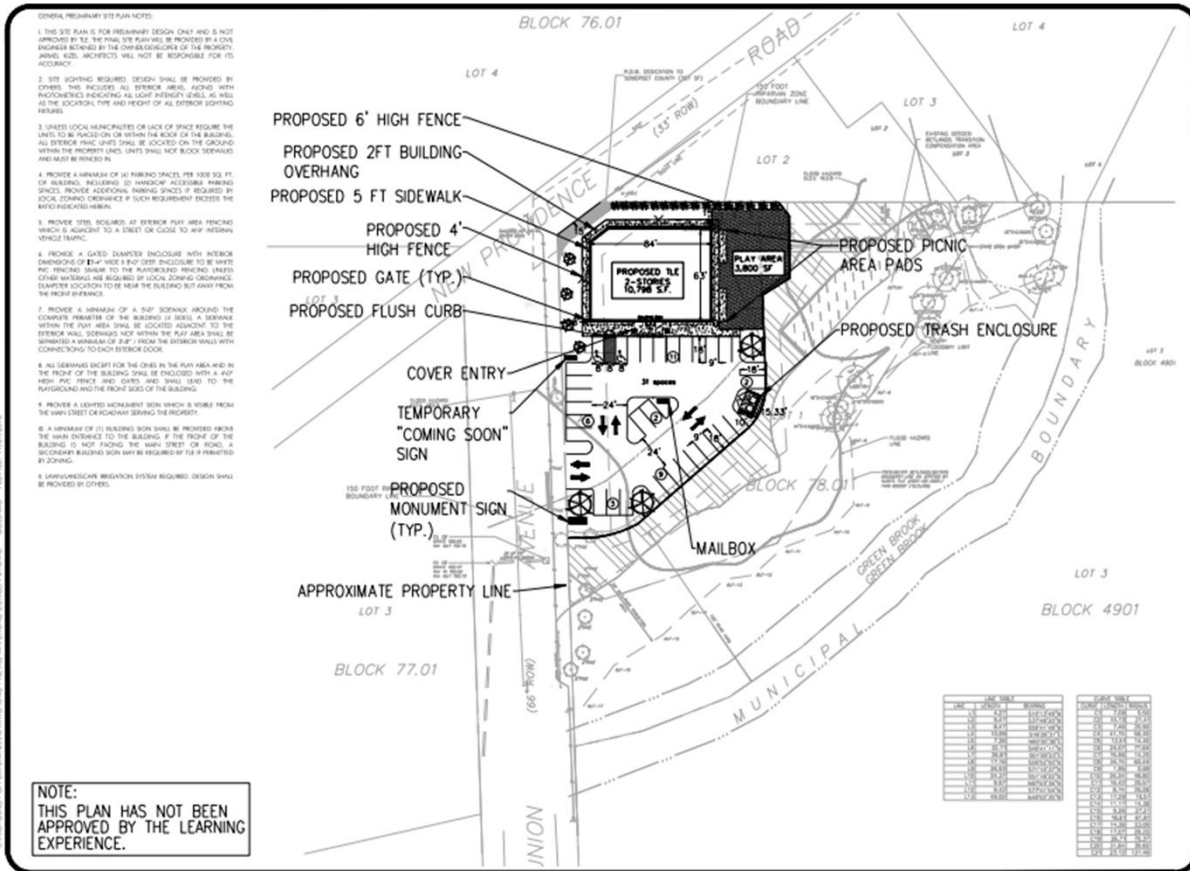
# Proposed Use: Car Wash - Façade Rendering



**Disclaimer: Proposed use is contingent upon FEMA constraints becoming more stringent than in previous years**



# Proposed Use: Daycare



**JK**  
**Jarmel Kizel**  
 ARCHITECTS AND ENGINEERS INC.  
 42 CHINER PARKWAY  
 LIVINGSTON, NEW JERSEY 07039  
 TEL: 973-994-8669  
 FAX: 973-994-8059  
 www.jarmelkizel.com  
 Architecture  
 Engineering  
 Interior Design  
 Implementation Services

**CONTRACTORS**

ARCHITECT: JARMEL KIZEL, INC.	DATE: 10/21/18
OWNER: LEARNING EXPERIENCE	SCALE: 1" = 60'
DESIGNER: JARMEL KIZEL, INC.	APPROVED BY: OPD
DATE: 10/21/18	

