

FOR SALE
9.44 Acres

44,937 VPD



373-377 Route 22 East
GREEN BROOK TWP/BRIDGEWATER
SOMERSET COUNTY | NEW JERSEY

👤 For *more* information

Joseph F. Vindigni

973 463 1011 x169 | jvindigni@naihanson.com

Sig Schorr

973 463 1011 x177 | sschorr@naihanson.com

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373-377 Route 22 East

GREEN BROOK TWP/BRIDGEWATER
SOMERSET COUNTY | NEW JERSEY

Property Information

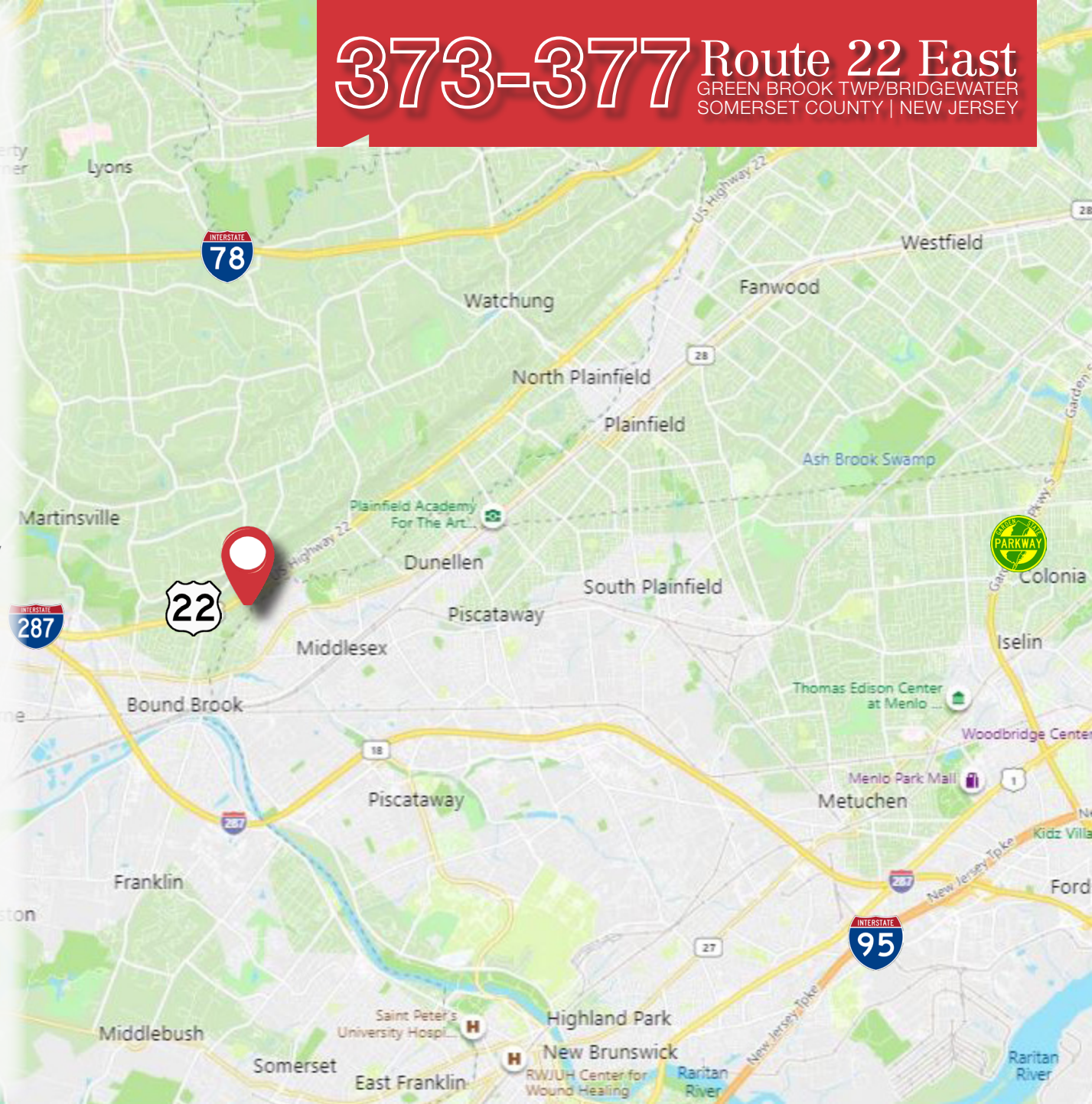
- 9.44 acres
- 4.43 acres in Green Brook Twp
- 5.01 acres in Bridgewater Twp






