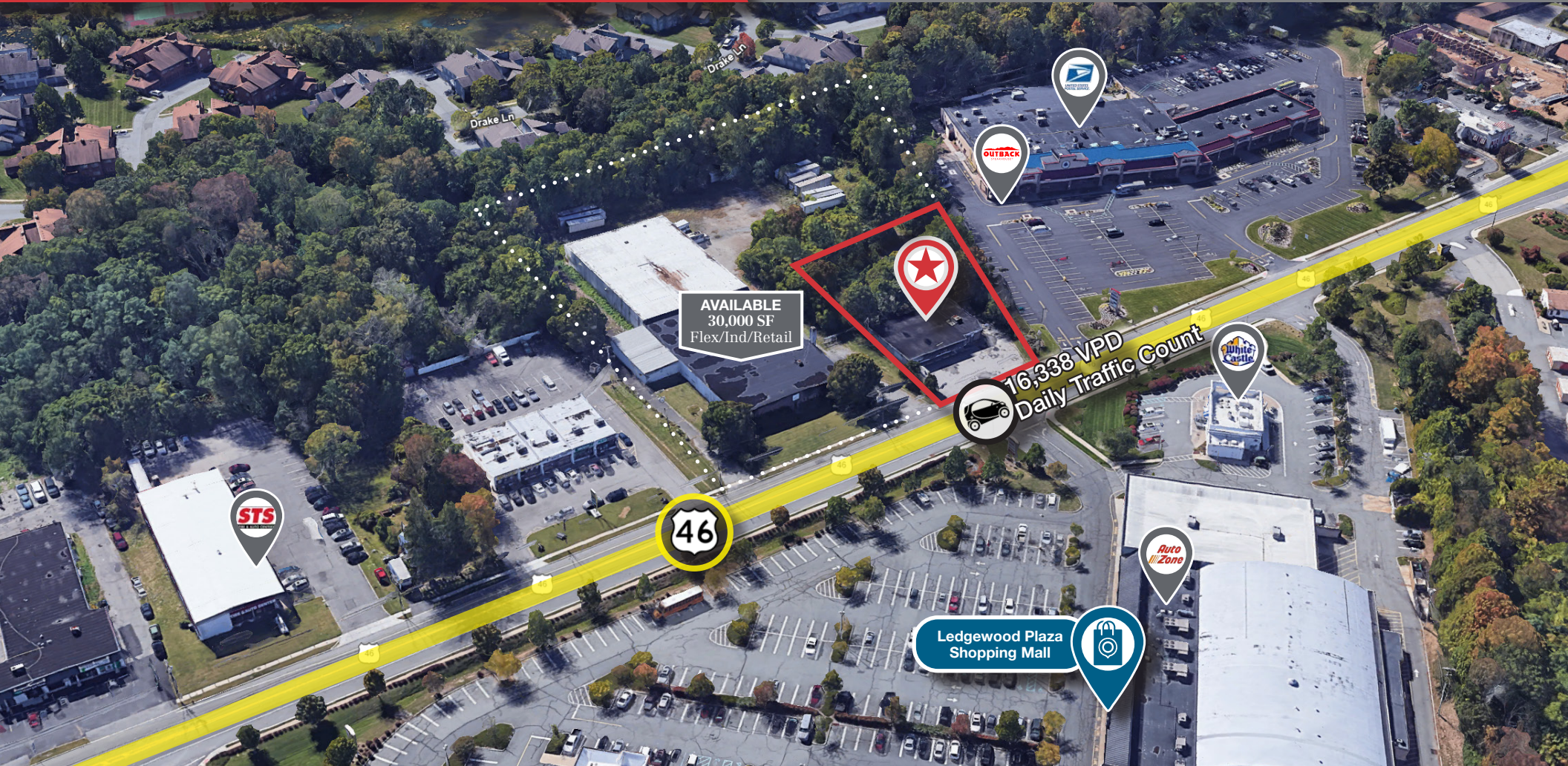


1062 US-46

Ledgewood/Roxbury, NJ

4,500 SF For Lease

Freestanding Retail Building



NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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1062 US-46

