



Eagle Realty USA

For Lease!

1103 Route 46, Ledgewood (Roxbury Twp.), Morris County, NJ

Aerial



- For Lease
- Space A: +/- 3,380 Sqft
- Location: The space available at the Ledgewood Plaza at the busy intersection Route 46 & Howard Blvd.
- Pylon Signage
- Zoning: B-3 Planned Shopping Center District
- Zoning Code: <https://ecode360.com/34591115>
- Utilities: Public Sewer, Water & Gas

- Traffic: 15,803 AADT Route 46
16,728 AADT Howard Blvd
Source NJDOT 2020
- Tenancy: Delivered Vacant
- Parking: Per Code
- Area Retailers Include: CVS, Walgreens, McDonalds, KFC, White Castle, TGI Fridays, Autozone, Advanced Auto and many more!

Eagle Realty USA

Licensed Real Estate Broker
35 Righter Road, Suite B
Randolph, NJ 07869

"We Close Deals...That's the Bottom Line"

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

For More Information Please Contact:

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Member-Broker of Record

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MARKET AERIAL

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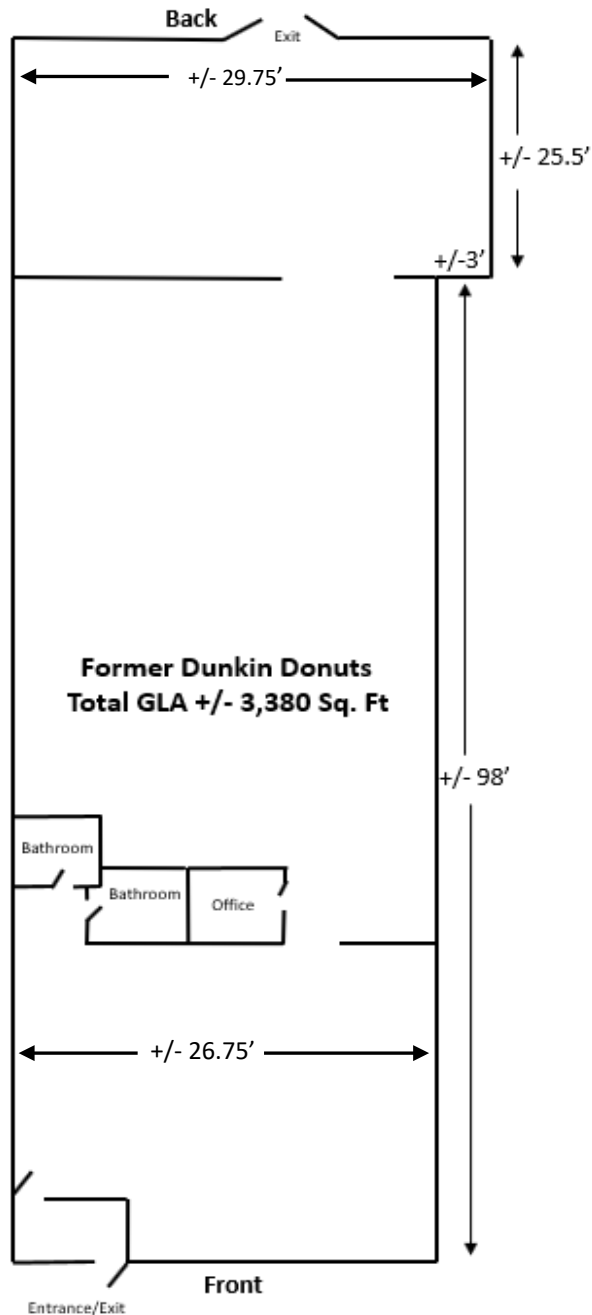


FLOOR PLAN

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***All dimensions and room depictions are approximate and to be confirmed by tenants professionals prior to entering into a lease**



