



Lamington Corners Neighborhood Shopping Center

1260 Route 28/ CR614, Branchburg,
Somerset County, NJ 08876

PROPERTY DESCRIPTION

93% leased and occupied established 21,750 square foot neighborhood shopping center within strong residential base with upper middle class income levels. Situated parallel to State Hwy Route 22 and at the signalized intersection of Lamington Road and Route 28/CR614 affording excellent visibility and access along the primary commuter roadway.

AVAILABLE SPACE

Unit 12: 1,500 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM, RE TAXES & INS

+/- \$8.58 psf NNN projected 2024

ZONING

Zoned R/S-1 Retail Service Zone
Permitted uses include retail sales and personal services and restaurant

COMMENTS

- Approximately four miles west from Bridgewater Commons Mall and SR202 and 206. Less than 2.5 miles South of Exit 26 I-78 and Fiddlers Elbow CC;
- Neighboring retail includes ShopRite Supermarket, Starbucks, Wendy's & Childtime Learning Center among others.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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SILBERT
REALTY & MANAGEMENT COMPANY, INC.

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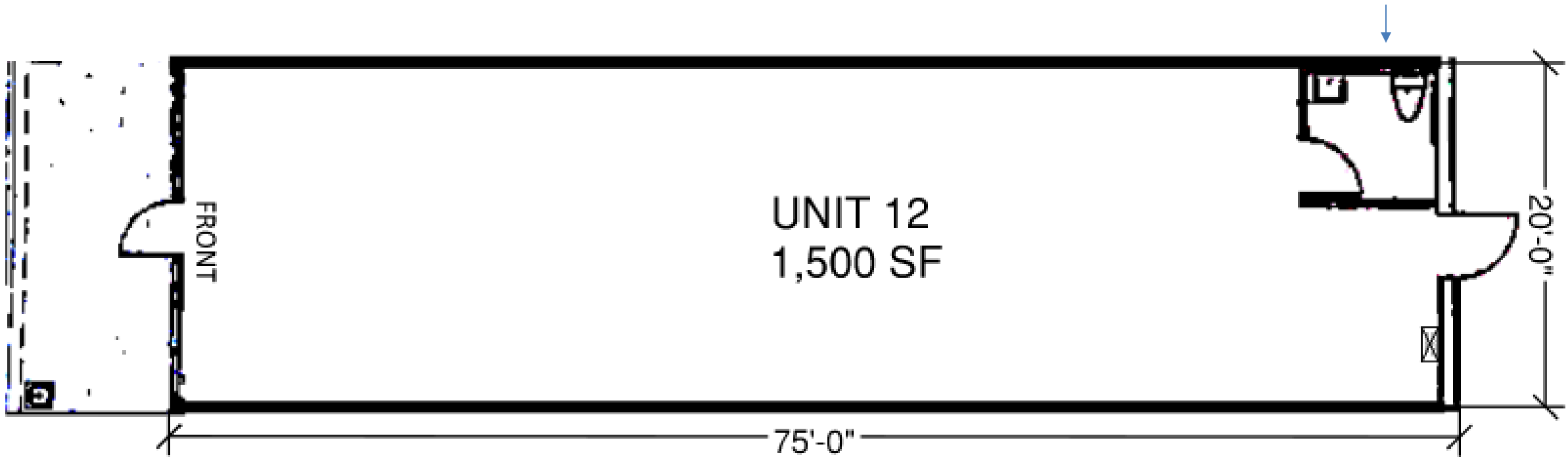
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Visit Our Website: WWW.SilbertRealEstate.com

Leasing Plan

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| UNIT 1 DRI-CLEANERS |
| UNIT 2 MASA SUSHI |
| UNIT 3 BAGELS-4-U |
| UNIT 4 KUMAN LEARNING CENTER |
| UNIT 5 PHARMACY |
| UNIT 6 EM NAILS |
| UNIT 7 BRIGHT SMILE DENTAL |
| UNIT 8 & 9 ADVANCED EYES M.D. |
| UNIT 10 AUGUST MOON |
| UNIT 11 IL FOMO RESTAURANT |
| UNIT 12 20' AVAILABLE FOR LEASE 1,500 SF |
| UNIT 13 ALCHEMY HAIR SALON |



Property Photos



Zoning

R/S-1 Retail Services 1 Zone

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.

- :1
- 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%



Immediate Trade Area Aerial



AREA DEMOGRAPHICS

3 Mile Radius

| | |
|--------------------|-----------|
| Population | 26,336 |
| Median HH Income | \$165,049 |
| Average HH Income | \$136,486 |
| Median Age | 42.5 |
| Daytime Population | 23,154 |

5 Mile Radius

| | |
|--------------------|-----------|
| Population | 75,750 |
| Median HH Income | \$156,309 |
| Average HH Income | \$127,349 |
| Median Age | 43 |
| Daytime Population | 77,197 |

7 Mile Radius

| | |
|--------------------|-----------|
| Population | 128,537 |
| Median HH Income | \$160,155 |
| Average HH Income | \$127,166 |
| Median Age | 42.7 |
| Daytime Population | 124,828 |