Ledgewood/Roxbury, NJ

Property Aerial & Specs

4,500 SF Retail Building For Lease

- Freestanding with excellent exposure
- Building has potential for expansion
- Sits on .525 acres
- Available immediately
- Renovations/upgrades will be tailored to tenant's needs
- Frontage on US Highway Route 46
- US Highway Route 46 intersects with and provides easy access to Route 10 and I-80
- Traffic count on US-46 & Howard Blvd: 16,338 vehicles per day

Adjacent Property For Lease:

- 2.963 acres with a 30,000 SF Flex/Retail/Warehouse building

COMPETITIVE RENTAL - CALL FOR A QUOTE

ALSO AVAILABLE
2.9+ Acres
30,000 SF
Flex/Ind/Retail



Strong Traffic Counts

- **16,338** vehicles per day on US-46
- **13,283** vehicles per day on Route 10



106,186 people within 5-miles.

Average household income exceeds **\$155,229**.

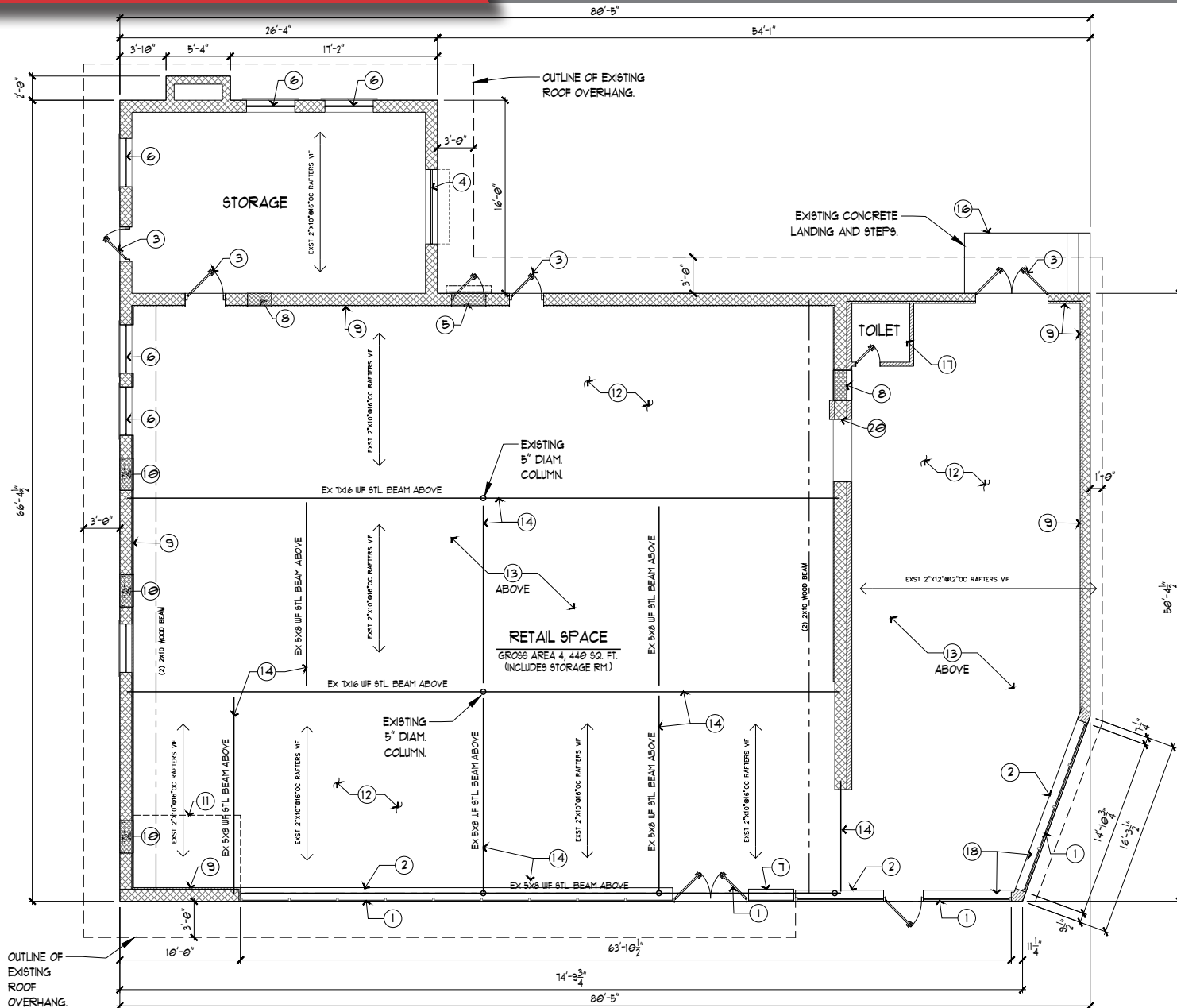


Heavily traveled **retail corridor**.

