



PREMIER REGIONAL UNDEVELOPED COMMERCIAL DEVELOPMENT SITE

GROUND LEASE OR BUILD TO SUIT

N.E. corner of State Highway Route 22
and Warrenville Road (CR 561)
signalized intersection, Green Brook Township,
Somerset County, NJ 08812

PROPERTY DESCRIPTION

Largest undeveloped regional retail site,
signalized intersection, comprising ± 14 acres
of partially improved commercial land with
over 1300 feet of prime Route 22 highway
frontage previously approved for retail
development. Location affords exceptional
visibility and accessibility from all directions.

AVAILABLE SPACE

Entire Site

UTILITIES

All city utilities will serve development

ZONING

Regional Highway Commercial District (RHC)
(See Attached for Additional Information)

TRAFFIC COUNTS

ADT 50,837 State Highway Route 22
& Warrenville Rd (CR561)

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT

Brian S. Silbert
President & CEO
908-604-6900
info@silbertrealestate.com

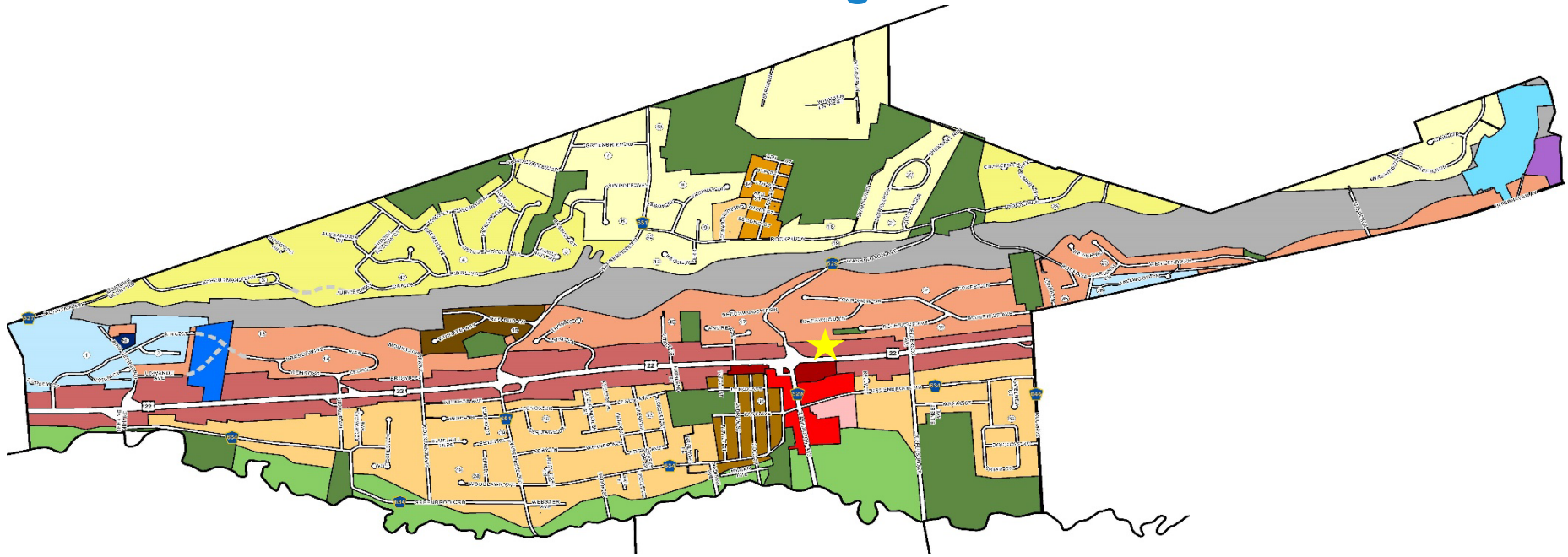
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059



Visit Our Website: WWW.SilbertRealEstate.com

Zoning



606.1 Permitted Uses:

606.1-1: Shopping centers, retail stores and shops, repair shops for household type items, personal service establishments, business and professional offices, banks and fiduciary institutions, and restaurants;

606.1-2: Indoor theaters and other forms of commercial recreation establishments where the activity is conducted within a building or buildings; *606.1-3:* Wholesale establishments and distribution centers for finished products or commodities;

606.4: Conditional Uses:

606.4-1: Public Utilities;

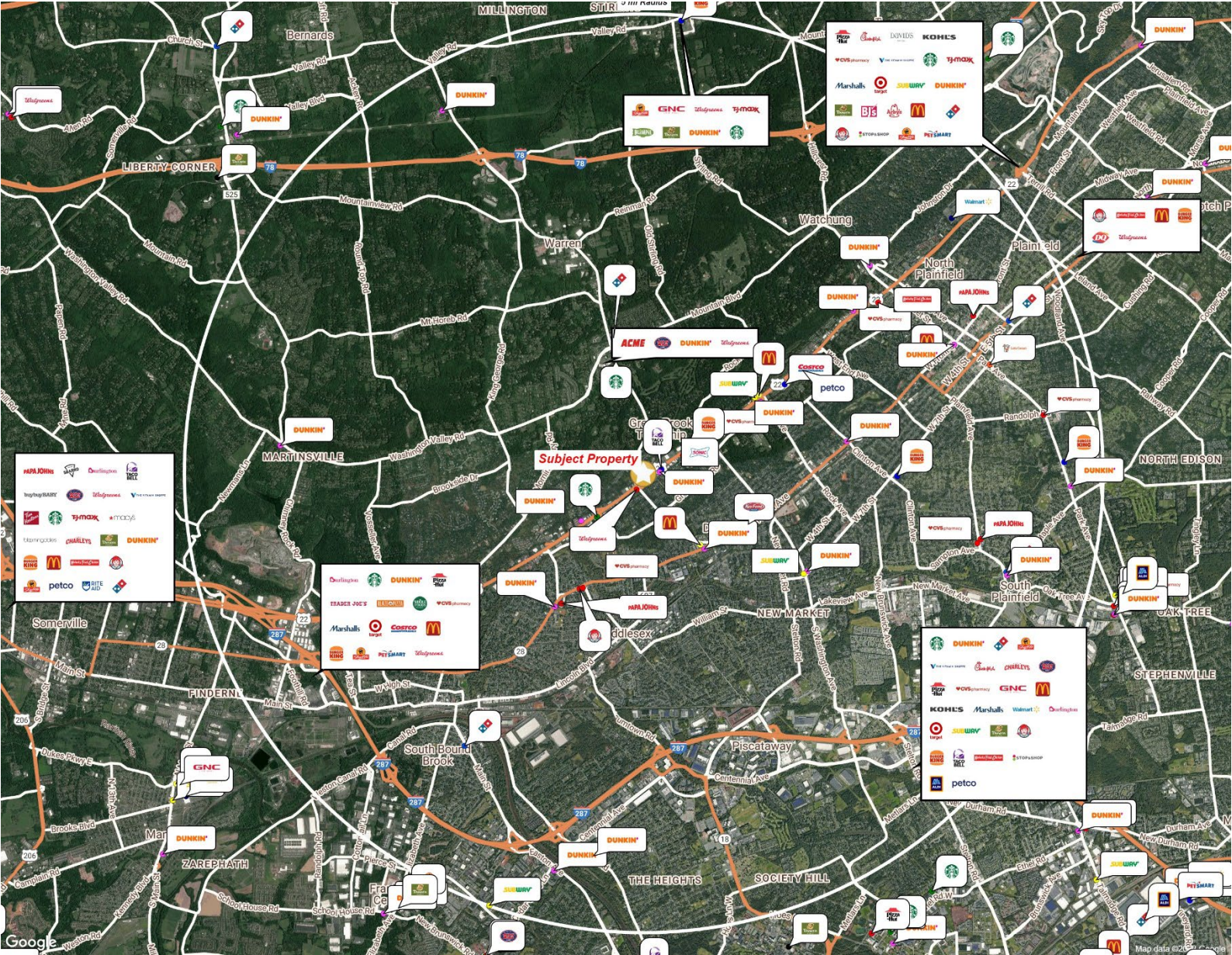
606.4-2: Nursing Homes;

606.4-3: Quasi-public buildings and recreation areas;

