

FOR LEASE

51-55 State Route 22
Green Brook, NJ 08812

LOCATION

51-55 State Route 22
Green Brook, NJ 08812
Identified as Lot 2 in Block 84

BUILDING SIZE

+/- 3,108 SF

REAL ESTATE TAXES

+/- \$29,152.50 for 2018

DEMOGRAPHICS 2018 PROJECTION

2 Mile Radius

| | |
|--------------------|-----------|
| Population | 47,797 |
| Median HH Income | \$95,339 |
| Average HH Income | \$118,268 |
| Median Age | 37.2 |
| Total Households | 15,486 |
| Daytime Population | 16,570 |

3 Mile Radius

| | |
|--------------------|-----------|
| Population | 111,365 |
| Median HH Income | \$88,645 |
| Average HH Income | \$109,292 |
| Median Age | 37.2 |
| Total Households | 36,452 |
| Daytime Population | 35,528 |

PROPERTY DESCRIPTION

+/-3,108 SF single story former M&T Bank branch in excellent condition, situated on 0.6887 acres with 150' frontage on commuter State Route 22 east. Full renovation completed in 2014. On-site parking for 45 cars. The property is served with city water and sanitary sewer, electric, gas and FIOS.

TRAFFIC COUNTS

ADT 52,401 SR 22

COMMENTS

- Strong daytime population numerous corporate offices with 2 mile radius.
- Convenient to major highways and interstate, 1 mile to Route 28, 3.5 miles from I-287 exit 5 and 4 miles from I-78 exit 40.

ZONE - RHC

Regional Highway Commercial District



FOR MORE INFORMATION, CALL IRV AT (908) 413-4817

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55-51 STATE ROUTE 22 GREEN BROOK - PHOTOS