1062 US-46

Ledgewood/Roxbury, NJ

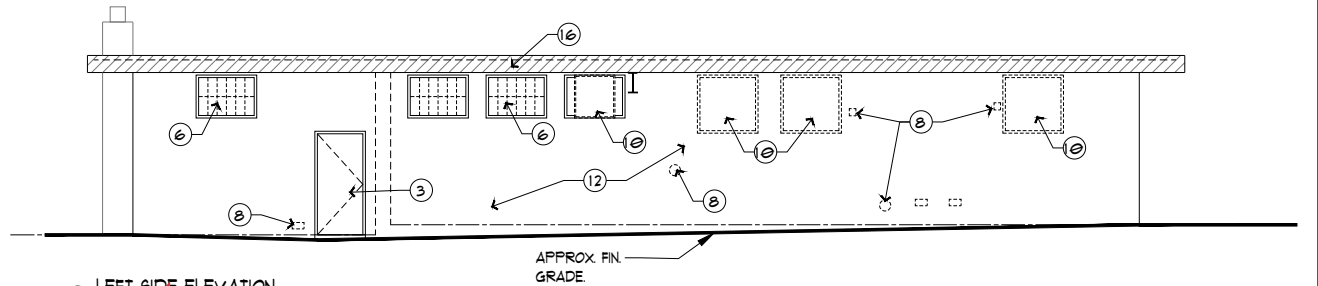
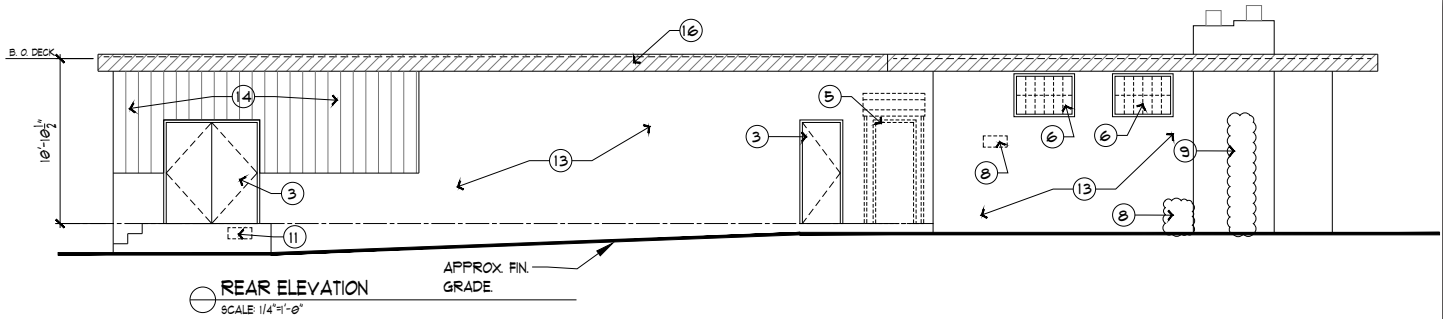
