

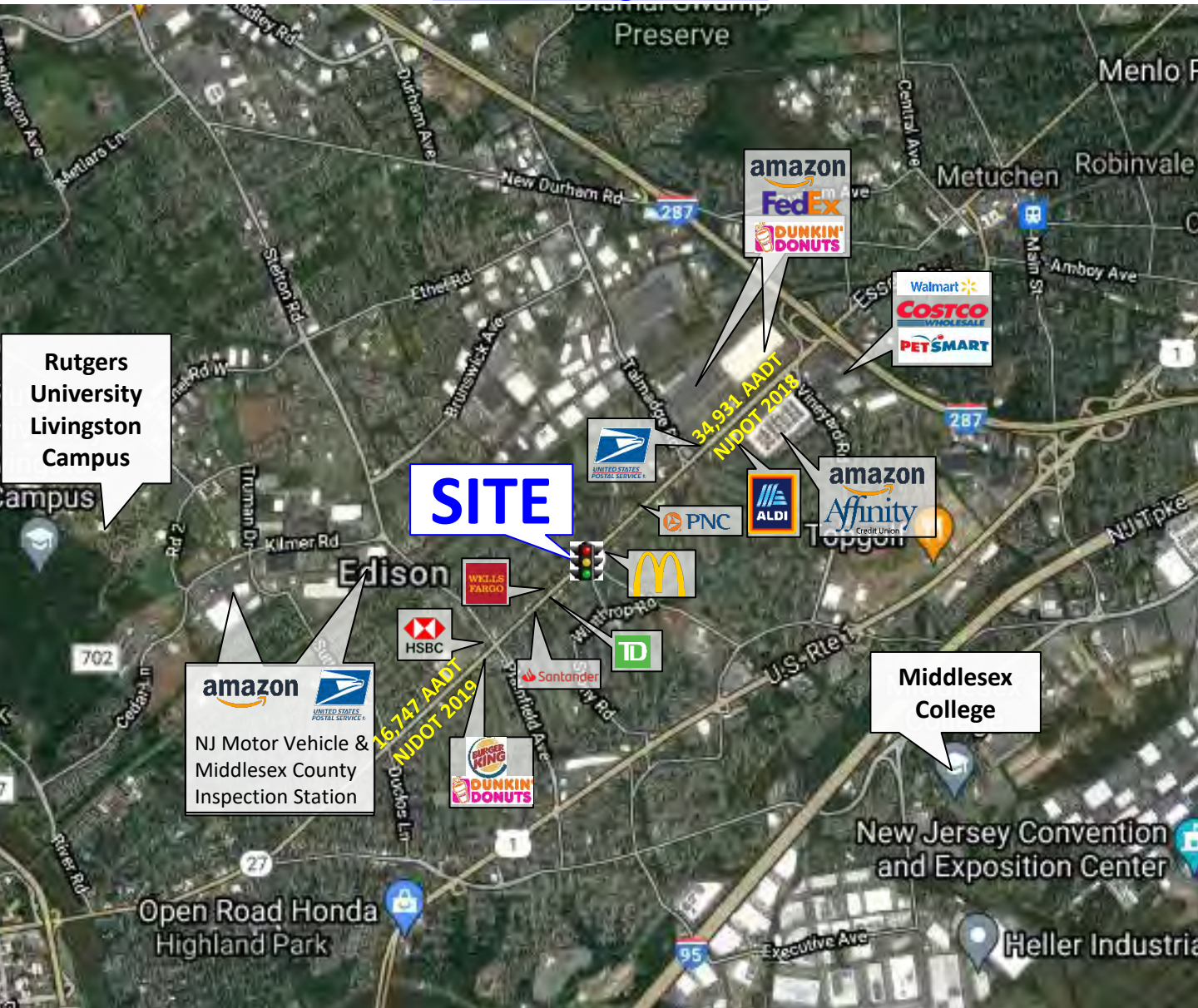


Eagle Realty USA

For Sale

1955 Lincoln Hwy (NJ State Route 27), Edison, Middlesex County, NJ

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Eagle Realty USA

Licensed Real Estate Broker

3 Laurel Drive, Suite A

Flanders, NJ 07836

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

For More Information Please Contact:

Gary J. Drechsel, Sr.