Location Information

- Sits on Route 22 with 400' frontage
- On Green Brook/Bridgewater border
- Surrounded by commercial properties along Route 22
- Convenient access to I-287 & I-78
- Strong development opportunity
- Multiple curb cuts access the property

Zoning / Permitted Uses

- 8 acres is zoned C-3 while 1.44 acres is zoned RHC
- Prior use - expanded nursery
- C-3 permitted uses include any form of agriculture or horticulture, business, professional, service offices, medical/dental services, labs, assisted living/nursing homes, child-care centers.
- RHC permitted uses include shopping centers, retail stores, banks, restaurants and indoor theaters



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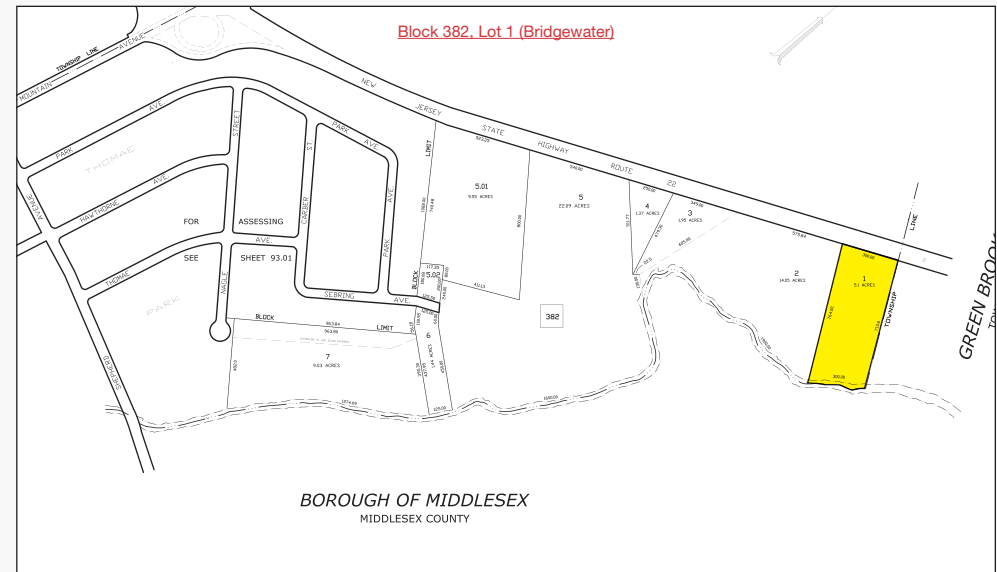
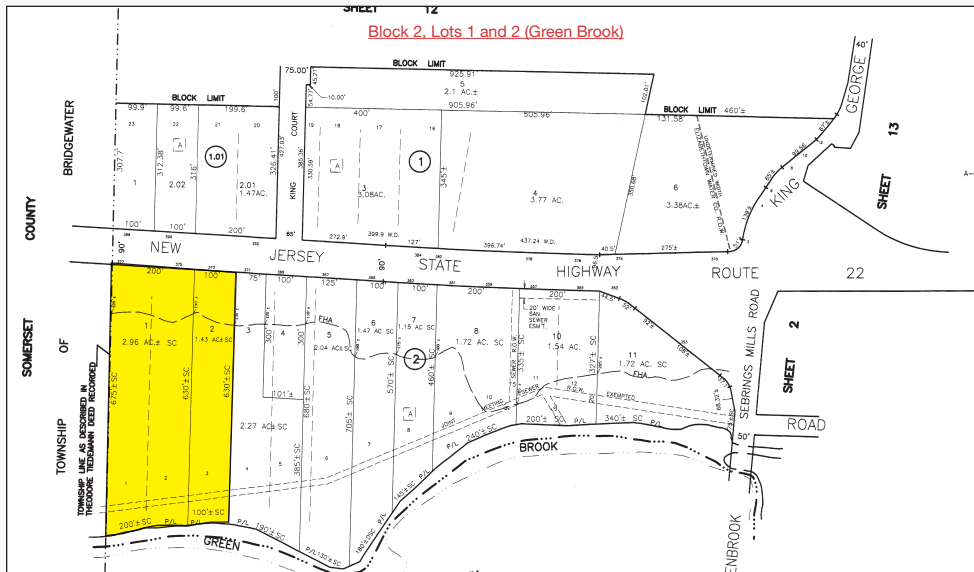
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Property Photos

373-377 Route 22 East
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Tax Map



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Zoning Information FOR GREENBROOK

373-377 Route 22 East
GREEN BROOK TWP/BRIDGEWATER
SOMERSET COUNTY | NEW JERSEY

RHC REGIONAL HIGHWAY COMMERCIAL DISTRICT.

