



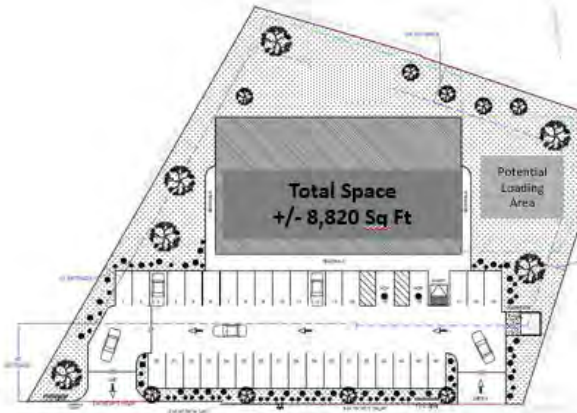
Eagle Realty USA

For Lease!

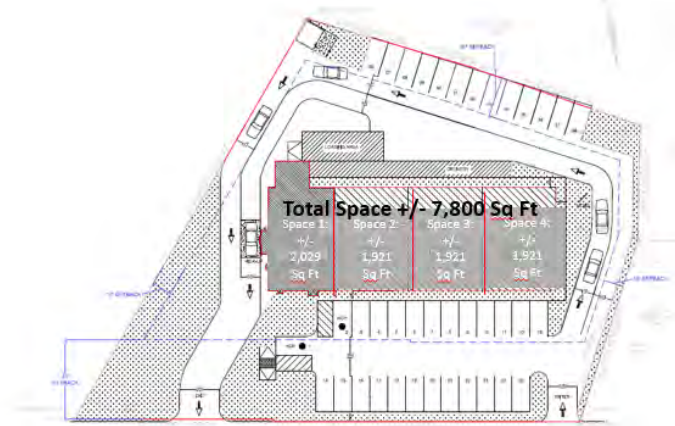
652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

Aerial Link: <https://goo.gl/maps/1cjpnoh2fTEzmNLW7>

Concept A:



Concept B:



- New Strip Center
- Concept A: Total Space: +/- 8,820 Sq Ft
- Concept B: Total Space: +/- 7,800 Sq Ft with Drive Thru
- B-2 Highway Commercial
- Zoning Ordinance: <https://ecode360.com/34591081>
- Zoning Map: <https://roxburynj.us/DocumentCenter/View/744/zoningmap?bidId=>
- Utilities: Public Water & Sewer

- Area Retailers Include:
AutoZone, Advance Auto, White Castle, McDonalds, KFC, TGI Fridays, CVS, Walgreens, The Learning Experience, BJ's Wholesale Club, Retro Fitness & Dairy Queen

- Demographics:

	2 Miles	3 Miles	4 Miles
Population	14,834	34,927	60,236
Household	6,111	13,419	23,370
Median Income	\$87,657	\$90,245	\$92,589

Source Demographix

- Traffic Counts: 15,803 AADT NJDOT

Eagle Realty USA

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

“We Close Deals...That’s the Bottom Line”

For More Information Please Contact:

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Member–Broker of Record

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Mobile 973.713.7700

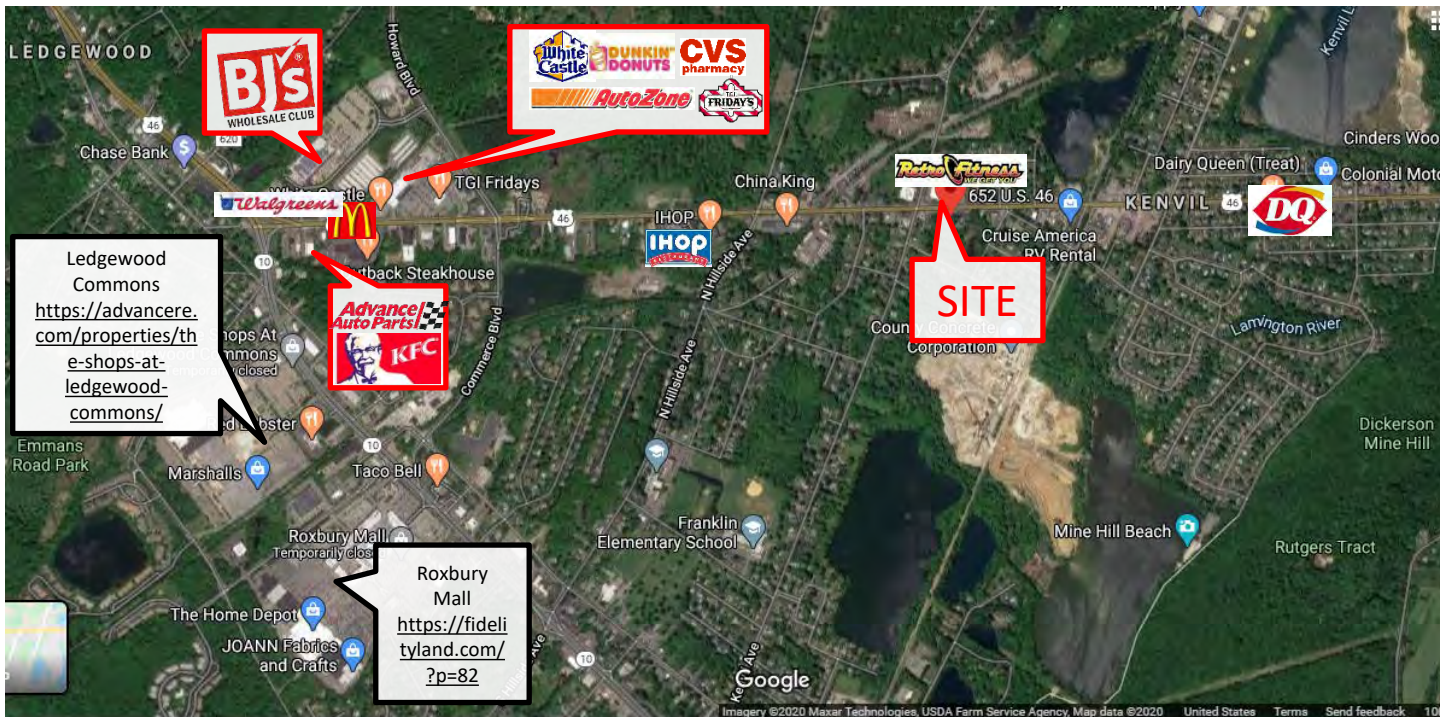
Gary@EagleRealtyUSA.net



AERIAL VIEW

652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

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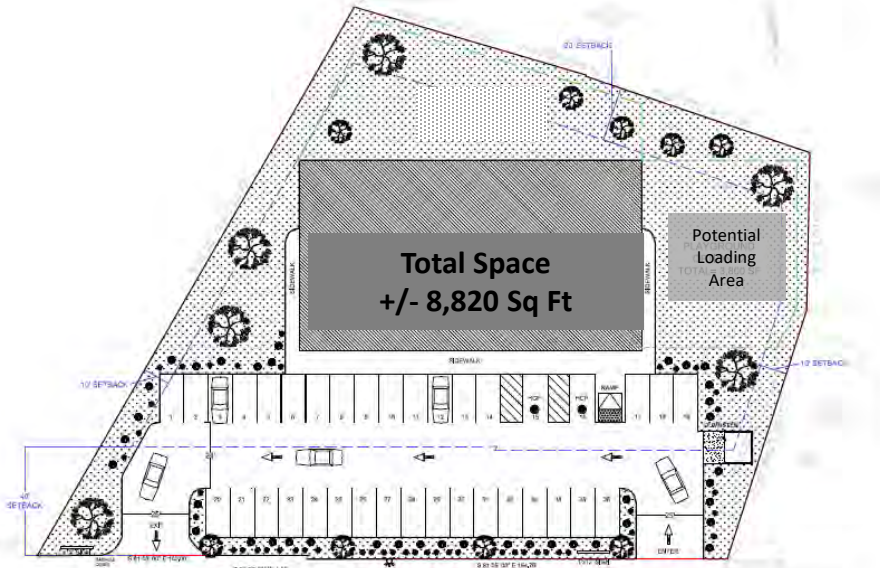
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CONCEPT PLAN A

652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

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Site Plan:

652 Route 46 Township of Roxbury, Morris County, NJ

U.S. ROUTE 46

0 5 10 20 50 100
scale: 1/32" = 1'-0"