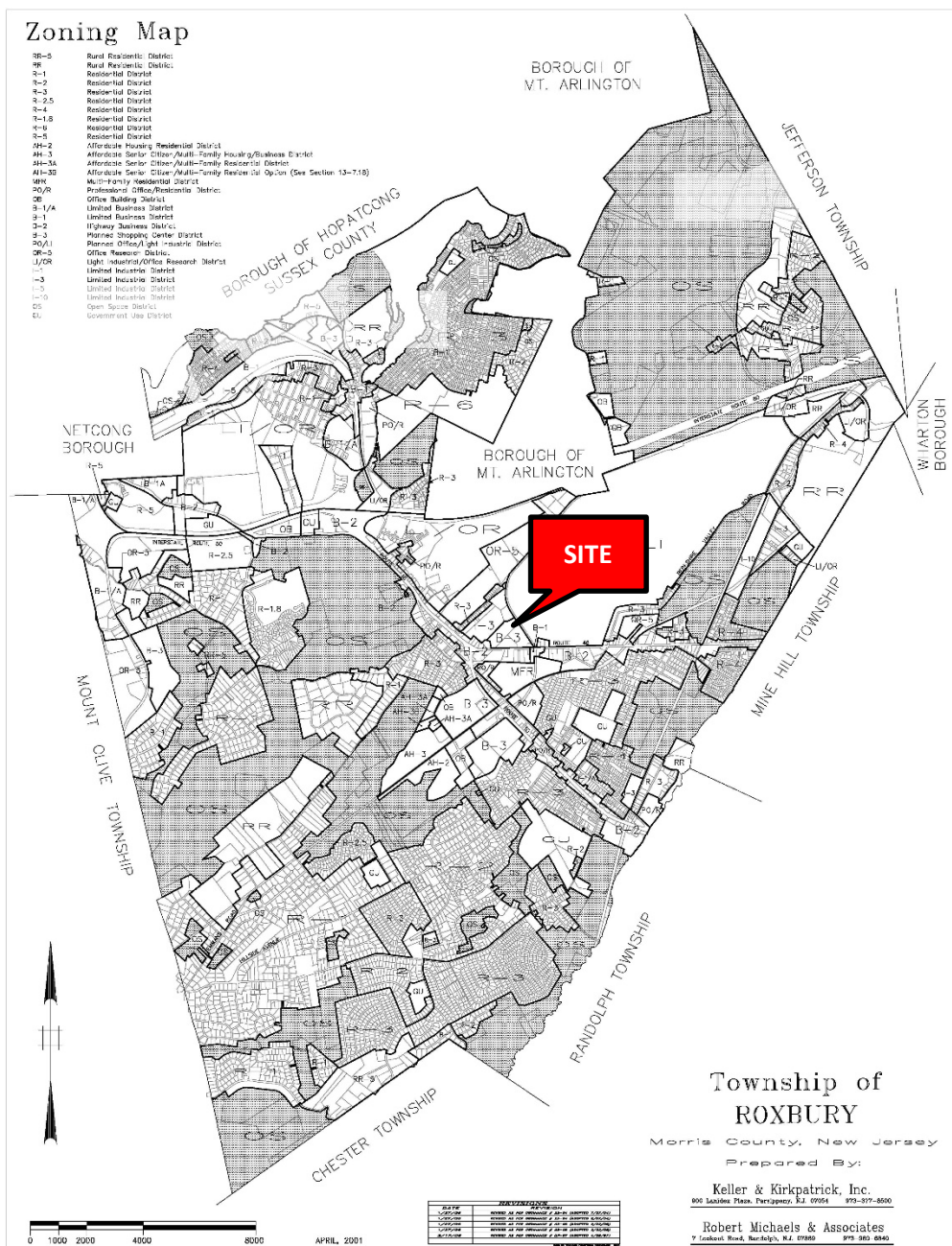
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ZONING MAP

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Zoning Map

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PERMITTED USES

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§ 13-7.26. B-3 PLANNED SHOPPING CENTER DISTRICT.

§ 13-7.2601. Purpose.

This district is designed for a building or group of buildings in single ownership used exclusively for retail sales and services and business or professional offices.

§ 13-7.2602. Required Conditions.

A. Principal Uses.

1. All principal uses permitted in the B-1 Limited Business District.
2. Restaurants with drive-thru facilities.
3. Theaters and cinemas

§ 13-7.2302. Required Conditions. [Ord. No. 17-09 § 13]

A. Principal Uses.

1. Retail and service businesses, 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.

Zoning Code



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B. 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.

C. Conditional Uses.

1. Institutional uses.
2. Nursing homes and assisted living facilities.

D. Area, Yard and Building Requirements.

1. Minimum lot area: 3 acres.
2. Minimum lot width at setback: 300 feet.
3. Minimum lot frontage: 300 feet.
4. Minimum front yard setback: 40 feet.
5. Minimum rear yard setback:
 - (a) Principal building: 30 feet
 - (b) Accessory building: 30 feet
6. Minimum side yard setback:
 - (a) Principal building: 25 feet
 - (b) Accessory building: 25 feet
7. Maximum building height: 2 stories and not more than 28 feet; however, 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: .27
9. Maximum impervious coverage: sixty-five (65%) 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.

Zoning Code