Member–Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

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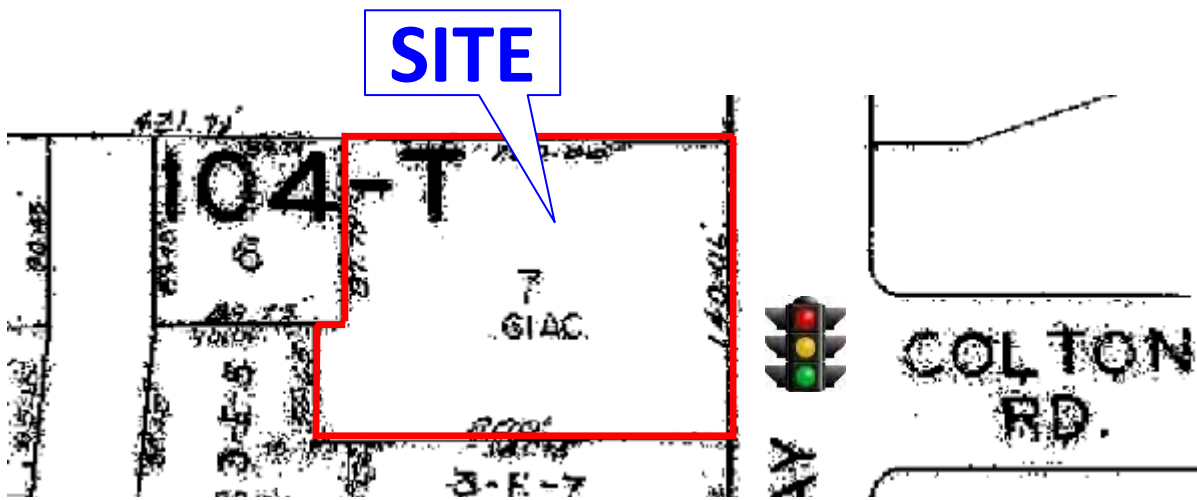
PROPERTY HIGHLIGHTS

1955 Lincoln Hwy (NJ State Route 27), Edison, Middlesex County, NJ

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- For Sale
- Vacant land at a traffic controlled intersection
- +/- 0.67 Acres
- Utilities:
 - Water: Public
 - Sewer: Public
- Taxes: \$14,309 (2020)
- Zoning: GB - General Business District
- Zoning Code: <https://ecode360.com/34716725>
- Zoning Map: <https://www.edisonnj.org/Departments/Engineering%20Department/ZONING%20MAP.pdf>
- Area Retailers Include: Walmart, Costco, PetSmart, Aldi, Dunkin Donuts, McDonalds, Burger King, Affinity Credit Union, PNC Bank, TD Bank, Wells Fargo, Santander, HSCB Bank, USPS, Amazon Fulfilment Center and FedEx
- Demos:

Radius:	Population:	Households:	Median Income:
1 Mile	17,800	6,500	\$81,000.00
3 Mile	58,600	21,500	\$80,000.00
5 Mile	94,000	37,000	\$81,000.00
- Source: Demographix 2021
- Traffic Counts:
 - Lincoln Hwy (Route 27): 34,931 AADT
 - Lincoln Hwy (Route 27) & Knapp Ave: 16,747 AADT
- Source NJ DOT (2018 & 2019)