Front view



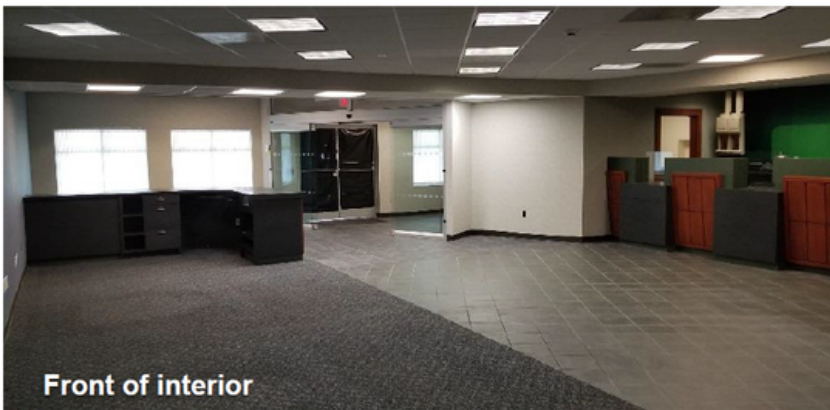
Rear view drive thru



Route 22 access



Side view of drive thru



Front of interior

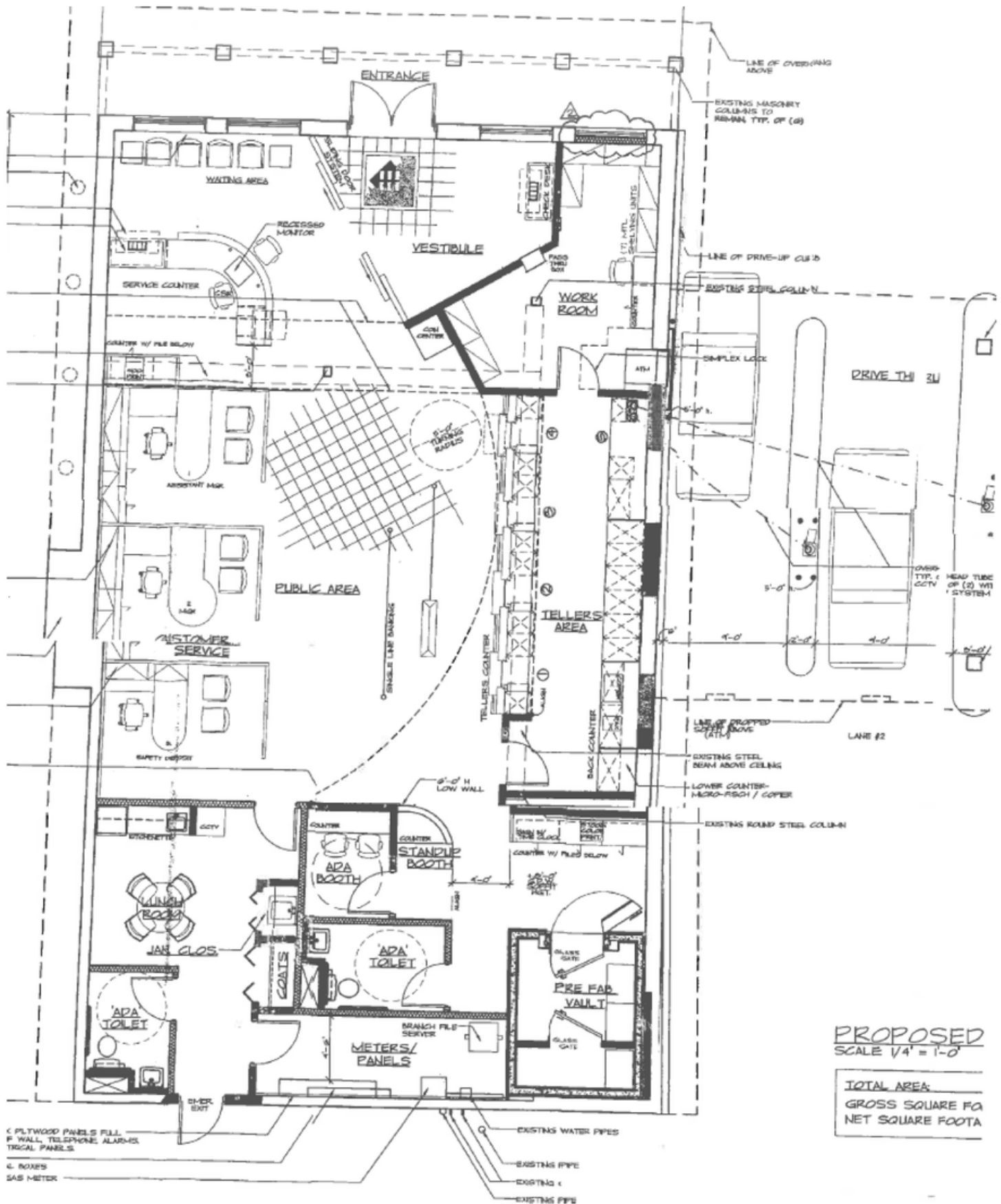
← 10' clear ceiling



Greeting area and teller stations

→ 10' clear ceiling

