

The Shoppes at Branchburg Neighborhood Shopping Center

1190 Route 28/ CR614, Branchburg,
Somerset County, NJ 08876

PROPERTY DESCRIPTION

Shoppes at Branchburg is an existing 8,088 SF single story upscale enclave of exciting shops anchored by Starbucks. Situated at the southwest corner of a signalized intersection and directly opposite the main entrance to Raritan Valley Community College. The Shopping Center is adjacent Cedar Glen, a fully leased 107,000 SF ShopRite anchored community shopping center.

AVAILABLE SPACE

Unit 2: 1,232 SF (Possession November 1, 2024)

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM, RE TAXES & INSURANCE

\$12.91 psf projected 2023

ZONING

Zoned R/S-1 Retail Service Zone

Permitted uses include retail sales, personal services and restaurants

PARKING

On site parking for 43 cars plus additional employee adjacent

COMMENTS

- Affluent marketplace with strong residential base and limited retail;
- Situated approximately 3.5 miles west from Bridgewater Commons Mall and State Highway Routes 202/206, I-287;
- Less than 2.5 miles from 4-way Interchange of Exit 26 of I-78 with commuter traffic along Route 614



FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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

SILBERT

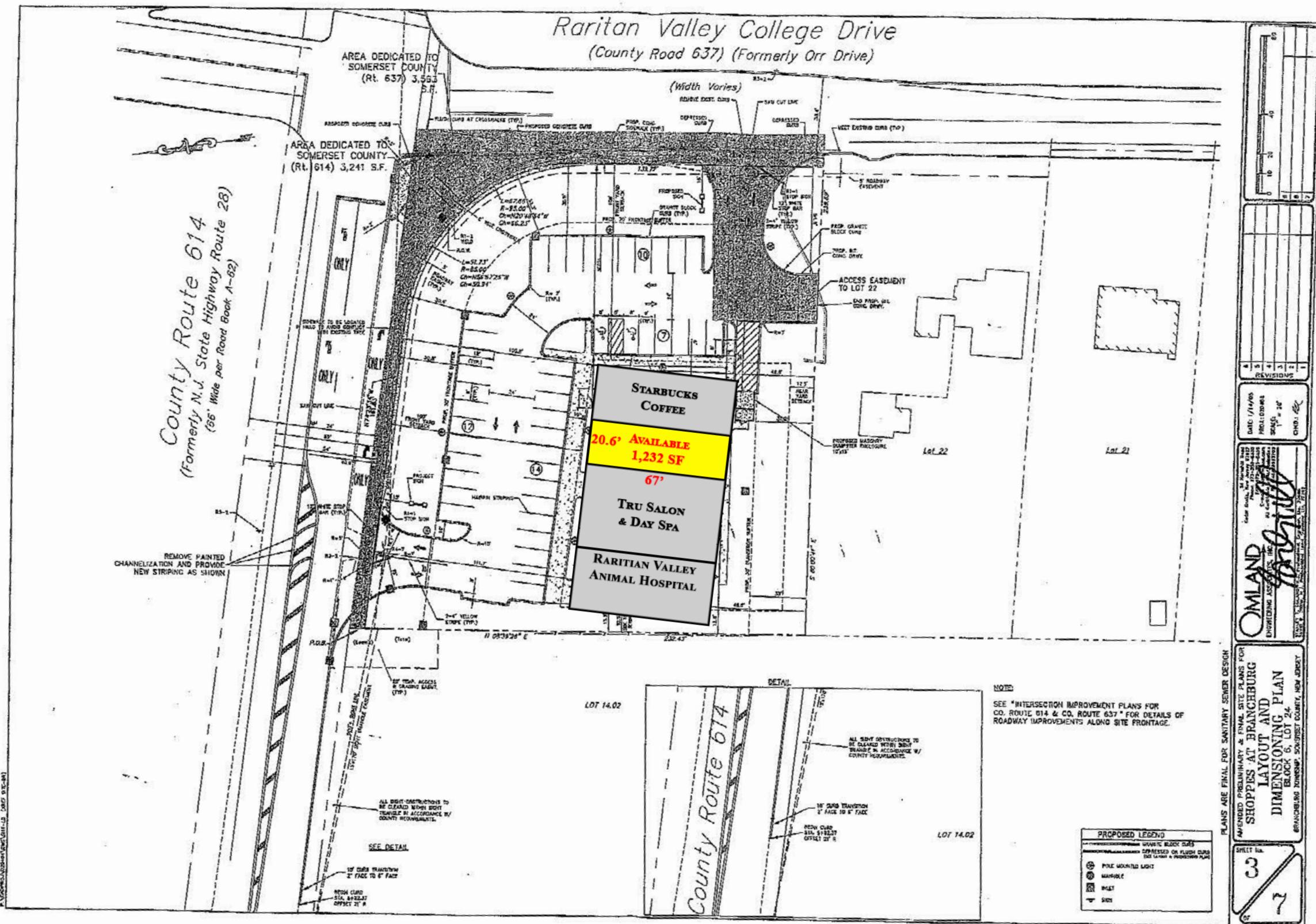
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road
Suite 203
Warren, NJ 07059