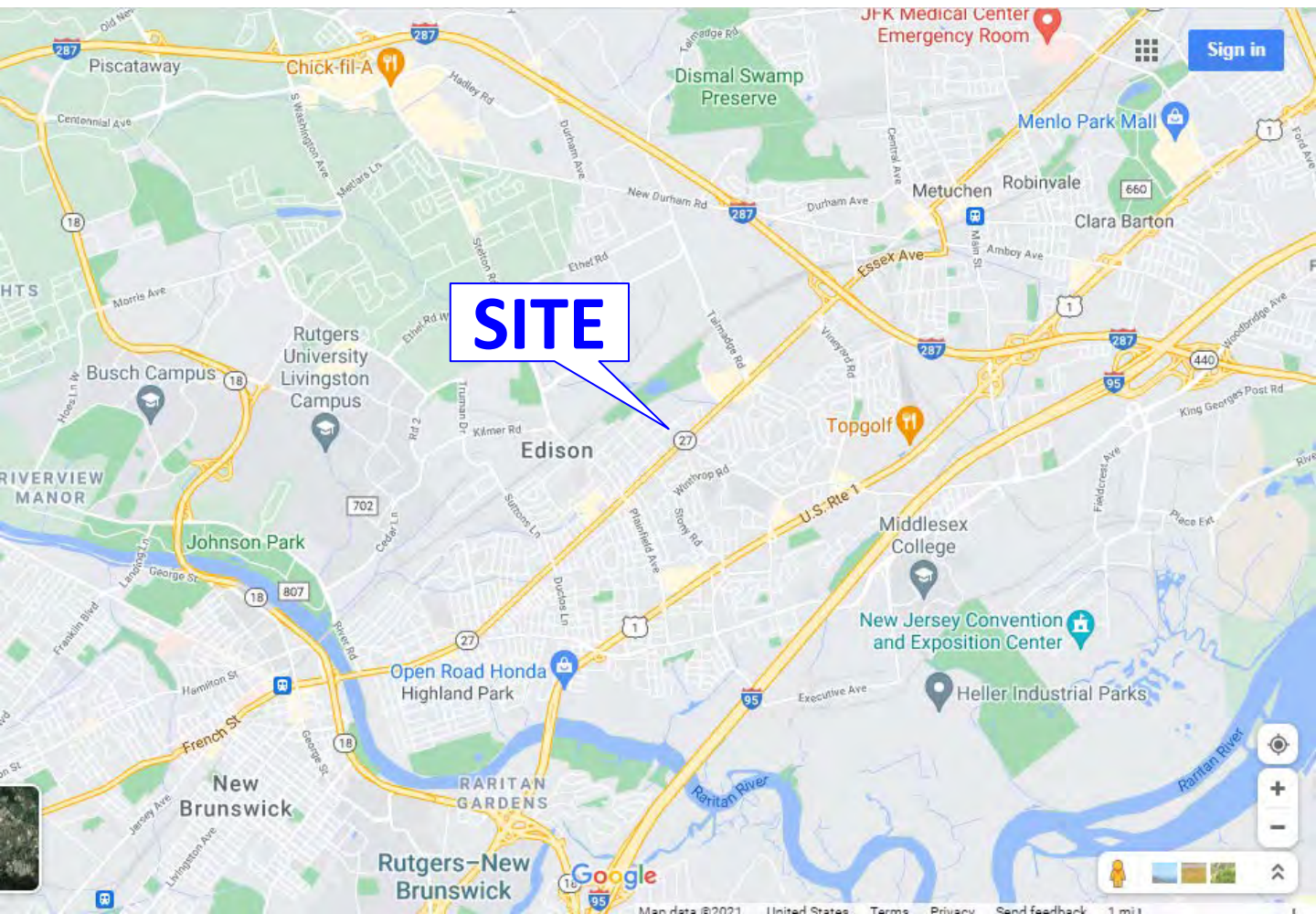
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LOCAL LOCATION MAP

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EDISON HIGHLIGHTS

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Edison has been one of the fastest-growing municipalities in New Jersey. As of the 2000 United States Census, it was the fifth most-populated municipality in the state, after the cities of Newark, Jersey City, Paterson, and Elizabeth.