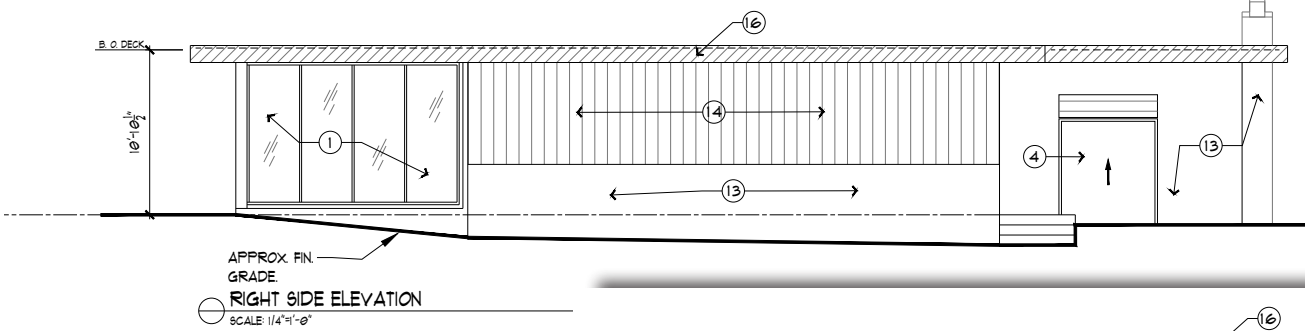
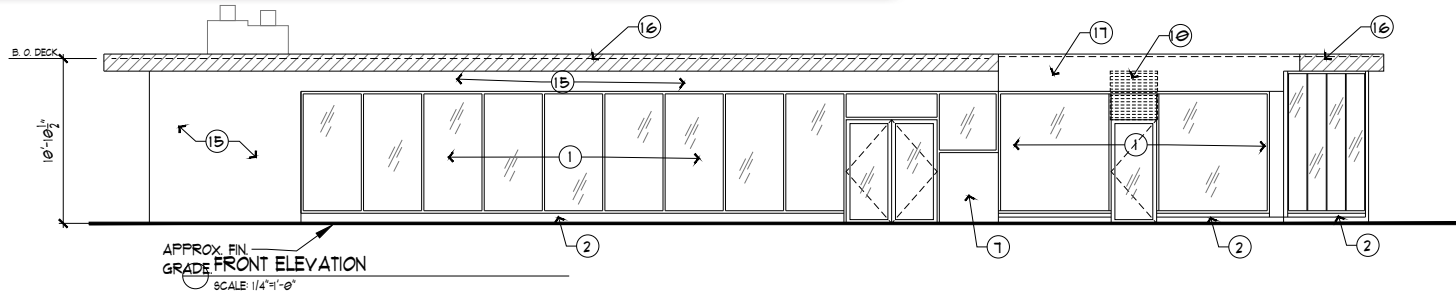
Floor Plan