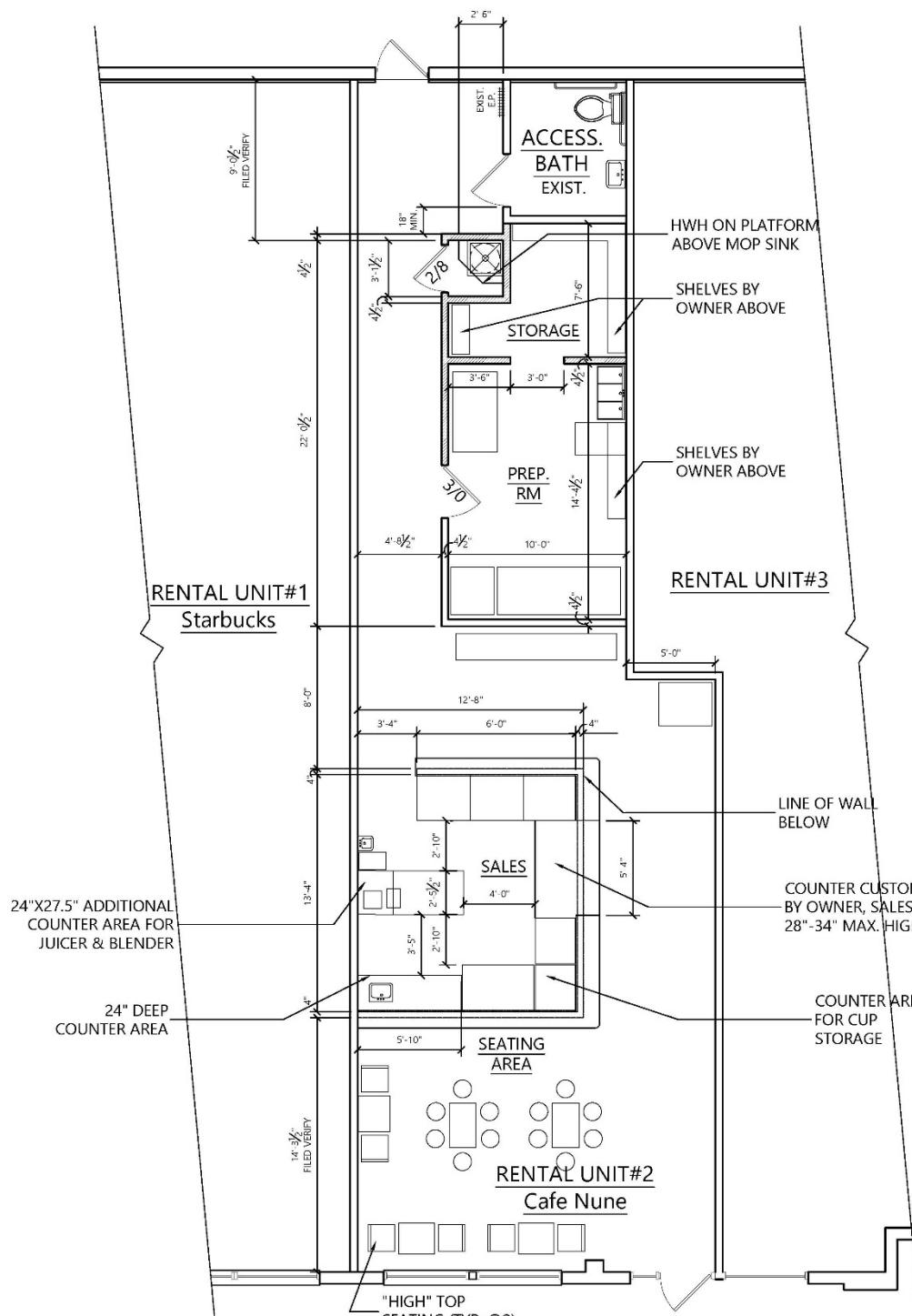


Visit Our Website: WWW.SilbertRealEstate.com

Leasing Plan and Site Plan

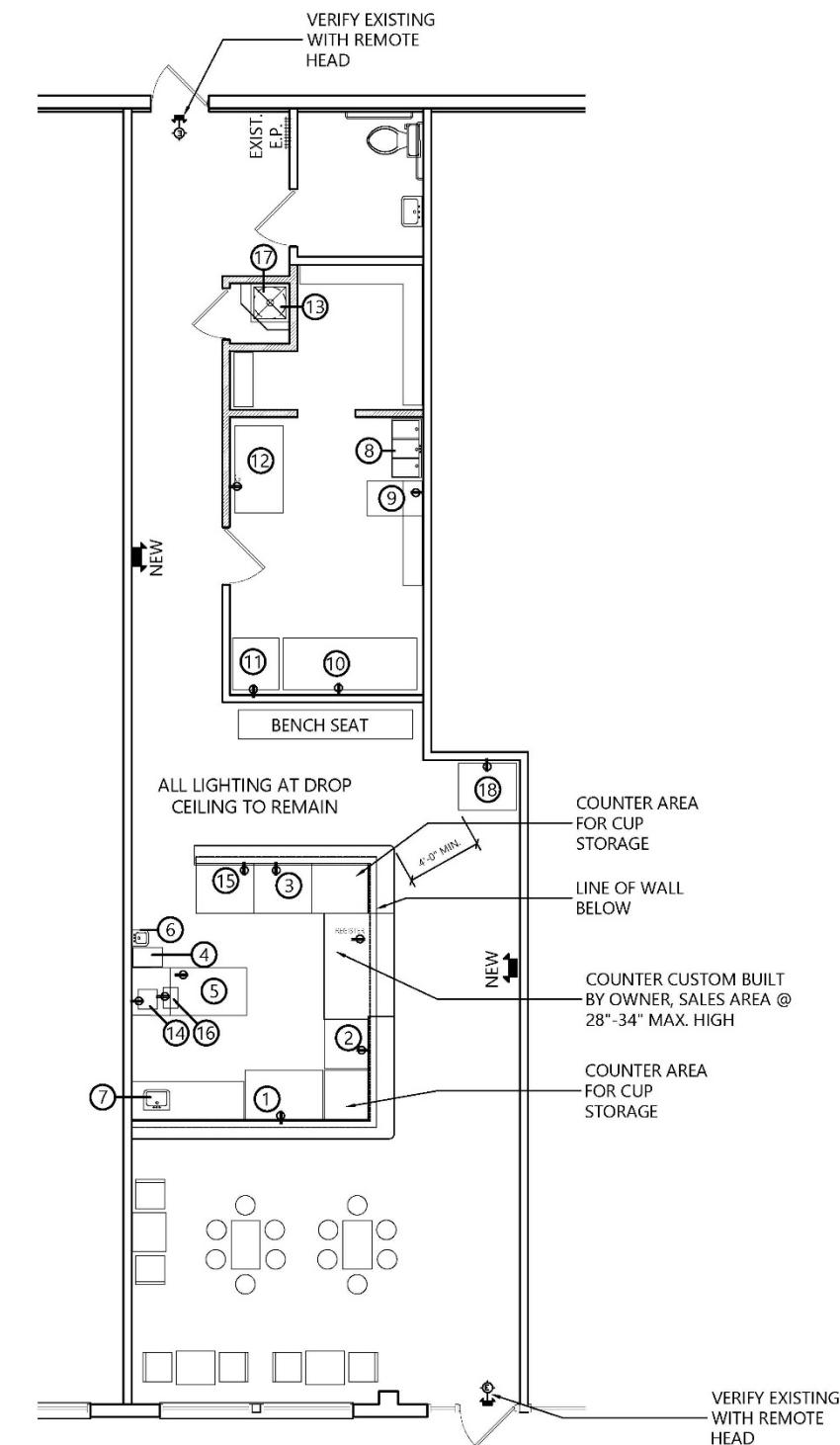


Unit 2 Floor Plan – 1,232 SF



PROPOSED FLOOR PLAN

SCALE: 1/4" = 1' 0"



PROPOSED FLOOR/ EQUIPMENT PLAN

SCALE: 1/4" = 1' 0"