The establishment of this District recognizes the existence of certain commercial activities along New Jersey Route 22, and provides for their continuance and the development of said District for regional commercial markets. It is also the purpose to limit certain commercial activities to such District, all in such manner as will also recognize the traffic concentration on said highway and provide safety measures thereon, and adjacent thereto.

606.1 PERMITTED USES,

- 606.1-1 Shopping centers
- 606.1-2 Retail Sales
- 606.1-3 Retail Service
- 606.1-4 Personal Services
- 606.1-5 Business Offices including banks and fiduciary institutions
- 606.1-6 Restaurants
- 606.1-7 Restaurants, Outdoor
- 606.1-8 Recreation Facilities
- 606.1-9 Retail Food Establishments
- 606.1-10 Shopping Centers
- 606.1-11 Auto-oriented services such as car washes, car detailing, and motor vehicle service stations. Electric vehicle charging stations, including but not limited to EV charging stations and rapid charging stations.
- 606.1-12 Hotels
- 606.1-13 Drive-up and/or drive-thru pick-up windows serving any form of retail or commercial establishment such as, but not limited to, banks, pharmacies, fast food restaurants
- 606.1-14 Self-Storage Facilities provided they are located within an enclosed structure.
- 606.1-15 Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.

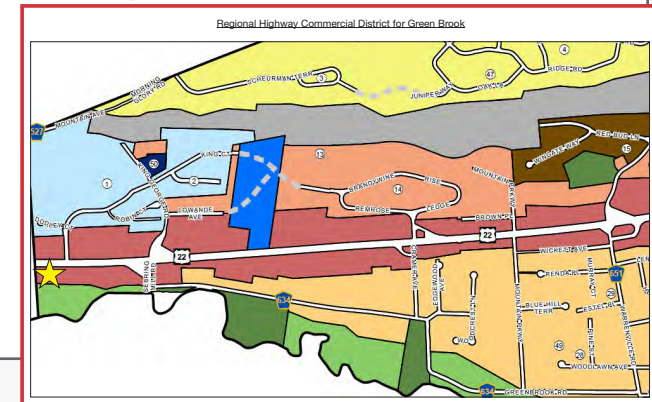
606.2 PERMITTED ACCESSORY USES,

- 606.2-1 Signs, subject to the provisions of Article 9.
- 606.2-2 Fences and landscaping, subject to the provisions of Article 10.
- 606.2-3 Off-street parking facilities, subject to the provisions of Article 8.
- 606.2-4 Loading and unloading ramps and structures, subject to the provisions of Article 8.
- 606.2-5 Private garages incidental to the business conducted.
- 606.2-6 Solar Energy Systems.
- 606.2-7 Light Manufacturing and/or Warehousing accessory to a retail store provided the retail store is no smaller than 10% of the entire gross floor area and is open to the public during all hours of operation of the manufacturing and/or warehousing component.
- 606.2-8 Motor Vehicle Sales, limited to three (3) at any given time, as accessory to a permitted public garage with a license as a new or used car dealership issued by the New Jersey Motor Vehicle Commission, subject to the provisions contained within the Township's General Ordinance for Motor Vehicle Sales Licensing.

606.3 AREA AND BULK REQUIREMENTS

- 606.3-1 Height no building shall exceed a maximum of 2 stories, or 35 feet.
- 606.3-2 Front Yard: there shall be a front yard of not less than 50 feet.
- 606.3-3 Side Yards: there shall be two side yards, and no side yard shall be less than 25 feet, provided, however, that the aggregate width of the two side yards combined must total at least 60 feet at the building line. No accessory building shall be closer than 25 feet to any side lot line.
- 606.3-4 Rear Yard: there shall be a rear yard of not less than 50 feet. No accessory building shall be closer than 30 feet to the rear lot line.
- 606.3-5 Maximum Lot Coverage: The maximum lot coverage for all buildings and structures on any lot shall be limited to:
 - 1. 25% for lots less than 40,000 s.f.
 - 2. 35% for lots 40,000 to 59,999 s.f.
 - 3. 40% for lots 60,000 s.f. or greater
- 606.3-6 Minimum Lot Area. each lot shall be of sufficient size in relation to the building and accessory buildings to be constructed thereon to conform to the requirements of this ordinance including but not by way of limitation, front yard, rear yard, side yards, maximum lot coverage, off-street parking and loading and unloading requirements, and ingress and egress to and from the same, and landscaping and buffer area requirements, provided, however, that no lot shall contain less than 40,000 square feet.
- 606.3-7 Lot Width: each lot shall be at least 200 feet in width.
- 606.3-8 Maximum Impervious Coverage: The maximum impervious coverage on any lot shall be limited to the following:
 - 1. 80% for lots less than 40,000 s.f.
 - 2. 70% for lots 40,000 s.f. or greater

For the purpose of calculating impervious coverage, any surface that has been covered with a layer of material so that it is highly resistant to infiltration by water is deemed impervious. This includes surfaces constructed of compacted stone.