55-51 STATE ROUTE 22 GREEN BROOK - FLOOR PLAN



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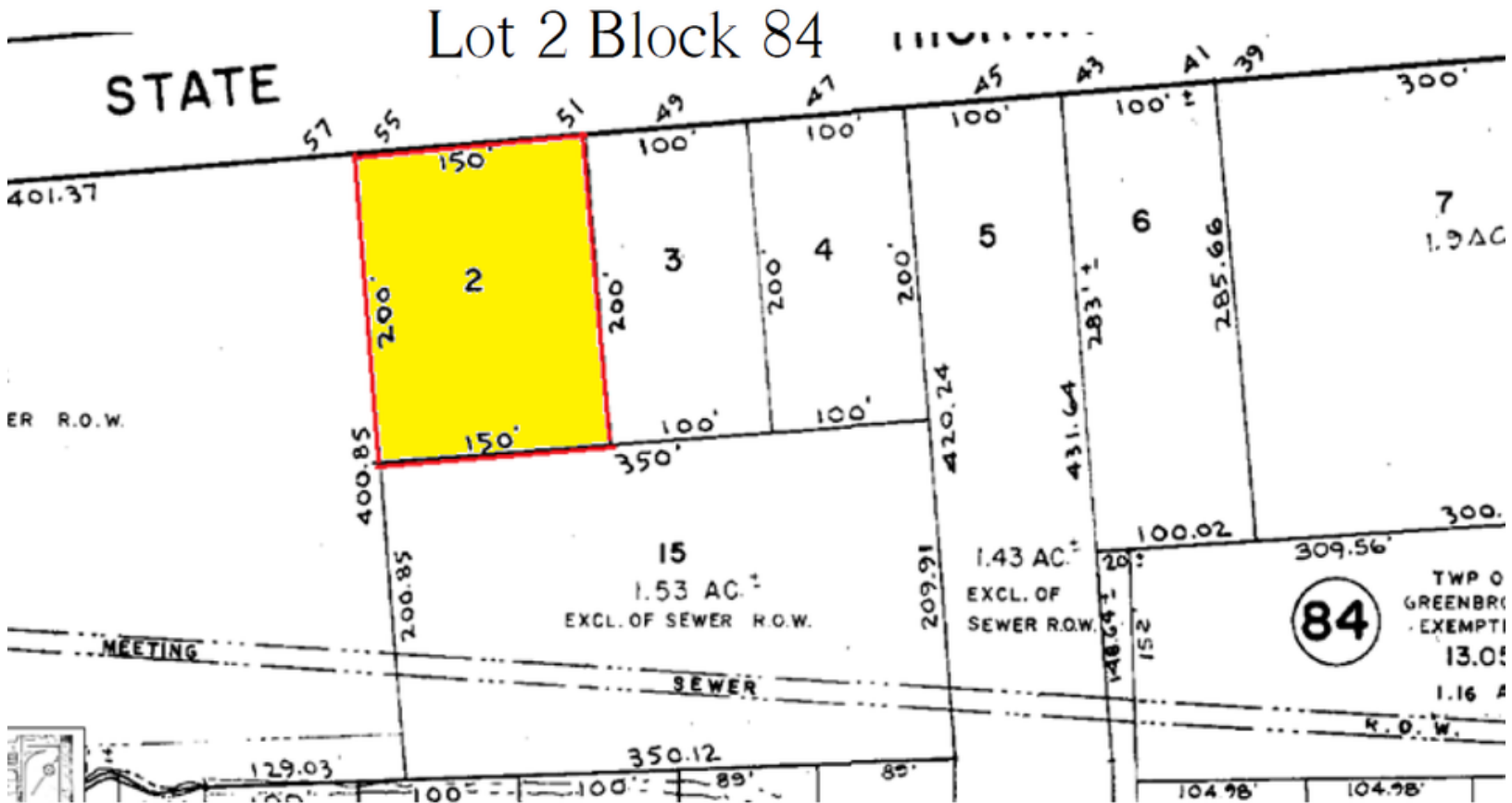
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55-51 STATE ROUTE 22 GREEN BROOK - STREET MAP