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%

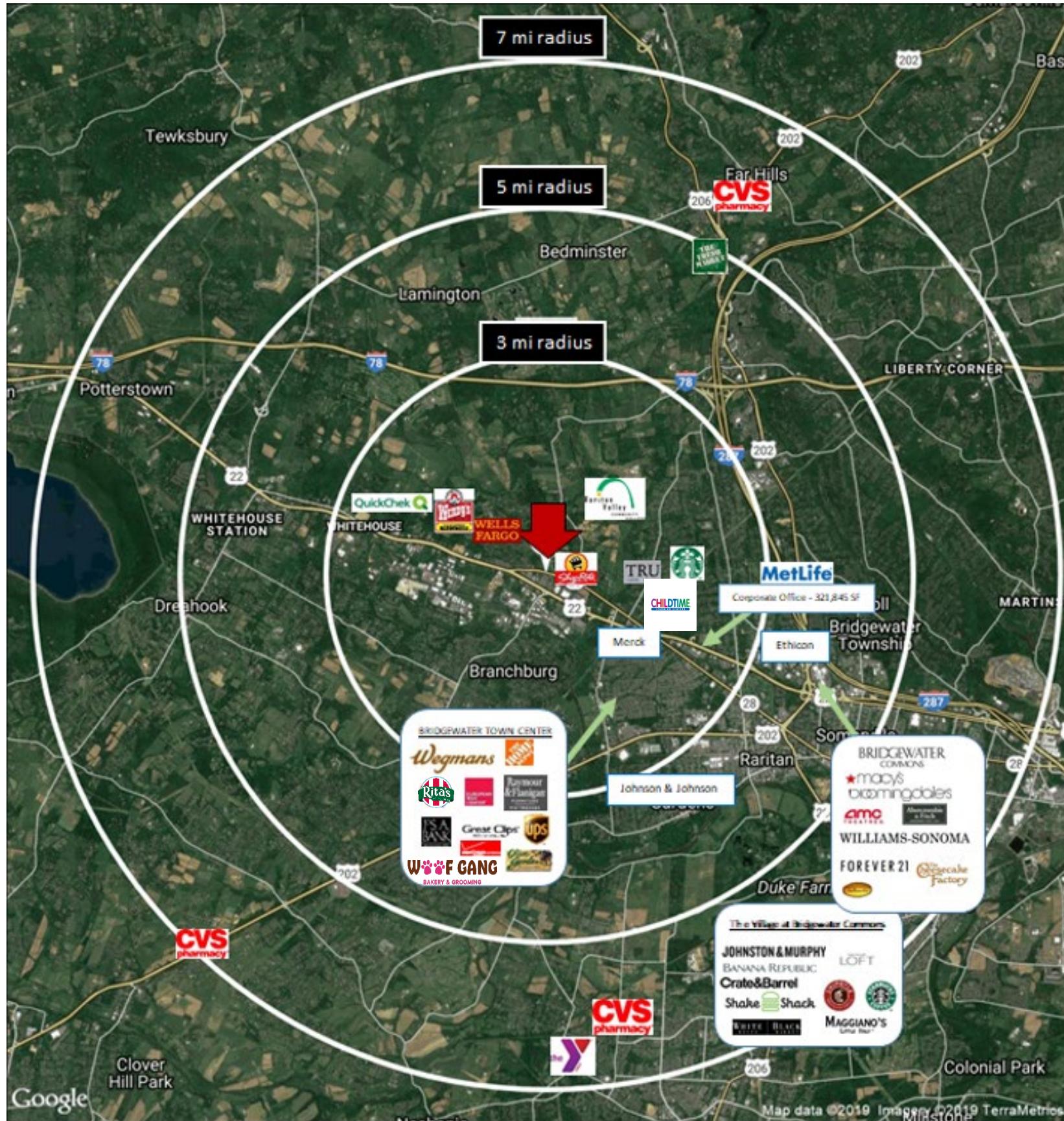
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Immediate Trade Area Aerial



REGIONAL TRADE AREA AERIAL



Notable Shopping Centers and Office

Bridgewater Towne Center

Wegmans, Home Depot, UPS Store, Raymour & Flanigan;

Bridgewater Commons

AMC Theaters, Macy's, Williams-Sonoma, Bloomingdales, Cheesecake Factory, Seasons 52, Redstone American Grill & Fogo de Chao;

The Village at Bridgewater Commons

Johnson & Murphy, Banana Republic, Chipotle, Starbucks, Crate & Barrel, Shake Shack, White House Black Market

MetLife Corporate Office 321,545 SF, Branchburg

Merck Office Complex 206 Acres, Branchburg

Johnson & Johnson Office Complex, Bridgewater

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

