

Fully Built-out Restaurant For Lease Includes all FF&E

Township of Harding, Morris County NJ

www.SilbertRealEstate.com

LOCATION

995 Mt. Kemble Avenue /Route 202
Harding, NJ 07960
Lot 5 in Block 33

AVAILABLE

6,348 SF free standing building

RENTAL RATE

Provided upon request, subject to use & creditworthiness

RE TAXES

\$18,211.82 - \$2.87 PSF

PARKING

Onsite code compliant unpaved, stone parking lot

DEMOGRAPHICS 2021 ESTIMATE

2 Mile Radius

Population	3,406
Median HH Income	184,670
Average HH income	301,871
Median Age	50.7
Total Households	1,273
Daytime Population	3,611

3 Mile Radius

Population	12,680
Median HH Income	172,489
Average HH Income	265,720
Median Age	47.9
Total Households	4,687
Daytime Population	16,061

5 Mile Radius

Population	62,879
Median HH Income	155,897
Average HH Income	222,616
Median Age	43.7
Total Households	23,813
Daytime Population	64,988

PROPERTY DESCRIPTION

Free-standing, two story Revolutionary War era turn-key restaurant formerly owned by Market Tavern situated on 2.70 acres at the corner of Mount Kemble/Route 202 and Colonial Drive. The property surrounded by ample housing in one of New Jersey's most affluent communities between Morristown and Bernardsville. The former full serve restaurant includes a full kitchen with equipment, two dining rooms, a private party room, two administrative offices, basement and storage areas. Building also suitable for professional, medical space and childcare conversion.

ZONE

B2 Business Zone, which uses include, restaurants, medical/professional and retail (see attached full excerpt)

UTILITIES Gas: JCP&L, Electric: PSE&G, well water and septic sewer

TRAFFIC COUNTS

ADT 7,634 Route 202

HIGHLIGHTS

- 4.0 miles south from downtown Morristown, 3.0 miles north from downtown Bernardsville and 1.3 miles from exit 30A South & 30B from north I-287;
- According to NJ Monthly Magazine, Harding ranked 6th best town in New Jersey 2019;
- Adjacent Talbots "superstore";
- Corporations situated less than 2 miles include; LG Electronics, Morgan Stanley, McElroy Deutsch IT CO, United Health Group, Optum IT Co among others.

FOR ADDITIONAL INFORMATION OR INSPECTION CONTACT:

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SILBERT

REALTY & MANAGEMENT COMPANY, INC.

995 Mt. Kemble Avenue /Route 202, Harding, NJ B2 Business Zone

Township of Harding NJ

In the B-2 Business Zone, no building, structure or premises shall be used, erected or altered except for the following permitted uses:

A.

Principally permitted uses.

(1)

Single-family residential.

(2)

Business, professional, and medical offices.

(3)

Child-care centers.

(4)

Retail sales.

(5)

Personal services.

(6)

Private educational services.

(7)

Farm markets.

(8)

Farm stands.

(9)

Financial and insurance institutions.

(10)

Eating and drinking establishments.

(11)

Fitness centers.

(12)

Live/work units.

(13)

Public and quasi-public uses.

B.

Accessory uses.

(1)

Electric vehicle charging (EVC) stations.

(2)

Home occupations associated with single-family homes.

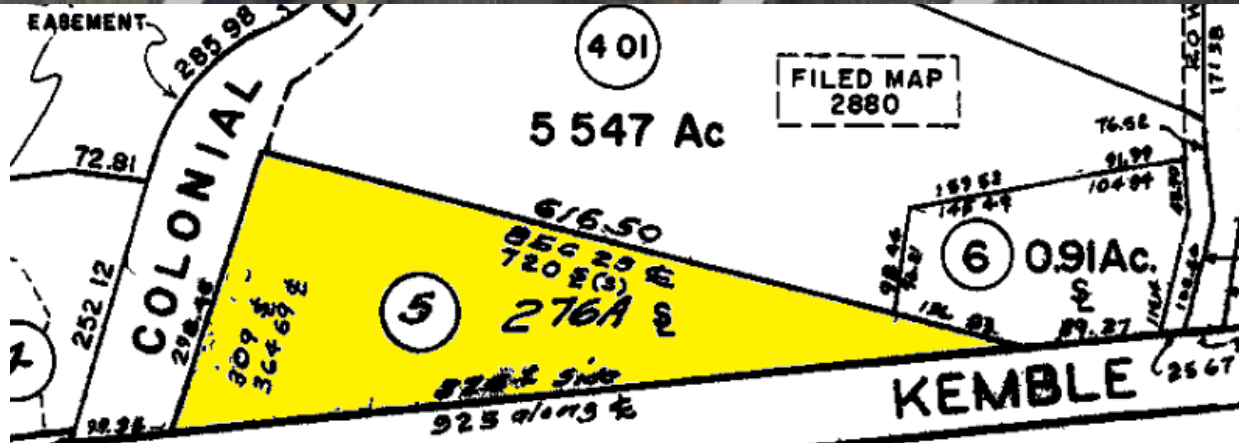
(3)

Signage.