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Zoning Information FOR BRIDGEWATER

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Chapter 126. Land Use

Part 12. Zoning

Article XLII. Use Regulations

§ 126-313. C-3 Office and Service Zone.

[Amended 11-18-1991 by Ord. No. 91-33; 12-5-2005 by Ord. No. 05-55; 5-16-2006 by Ord. No. 06-26; 7-19-2010 by Ord. No. 10-14]

A. In the C-3 Zone, including the Route 22 corridor located therein, the following uses are permitted:

(1) Principal permitted uses.

(a) Business, professional and service offices and establishments, such as banking and bank-related functions; credit services; security and commodity brokers; insurance carriers; real estate services; advertising services; employment agencies; consumer and mercantile credit and collection services; consulting services; data processing; engineering and architectural services; and accounting services.

(b) (Reserved)

(c) Essential services.

(d) Nursing homes and assisted-living facilities.

(e) Medical offices and dental offices.

(f) Research laboratories and research activities.

(2) Permitted accessory uses.

(a) Uses customarily incidental to a permitted principal use.

(b) Parking.

(c) Signs. (See § 126-162 and 126-195.)

(3) Conditional uses.

(4) Accessory and incidental retail services, only when located within a professional or business office. The retail use must be clearly subordinate to the permitted use and may not occupy more than 10% of the floor area of the principal use.

B. In the Route 22 Corridor (lots with frontage on Route 22), only within the C-3 Zone, the

following uses shall be permitted as well:

(1) Principal permitted uses.

(a) Health clubs, wellness centers, day spas and gyms.

(b) Indoor commercial recreation with the exception that inflated structures are not permitted.

(c) Adult medical day care.

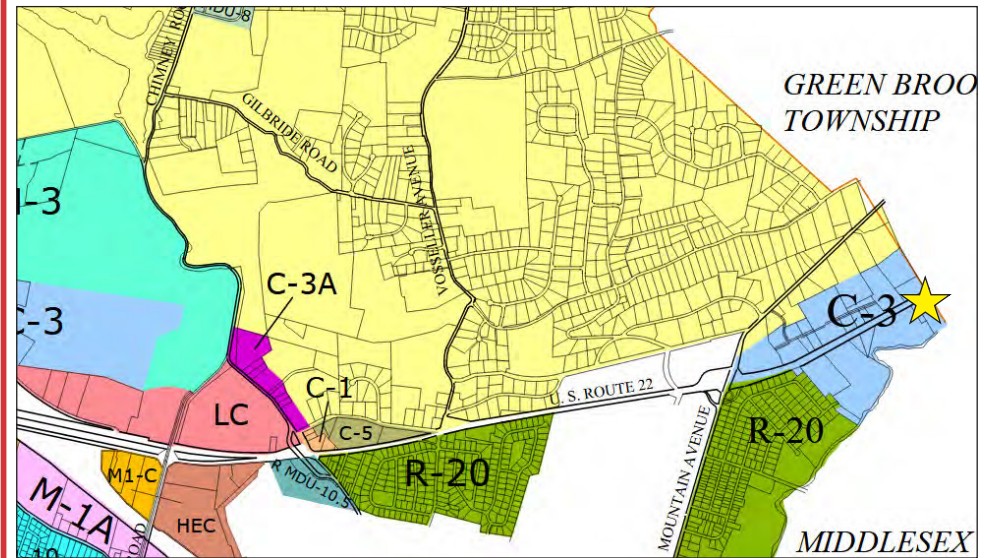
(d) Medical support centers of limited service for uses such as diagnostic MRI facilities, outpatient rehabilitation centers and outpatient surgical centers.

C. Bulk standards in the C-3 Zone, including the Route 22 corridor located therein.

(1) Maximum height: three stories/45 feet. The first story shall not exceed a height of 25 feet measured from the floor to the ceiling.

(2) All other bulk standards shall be in conformance with the Schedule of Area, Yard and Building Requirements set forth at the end of Chapter 126 (Land Use), following Article L.

C-3 Office and Service District for Bridgewater



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Property Highlights

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High visibility in Business District

400 ft. frontage east side of Route 22

Multiple curb cuts to access the property




Large 9.45 acre site

Close to major thoroughfare for commuting

Zoning includes many uses as outlined herein



Surrounding Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|---|-----------|-----------|-----------|
| Population  | 6,487 | 68,628 | 173,246 |
| Median Age of Householder  | 46 | 40 | 40 |
| Average HHI  | \$152,328 | \$144,528 | \$144,983 |

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