1062 US-46

Ledgewood/Roxbury, NJ

Elevation Plans



1062 US-46

Ledgewood/Roxbury, NJ

Aerial Map



Easy Access to Route 10 and I-80

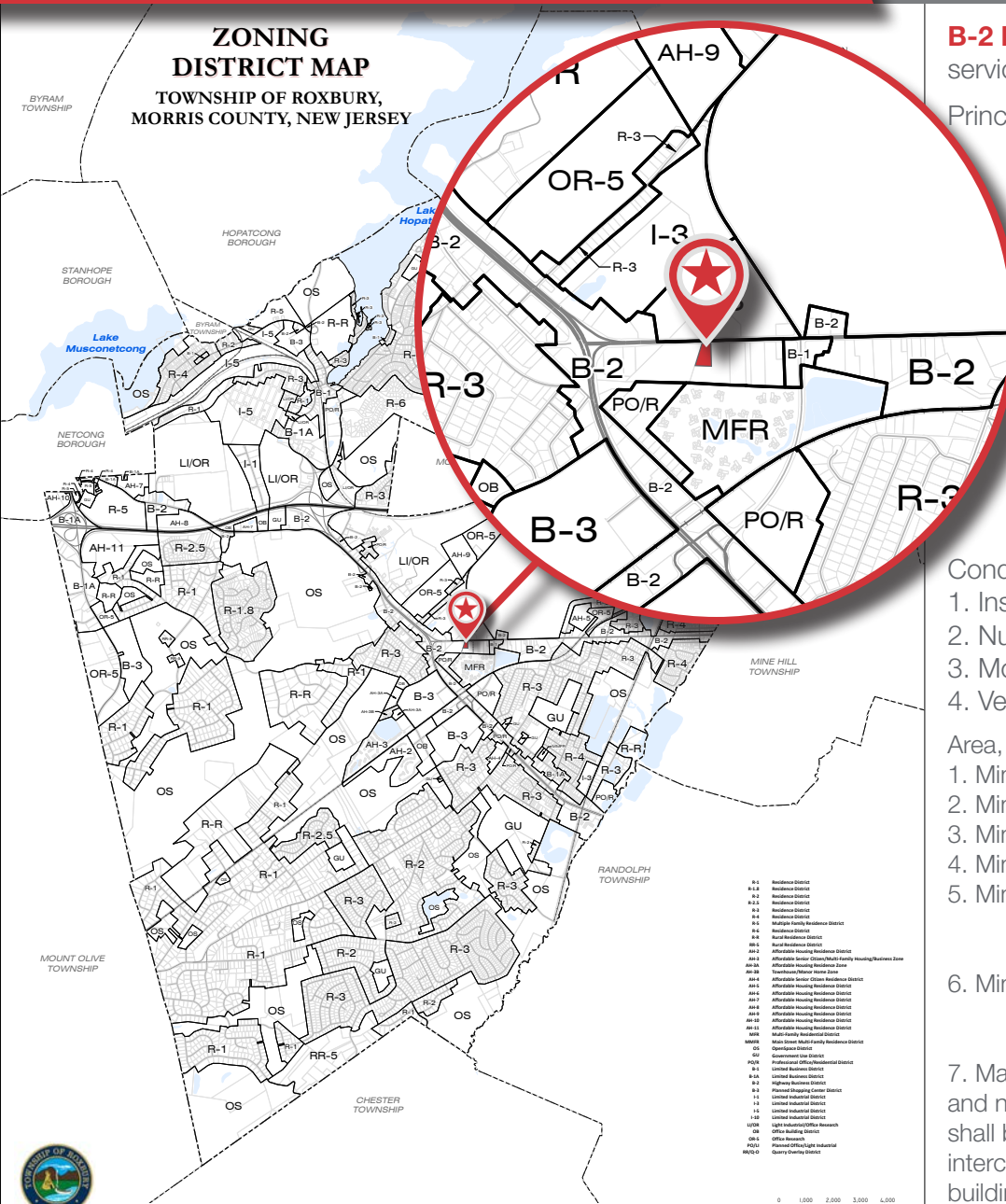
1062 US-46

Ledgewood/Roxbury, NJ

Zoning Map & Information

ZONING DISTRICT MAP

TOWNSHIP OF ROXBURY,
MORRIS COUNTY, NEW JERSEY



B-2 HIGHWAY BUSINESS DISTRICT - This district is designed for retail and service type business uses.