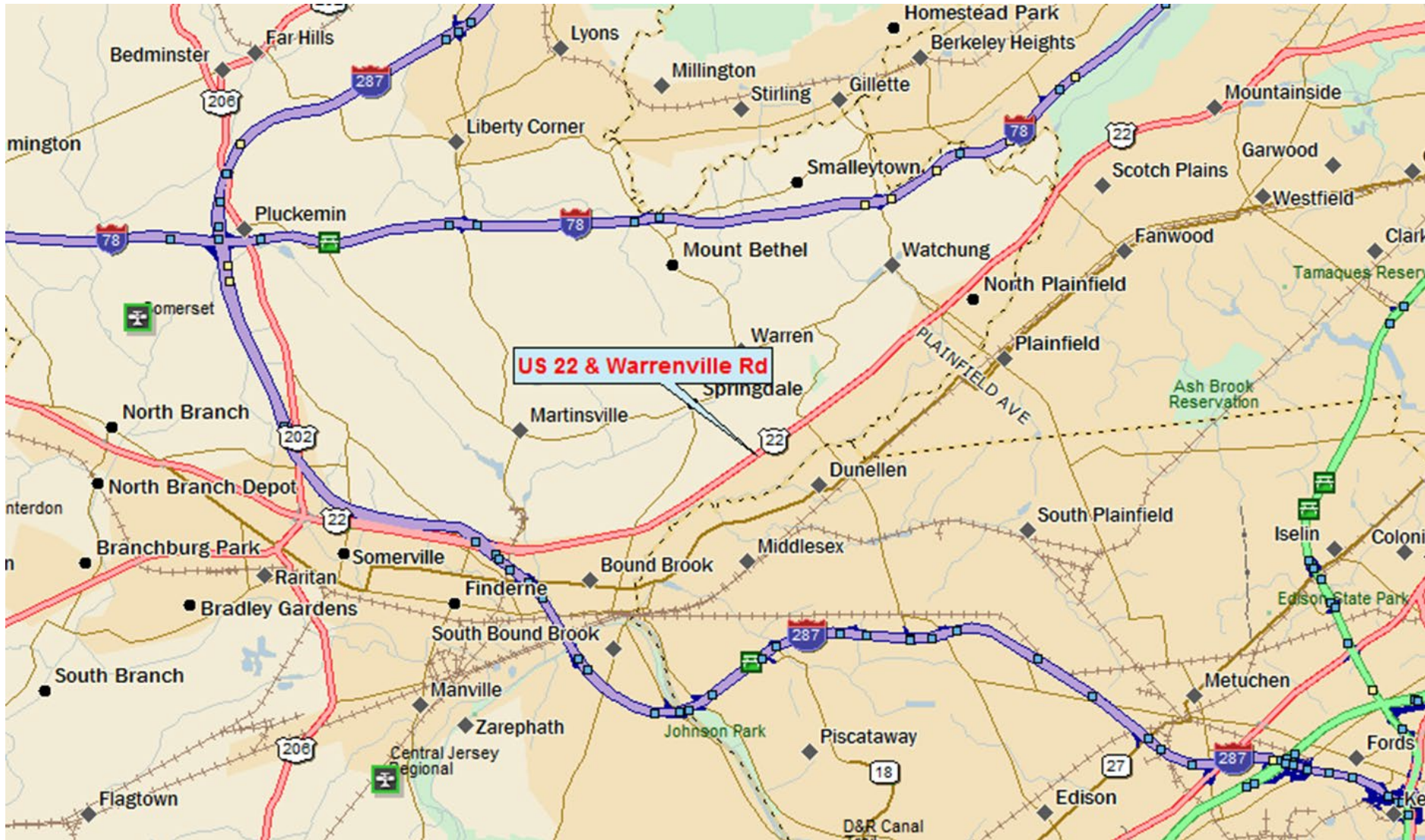
606.4-4: Public garages and motor vehicle service stations;

606.4-5: Automobile sales establishments operated by bona fide new car dealers; *606.4-6:* Hotels and Motels

Regional Aerial



Regional Street Map



AREA DEMOGRAPHICS

2 Mile Radius

Population	35,184
Average HH Income	\$132,642
Median HH Income	\$103,264
Median Age	40.6
Daytime Population	25,052

3 Mile Radius

Population	79,703
Average HH Income	\$124,326
Median HH Income	\$101,184
Median Age	39.6
Daytime Population	48,283

5 Mile Radius

Population	209,033
Average HH Income	\$118,729
Median HH Income	\$95,997
Median Age	38.7
Daytime Population	162,710