Edison was ranked the 28th most-livable small city in the United States by *CNN Money Magazine*, and second in New Jersey in 2006 in *Money Magazine's* "Best Places To Live". In 2008, two years later, *Money Magazine* ranked the township 35th out of the top 100 places to live in the United States. In the 2006 survey of America's Safest Cities, the township was ranked 23rd, out of 371 cities included nationwide, in the 13th annual Morgan Quitno survey. In 2009, Edison was ranked as one of "America's 10 Best Places to Grow Up" by *U.S. News & World Report*. The rankings focused on low crime, strong schools, green spaces, and abundance of recreational activities. In 2014, parenting.com ranked Edison as the top safest city in America.

Source: [Edison, New Jersey – Wikipedia](#)



MAJOR EMPLOYERS IN MIDDLESEX COUNTY

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Major Employers in Middlesex County

	Company	Number of Employees
1	Robert Wood Johnson University Hospital	5,000 – 5,249
2	Novo Nordisk	4,500 – 4,579
3	Wakefern Food Corp., Edison, NJ	3,500 – 3,749
4	J.F.K. Medical Center, Edison, NJ	3,000 – 3,369
5	Bristol-Myers Squibb	3,000 – 3,249
6	St. Peter's Healthcare System	2,750 – 2,999
7	Silverline Building Products	2,250 – 2,299
8	Johnson & Johnson	2,000 – 2,249
9	Raritan Bay Medical Center	2,000 – 2,249
10	Home Depot, Edison, NJ	1,750 – 1,999
11	United Parcel Service, Edison, NJ	1,750 – 1,999
12	Amerada Hess Corporation	1,500 – 1,749
13	Walmart Stores Inc., Edison, NJ	1,250 – 1,499
14	Ericsson	1,000 – 1,249
15	Prudential Insurance Company, Edison, NJ	1,000 – 1,249
16	Aetna/US Healthcare	1,000 – 1,249
17	BASF Catalyst, LLC, Edison, NJ	1,000 – 1,249
18	Colgate-Palmolive	1,000 – 1,249
19	Dow Jones & Company	1,000 – 1,249
20	White Rose Inc.	750 – 1,000
21	International Technidyne Corporation	

Other Top Companies: 7-Eleven, Acme, Aramark, AT&T, Bank of America, Bed Bath & Beyond, Best Buy, Citigroup, Comcast, Costco, CVS, FedEx, Hess, JC Penny, JP Morgan Chase & Company, Lowe's, Macy's, Marriott, MetLife, PNC Bank, PSE&G, Quest Diagnostics, Quick Chek, Rite Aid, Staples, Stop & Shop, Target, TD Bank, Toys "R" Us, Tyco International, UBS, Valley National Bank, Verizon, Wawa, Wegmans Wells Fargo

Source: [Major Employers in Middlesex County - Edison Chamber of Commerce, NJ](#)