Principal Uses:

1. [All principal uses permitted in the B-1 Limited Business District.](#)
2. Restaurants with drive-thru facilities.
3. Lumber yards.
4. Theaters and cinemas.

Accessory Uses:

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Outdoor display of merchandise subject to the provisions of Section 13-7.817.
5. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

Conditional Uses:

1. Institutional uses.
2. Nursing homes and assisted living facilities.
3. Motor vehicles sales establishments.
4. Vehicular service stations.

Area, Yard and Building Requirements:

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 40 feet.
5. Minimum rear yard setback:
 - (a) Principal building: 20 feet
 - (b) Accessory building: 20 feet
6. Minimum side yard setback:
 - (a) Principal building: 10 feet
 - (b) Accessory building: 10 feet
7. Maximum building height: 2 stories and not more than 28 feet unless the lot shall be adjacent to an interstate highway interchange, in which event the maximum building height may be increased to, but

shall not exceed, 40 feet. Design elements such as clock towers, sky lights, entrance treatments and similar features shall be permitted at the discretion of the Board but in no case exceed a 50 foot height from grade to top of roof.

8. Maximum floor area ratio: .20
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.

R-1	Residence District
R-1.2	Residence District
R-2	Residence District
R-2.2	Residence District
R-3	Residence District
R-4	Residence District
R-5	Multiple Family Residence District
R-6	Rural Residence District
R-7	Rural Residence District
R-8	Affordable Housing Residence District
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R-200	Affordable Housing Residence District



INCORPORATING CHANGES TO ARTICLE 10 ZONING REGULATIONS BY ORDINANCES ADOPTED TO MAY 24, 2022
Prepared by The Roxbury Township Engineering Department, August 14, 2023

1062 US-46

Ledgewood/Roxbury, NJ

Zoning Map & Information

B-1 LIMITED BUSINESS DISTRICT - The district is designated for retail and service type businesses compatible with nearby residential uses.

Principal Uses:

1. Retail and service business, excluding theaters, cinemas, garden centers and plant nurseries.
2. Business and professional offices.
3. Banks and financial institutions.
4. Restaurants, excluding drive-thru facilities.
5. Taverns and bars.
6. Child care centers as governed by C. 40:55D-66.6 of the Municipal Land Use Law.
7. Essential services.

Accessory Uses.

1. Off-street parking.
2. Fences.
3. Signs subject to the provisions of Section 13-8.9.
4. Customary accessory uses and buildings which are clearly incidental to the principal use and building.

Conditional Uses.

1. Institutional uses.
2. Residential apartments located on the second floor in a building containing a retail store or service establishment on the first floor. Not more than two family units shall be permitted in any one structure and one additional family unit can be added for each additional three thousand five hundred (3,500) square feet of lot area in excess of the required ten thousand (10,000) square feet. The maximum number of family units on any lot shall not exceed five. A minimum of fifty (50%) percent of these units shall meet the requirements and objectives set forth in Section 13-7.826 to create additional apartments for low and moderate income units within the Township of Roxbury. Of these affordable units, one-half shall be set aside for low income and one-half shall be set aside for moderate income units. Low and moderate units constructed pursuant to this Section shall be rental units and shall be subject to the affordability controls found in Section 13-7.826 for a period of not less than 30 years. Except as otherwise noted above, such apartments shall meet the following criteria:
 - (a) Minimum floor area for accessory dwelling units:
 - (1) Efficiency units: 450 square feet.
 - (2) One-bedroom units: 600 square feet.
 - (3) Two-bedroom units: 750 square feet.
 - (4) Three-or-more bedroom units: 880 square feet. Bedroom mix for multiple dwelling unit buildings shall be in accordance with Section 13-7.826.
 - (b) The dwelling units shall be a complete and independent living area containing a living/sleeping area with a kitchen and complete sanitary facilities for the exclusive use of its occupants. It shall consist of not less than two (2) rooms, one (1) of which shall be a full bathroom.
 - (c) The dwelling unit may only be developed in combination with a permitted nonresidential use which must be the primary use of the structure.
 - (d) No dwelling unit may be located on the ground floor, basement or attic area.
 - (e) For each dwelling unit, there shall be provided at least one (1) off-street parking space in addition to the parking requirement otherwise specified in