**PROJECT:**  
 THE LEARNING EXPERIENCE  
 100 UNION AVENUE  
 LIVINGSTON, NEW JERSEY

**CONCEPT PLAN 01**

Drawing Number:  
**CP-01**

Sheet Date: 10/21/18

**Disclaimer: Proposed use is contingent upon FEMA constraints becoming more stringent than in previous years**



# Demographics: Summary

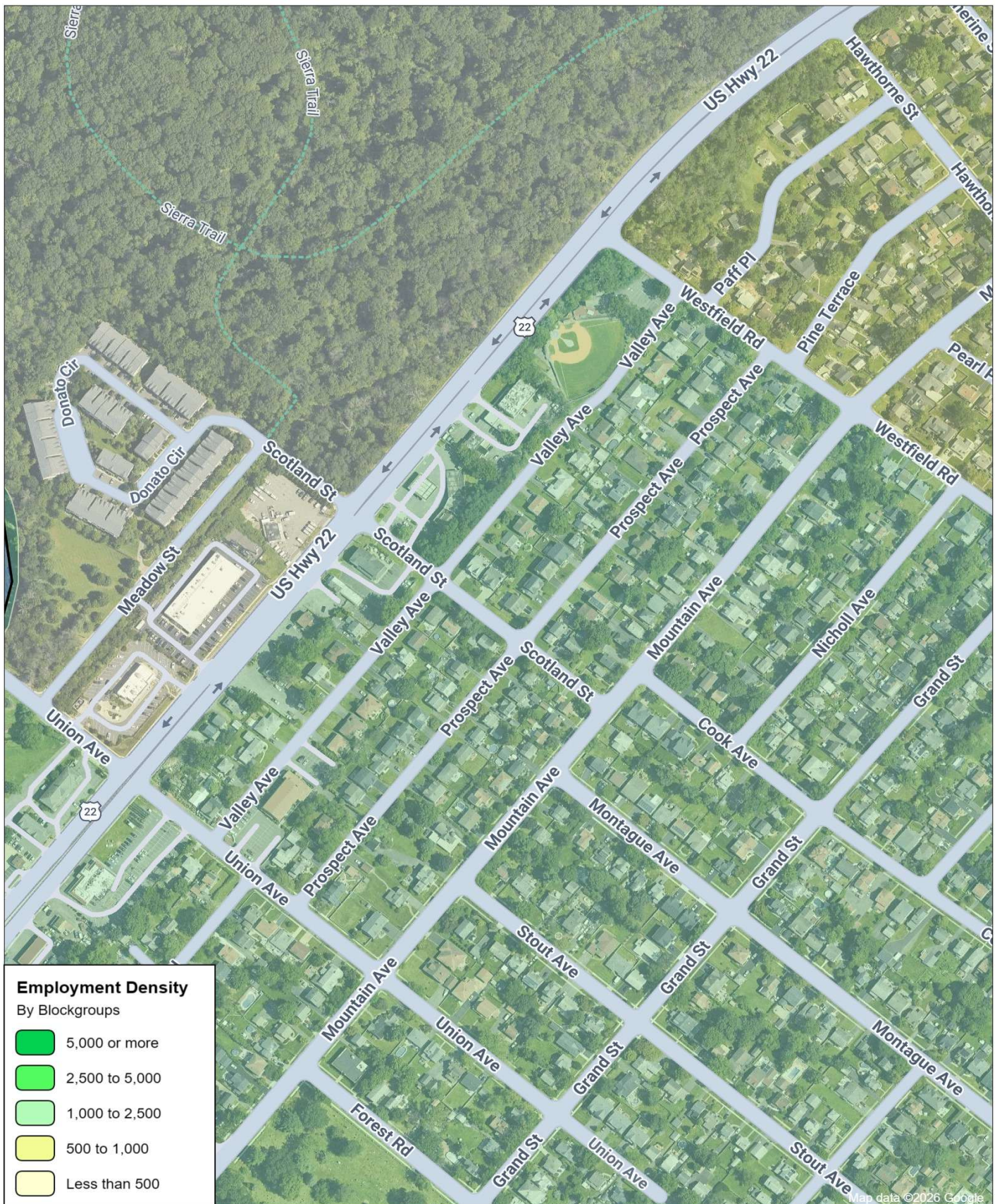
100 Union Ave Watchung, NJ 07069	1 mi Radius	3 mi Radius	5 mi Radius
Population	9,056	108,855	266,906
Median HH Income	\$160,534	\$160,653	\$160,456
Population Median Age	39.9	39.8	40.1
Households	3,176	37,103	91,442



# Demographics: Population Density



# Demographics: Employment Density



# Watchung Borough



Strong economic growth and a high quality of life are the hallmarks of the Watchung Borough community, **strategically located off Route 22 and moments from I78**. Watchung Borough is located in Somerset County and contains various office parks, warehouse districts, and shopping centers that make it a center for business and commerce alike. Watchung is home to a number of distinctive housing developments as well as a strong school system which makes it a popular place for families.

★ Designed by TownMapsUSA.com

➡  
Watchung Reservation's Deserted Village and Enchanted Forest



←  
View of I78 and State Route 22 in relation to 100 Union Avenue site

## Connect & Disclaimer



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