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ZONING MAP

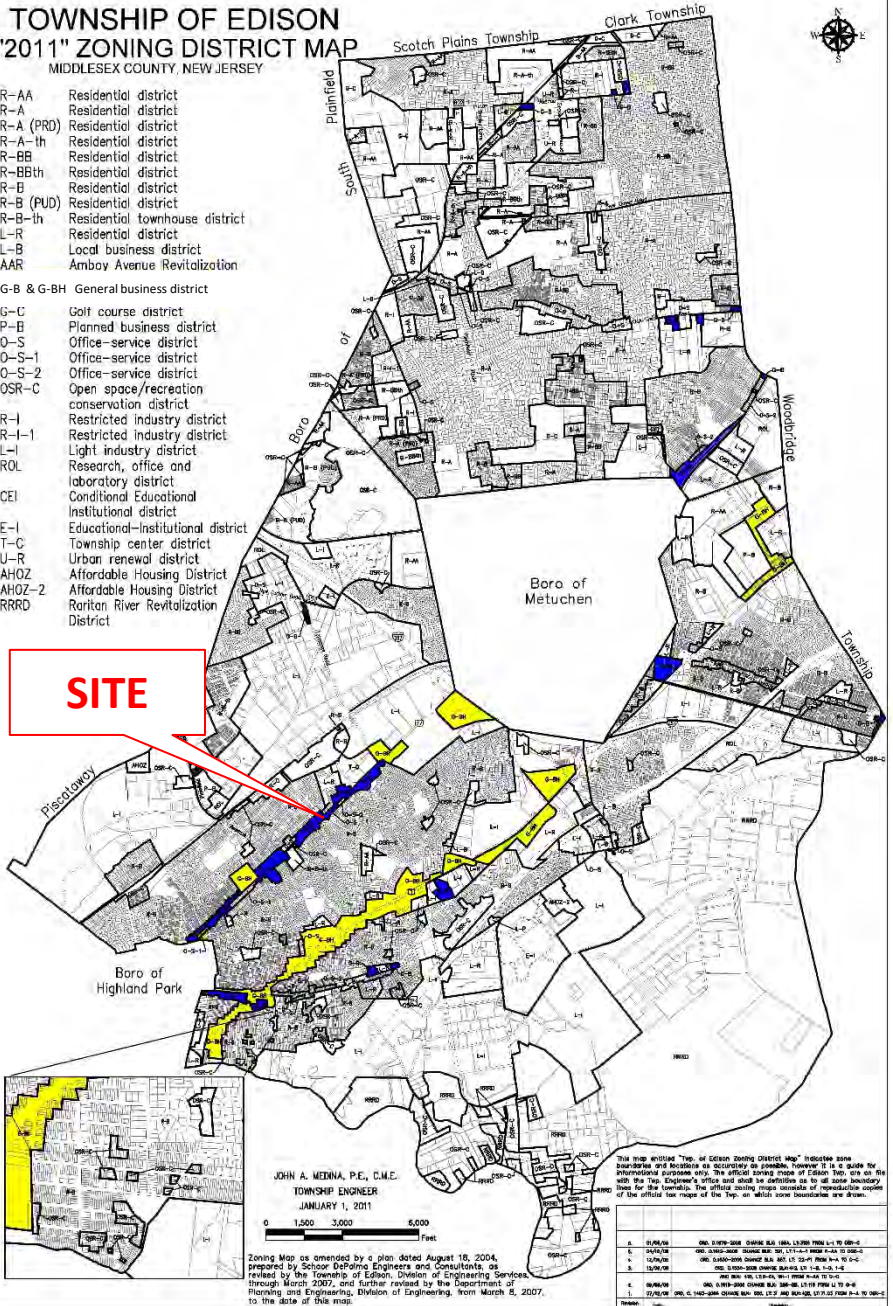
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TOWNSHIP OF EDISON "2011" ZONING DISTRICT MAP MIDDLESEX COUNTY, NEW JERSEY

- R-AA Residential district
- R-A Residential district
- R-A (PRO) Residential district
- R-A-lh Residential district
- R-BB Residential district
- R-BBth Residential district
- R-B Residential district
- R-B (PUD) Residential district
- R-B-lh Residential townhouse district
- L-R Residential district
- L-B Local business district
- AAR Amboy Avenue Revitalization

- G-B & G-BH General business district
- G-C Golf course district
- P-B Planned business district
- O-S Office-service district
- O-S-1 Office-service district
- O-S-2 Office-service district
- OSR-C Open space/recreation conservation district
- R-I Restricted industry district
- R-I-1 Restricted industry district
- L-I Light industry district
- ROL Research, office and laboratory district
- CEI Conditional Educational Institutional district
- E-I Educational-Institutional district
- T-C Township center district
- U-R Urban renewal district
- AHOZ Affordable Housing District
- AHOZ-2 Affordable Housing District
- RRRD Raritan River Revitalization District



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[Zoning Code](#)

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§ 37-21. G-B AND G-BH GENERAL BUSINESS DISTRICTS.

§ 37-21.1. Generally. [1999 Code § 17.44.010]

The following regulations are applicable in the G-B and G-BH general business districts. The G-B and G-BH districts are differentiated one from the other by lot area and yard requirements and the permitted conditional uses.