1062 US-46

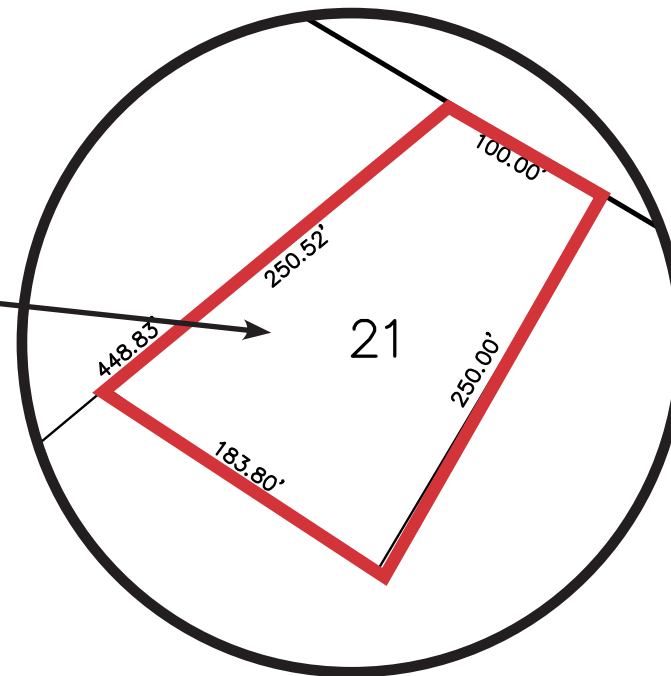
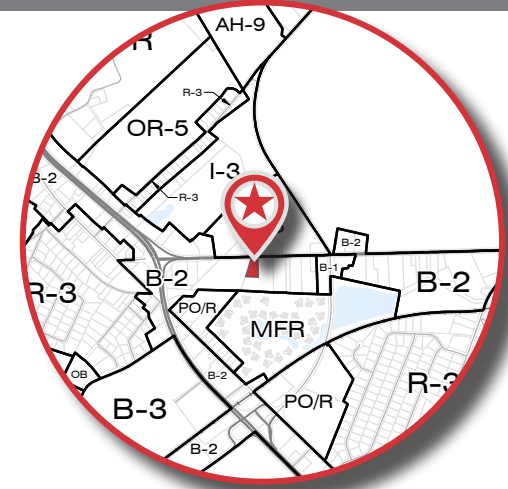
Ledgewood/Roxbury, NJ

Zoning Map & Info and Tax Map

- Section 13-8.701 having direct and unrestricted driveway access and not blocked by any other parking space.
- (f) No directly contiguous nonresidential use shall be permitted on the same floor with a residential use.
 - (g) The residential portion of any structure shall have a separate entrance upon a street either directly or via an unobstructed passageway.

Area, Yard and Building Requirements

1. Minimum lot area: 10,000 square feet.
2. Minimum lot width at setback: 100 feet.
3. Minimum lot frontage: 100 feet.
4. Minimum front yard setback: 35 feet.
5. Minimum rear yard setback: (a) Principal building: 20 feet; (b) Accessory building: 20 feet.
6. Minimum side yard setback: (a) Principal building: 10 feet; (b) Accessory building: 10 feet.
7. Maximum building height: 2 stories and not more than 28 feet.
8. Maximum floor area ratio: .20.
9. Maximum impervious coverage: sixty (60%) percent.
10. Parking setbacks: parking, including access aisles and driveways, shall be located no closer than 10 feet to a front building wall and no closer than 5 feet to the side and rear building walls.



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