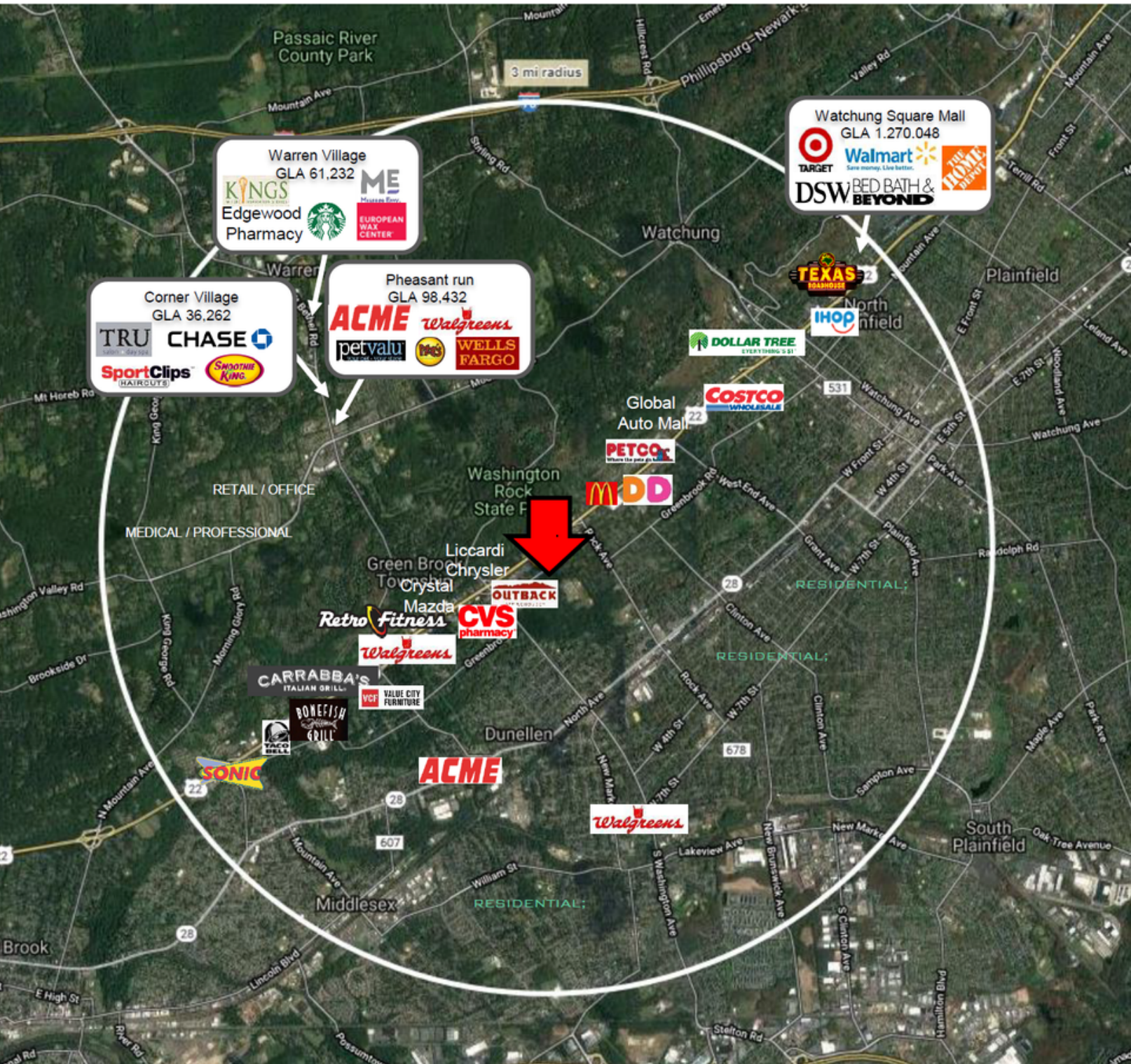
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55-51 STATE ROUTE 22 GREEN BROOK - TAX MAP



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55-51 STATE ROUTE 22 GREEN BROOK - AERIAL



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RHC REGIONAL HIGHWAY COMMERCIAL DISTRICT - ORDINANCE

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.

606.3 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 there-on 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.

606.4 Uses Permitted Upon Application to the Planning Board as Condition Use, subject to Article 7.

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.

606.5 Other Provisions and Requirements.

606.5-1 Special Design Requirements. To encourage the sound development of major highway frontage, the following special provisions shall apply in any location in the RI-IC District which abuts New Jersey Route 22 and other roads designated as "primary roads" in the Township Master Plan.

a. Access Barrier. Access to Route 22 and primary roads shall be controlled in the interest of public safety. Each building or group of buildings used for nonresidential purposes, and its parking or service areas, shall be physically separated from the highway or roadway by a curb, planting strip, or other suitable barrier of not less than ten (10) feet in depth against unchanneled motor vehicle ingress or egress except for access ways authorized herein.

b. Access ways. Each separate use, grouping of attached buildings, or groupings permitted as part of a single integrated plan shall have not more than two (2) access ways to any one highway or primary road. Insofar as practicable, *the use of* common access ways, with acceleration and deceleration lanes servicing them, by two or more permitted highway uses shall be provided in order to reduce the number and closeness of access points along the highway, and to encourage the fronting of commercial structures upon a parallel street and not directly upon a public highway.

c. Directional signs in conjunction with said access ways, and for control of traffic to and from parking areas, shall be provided as approved by the Approving Authority in conjunction with site plan review and approval.