

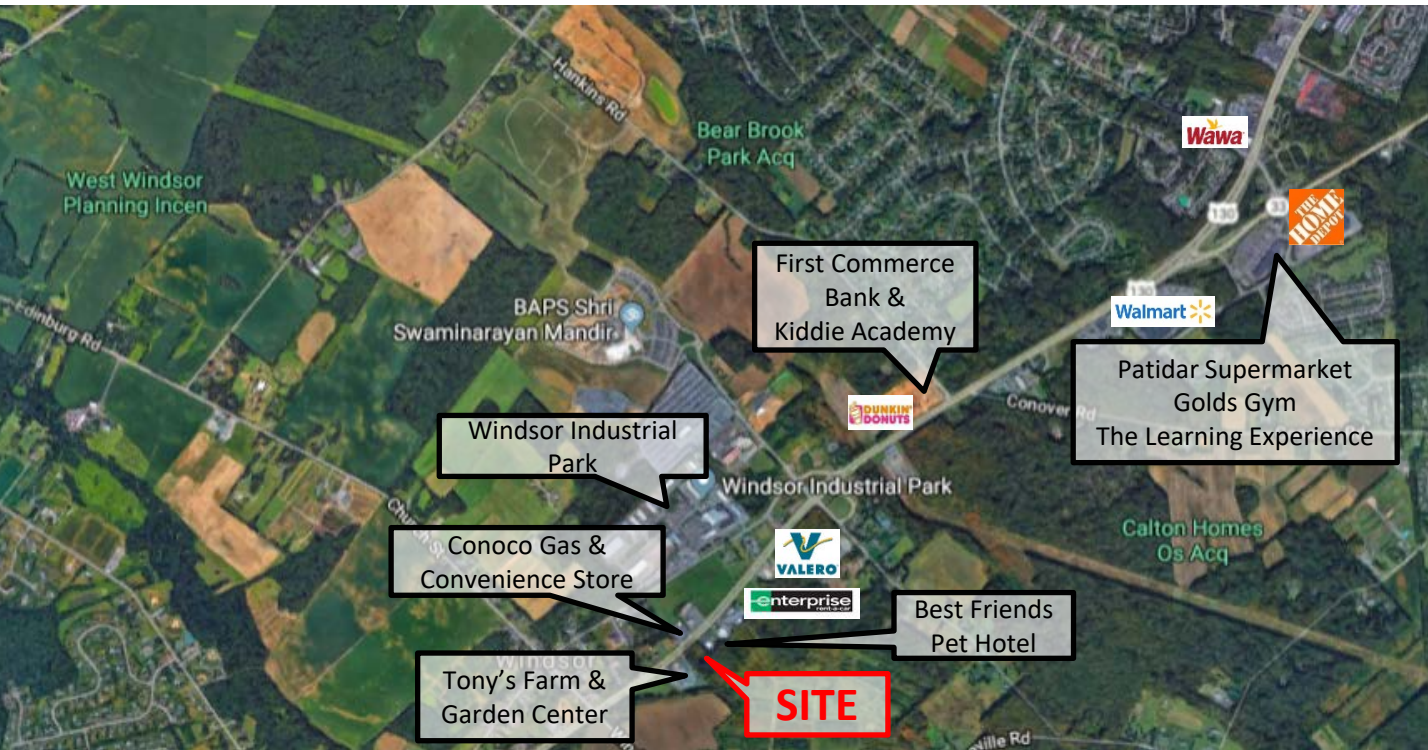


Eagle Realty USA

Experience Counts!

Hightstown (Robbinsville Twp) Mercer County, 1375 Route 130 **FOR LEASE OR SALE**

[Link to Google Aerial](#)



- Vacant Land For Sale or Lease
- +/- 1.08 Acres
- Zoned: HC
- City Sewer and Water Available
- Traffic Count: 28,140 AADT NJ DOT 2017
- Close to Route 33, I-95 & I-195
- Demographics: 3 Mile: 25,244 population, \$125,169.00 median income Source: Demographix
- Area Retailers Include: Dunkin Donuts, Walmart, The Home Depot, Patidar Supermarket, The Learning Experience
- For More Details: Call Agent

For More Information Please Contact:

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

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Tax Map

Hightstown (Robbinsville Twp) Mercer County, 1375 Route 130

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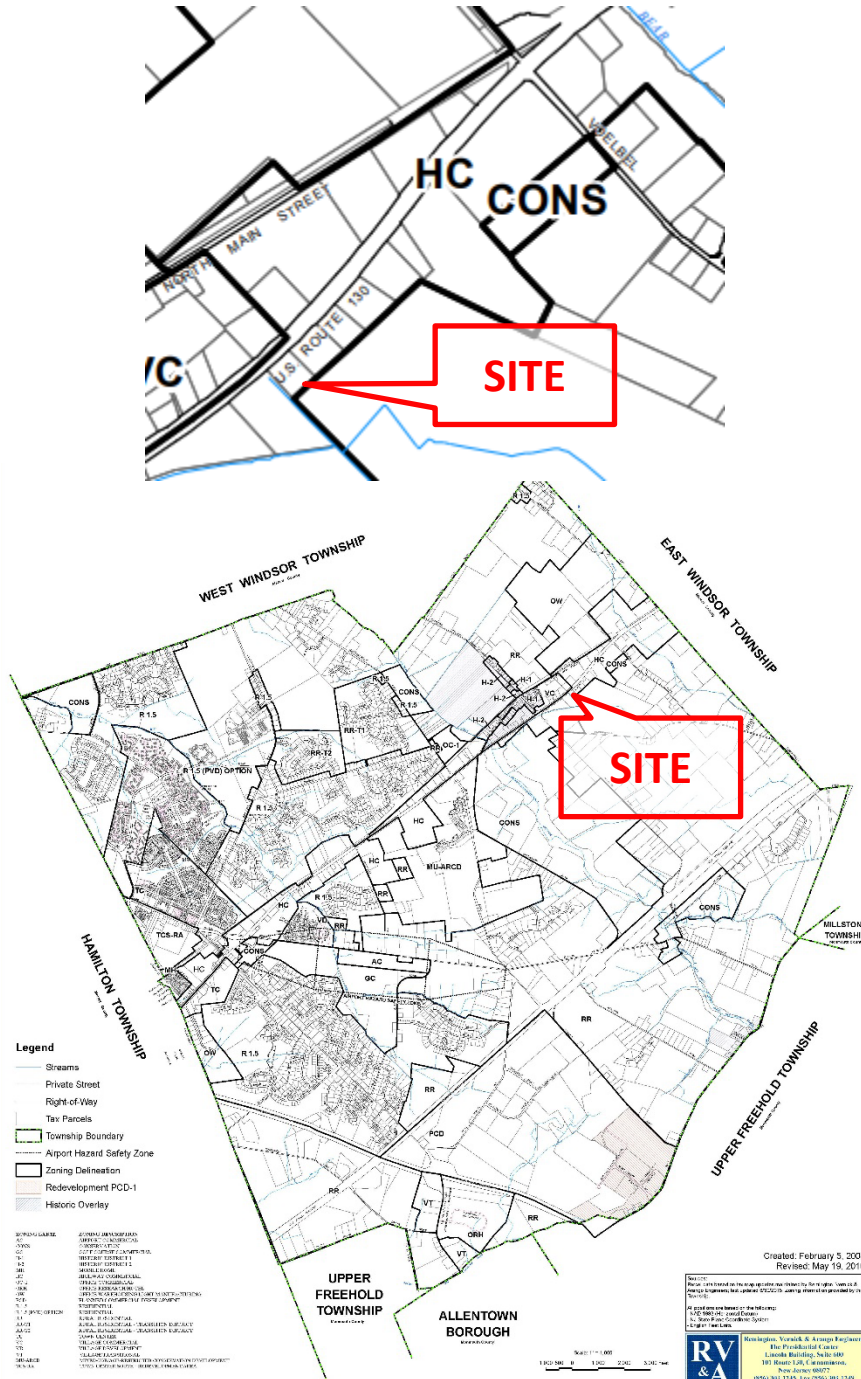


Zoning Map

Hightstown (Robbinsville Twp) Mercer County, 1375 Route 130

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[Zoning Map](#)



Zoning

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§ 142-23. HC Highway Commercial Zone District.

- A. HC District designated. The HC District is established on the properties within the Township as shown on the map and designated on the Zoning Map, as amended hereby.¹
- B. Purpose and intent.
- (1) In furtherance of the Master Plan Reexamination and Land Use Element Amendment (herein known as the Master Plan) adopted March 21, 2007, the creation of this HC District is part of a cohesive economic development plan intended to improve the primary commercial corridors within the Township and help to achieve a better balance between residential and commercial development. The Master Plan calls for the creation of a highway commercial district within the area delineated as this zoning district in order to facilitate and stimulate commercial development along Route 130. The Master Plan further recommends appropriate planning designs, uses, and architectural review in order to maximize benefits and minimize negative externalities and impacts.
 - (2) The intent of the HC Zone is to provide commercial uses that serve Township residents as well as residents of the surrounding municipalities. As stated in the 2007 Master Plan Reexamination and Land Use Element, the following types of uses are not the intended types of uses for the HC Zone: new or used sales or rentals of motor vehicles; motels; adult book stores; adult movie theaters; drug paraphernalia stores; junkyards; massage parlors; tarot card readings/fortune-telling establishments; tattoo parlors; and body piercing studios. [Amended 11-14-2014 by Ord. No. 2014-23]
- C. Permitted uses:
- (1) Designed shopping complex: a building or group of abutting buildings designed to be utilized by more than one permitted use where such building or group of abutting buildings is constructed at one time. The area and yard requirements shall be applied to the one building or group of abutting buildings as one structure.
 - (2) Retail stores: automotive-related stores with the parts store being at least 50% of the total square feet.

[Zoning](#)



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- (3) Service activities, such as but not limited to banks, barbershops, beauty salons, tailors, shoe repair, dry cleaners (except no chemical dry cleaning is permitted on the premises), jewelry repair, and legal services.
 - (4) Business offices, including but not limited to medical offices and governmental offices.
 - (5) Restaurants, including drive-through facilities.
 - (6) Indoor and outdoor recreational uses, such as health spas, gyms, tennis and racquetball courts.
 - (7) Combination office service and/or retail sales.
 - (8) Hotels with a one-hundred-room minimum and a restaurant on the premises.
- D. Accessory uses permitted:
- (1) Off-street parking. See § 142-41.
 - (2) Fences and walls. See § 142-36.
 - (3) Garages, storage buildings and other customary accessory uses incidental to the principal use.
 - (4) Temporary construction trailers and one sign not exceeding 32 square feet advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a certificate of occupancy or one year, whichever is less, provided that the trailer and sign are on the site where construction is taking place and set back at least 15 feet from street and lot lines.

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- (5) Amateur radio antennas and antenna support structure not to exceed 45 feet in height, unless the structure is retractable. The height of a retractable antenna structure shall not exceed 45 feet when the structure is not being used for the transmission and/or reception of amateur radio signals and 65 feet when the structure is fully extended and in use for the transmission and/or reception of amateur radio signals. Satellite dish antennas shall be installed in accordance with the standards specified in § 142-33.1H.

E. Conditional uses:

- (1) House of worship. See § 142-61M.
- (2) Gas stations with convenience stores of over 2,500 square feet. See § 142-61F.

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