(4)

Uses customarily incidental and accessory to the principal use.

995 Mt. Kemble Avenue /Route 202, Harding, NJ Parcel & Tax map



995 Mt. Kemble Avenue /Route 202, Harding, NJ

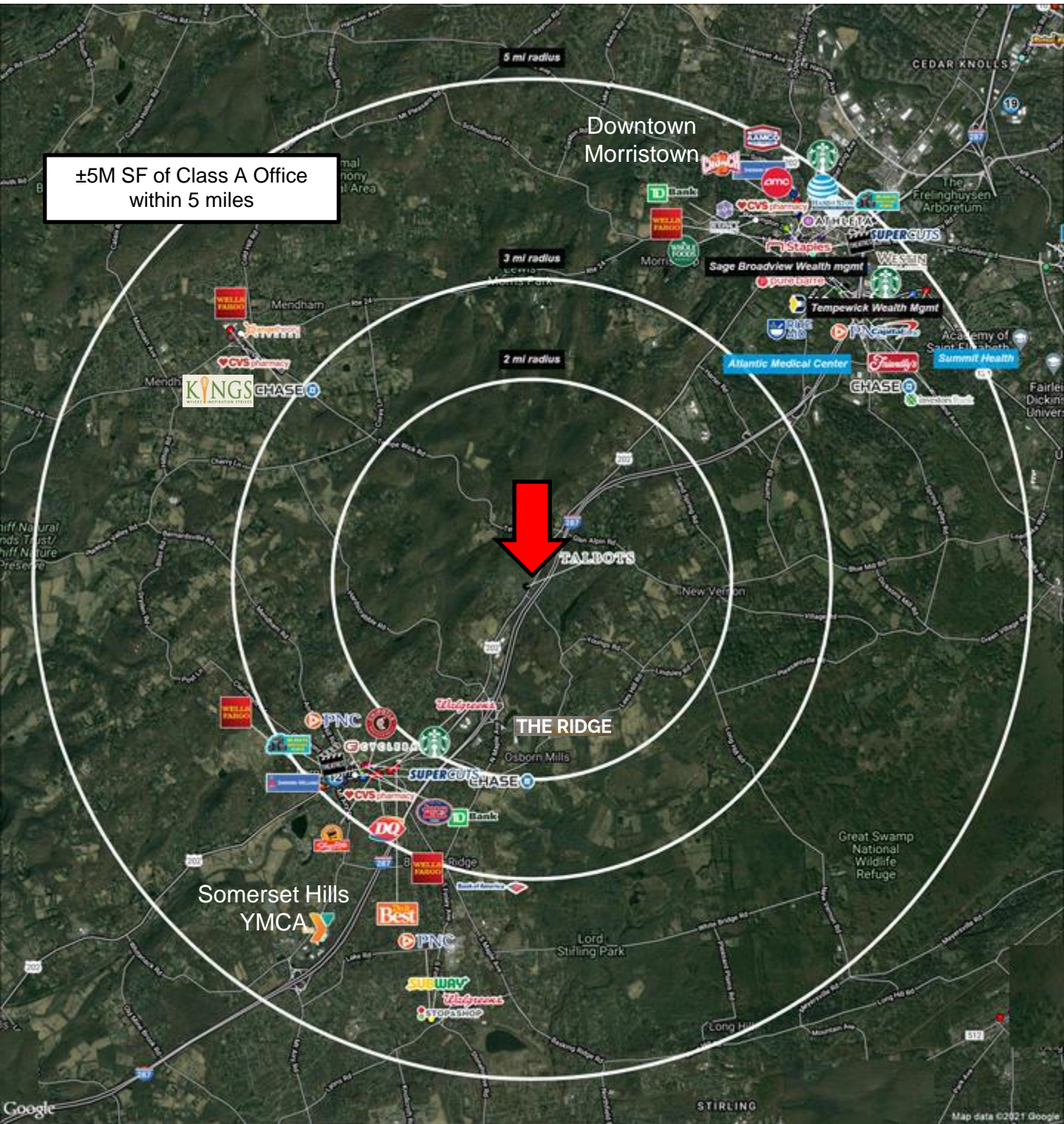
Exterior Photos



995 Mt. Kemble Avenue /Route 202, Harding, NJ
Interior Photos



995 Mt. Kemble Avenue /Route 202, Harding, NJ Trade Area



±5M SF of Class A Office
within 5 miles

995 Mt. Kemble Avenue /Route 202, Harding, NJ

Local & Regional Street Maps