B-2 Highway Business District			
Property Area	0,9 acres (±39,204 sq/ft)		VARIANCE REQUEST
F.A.R.	0.20 (±7,800 sq/ft)	0.22 actual (8,820 sq/ft)	1,020 sq/ft additional .02
Parking	1 / 225 sq/ft	actual = 1 / 245 sq/ft	20 sq/ft less request
Max impervious coverage	60% (±23,522 sq/ft)	actual = 57% (22,522 sq/ft)	Complies by 3%

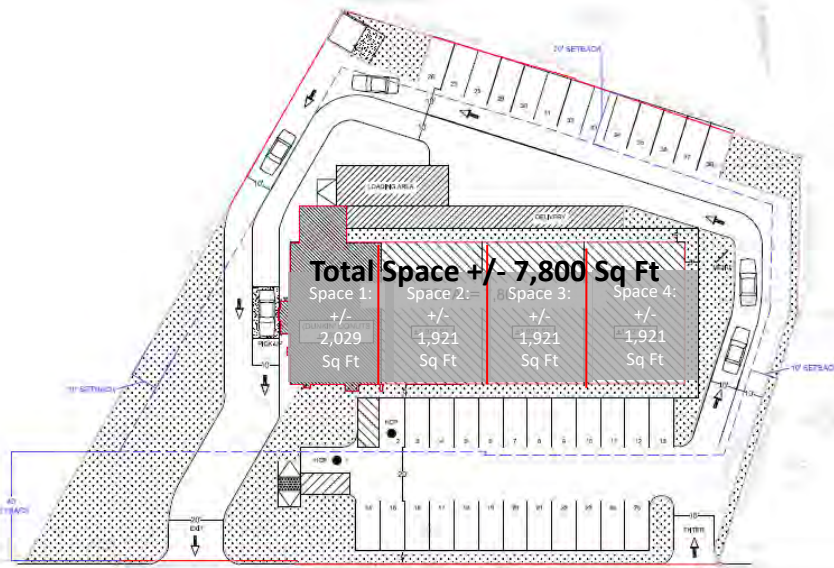
Setbacks	
Front	40FT
Rear	20FT
Side	10FT



CONCEPT PLAN B

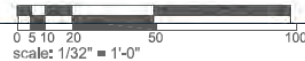
652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

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Site Plan:
652 Route 46, Township of Roxbury, Morris County, NJ

U.S. ROUTE 46



B-2 Highway Business District	
Property Area	0.9 acres (±39,204 sq/ft)
F.A.R.	0.20 (±7,800 sq/ft)
Parking	1 / 225 sq/ft
Max Impervious coverage	60% (±23,522 sq/ft)

Setbacks	
Front	40FT
Rear	20FT
Side	10FT

- Total Space: +/- 7,800 Sq Ft with Drive Thru
 - Available: Space 1: +/- 2,029 Sq Ft with drive thru
 - Available: Space 2: +/- 1,921 Sq Ft
 - Available: Space 3: +/- 1,921 Sq Ft
 - Available: Space 4: +/- 1,921 Sq Ft

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ZONING ORDINANCE

652 Route 46, Kenvil (Roxbury Twp.), Morris County, NJ

Zoning Ordinance Link:

B-1: <https://ecode360.com/34591008>

B-2: <https://ecode360.com/34591081>

13-7.25. B-2 HIGHWAY BUSINESS DISTRICT.

§ 13-7.2501. Purpose.

This district is designed for retail and service type business uses.

§ 13-7.2502. Required Conditions. [Ord. 17-09 § 15]

A. Principal Uses.

1. All principal uses permitted in the B-1 Limited Business District.
 - a. Retail and service businesses, excluding theaters, cinemas, garden centers and plant nurseries.
 - b. Business and professional offices.
 - c. Banks and financial institutions.
 - d. Restaurants, excluding drive-thru facilities.
 - e. Taverns and bars.
 - f. Child care centers as governed by C. 40:55D-66.6 of the Municipal Land Use Law.
 - g. Essential services.
2. Restaurants with drive-thru facilities.
3. Lumber yards.
4. Theaters and cinemas.

B. 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.

C. Conditional Uses.

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