§ 37-21.2. Permitted Uses. [1999 Code § 17.44.020; Ord. No. O.1963-2017]

- a. Retail and wholesale household and business supplies, stores, shops and similar commercial uses selling food, apparel, clothing, household appliances and furnishings;
- b. Electrical, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses;
- c. Business and professional offices, banks and funeral homes;
- d. Indoor theaters, indoor tennis courts, skating rinks, handball courts and health clubs;
- e. Motels, provided such use is located on a lot of three (3) acres or more and has direct access to a street classified as other than a local access street in the adopted Master Plan of Edison Township;
- f. Newspaper offices and printing establishments;
- g. Retail laundry, bakery and barbershops, beauty shops and similar service establishments;
- h. New car and truck dealership and used car and truck sales and service wherein used car and truck sales and service are accessory to new car and truck sales uses and outdoor display and/or storage of used cars and trucks does not exceed thirty (30%) percent of the total outdoor display and storage area of cars and trucks, and further provided such uses are located on a lot of not less than one (1) acre in size and has a width of two hundred (200) feet;
- i. Offices for executive or administrative personnel; scientific or research laboratories; experimental or computation centers;
- j. The packing, fabricating, finishing or assembly of:
 1. Beverages (nonalcoholic only),

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2. Candy,
 3. Toilet supplies, except those involving fat rendering processes,
 4. Metal products,
 5. Electrical appliances, fixtures or components,
 6. Electrical instruments or devices;
- k. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called snack bars, dairy bars, hamburger stands or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted;
- l. Church, synagogue or similar religious facility;
- m. Fraternal clubs, including but not limited to Elks, Lions, Masons, etc.;
- n. Commercial schools and institutes offering courses or training;
- o. Repair shops, but not including automotive repair.
- p. Fuel Only Service Station with Convenience Store:

The following requirements shall apply to this use: **[Ord. No. O.1963-2017]**

1. Minimum lot size: 1.5 acres.
2. Maximum building size: 6,000 square feet.
3. Maximum number of fueling stations: Eight (8) dispensers that includes gasoline and low-flow diesel sales, with two (2) nozzles/hoses per dispenser.
4. Maximum number of stories: One (1), exclusive of towers, cuppolas, or other architectural elements.
5. Maximum height for principal building: Thirty-five (35) feet, exclusive of towers, cuppolas or other architectural elements.
6. Maximum height for fuel area canopy: Twenty-five (25) feet, with yard setbacks consistent with Section 37-63.

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7. Parking: Minimum of one (1) space reach three hundred (300) square feet of convenience store building footprint, plus one (1) space for each employee on the most heavily staffed shift. Additional parking may be provided to enhance internal circulation and eliminate stacking at driveways.
8. Signs: One (1) free standing pole sign at the driveway of each street front with fuel pricing, maximum area shall not exceed seventy-five (75) square feet, maximum height of twenty (20) feet, and minimum set back of fifteen (15) feet from any street; two (2) façade signs, on the front of the building, not to exceed twenty (20%) percent of the front wall area; and two (2) canopy signs, located below the top of the canopy, on the side of the canopy facing the front or side street.

§ 37-21.3. Prohibited Uses. [1999 Code § 17.44.030]

- a. As specified in the P-B district;
- b. Commercial dog kennels;
- c. Lumber yards.

§ 37-21.4. Accessory Uses. [1999 Code § 17.44.040]

Any accessory use of the same lot with and customarily incidental to any use permitted in this district, such as but not necessarily limited to: maintenance and storage buildings.

§ 37-21.5. Conditional Uses. [1999 Code § 17.44.050; Ord. No. O.1653-2008]

- a. Conditional Uses in a GB-H Zone Only.
 1. An area of land, including structures, that is used for the retail sale and direct delivery to motor vehicles of gasoline and lubricating oil and the making of minor repairs, but not auto body work, welding or painting nor any repair work in the open. Such use shall be subject to the following regulations:
 - (a) No part of any automobile filling station may be used for residence or sleeping purposes except by a watchman.
 - (b) No part of any entrance to or exit from any filling station which is capable of accommodating more than five (5) vehicles shall be connected with a public street within one hundred fifty (150) feet of any entrance or exit of a

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theater, auditorium, church, hospital, school, college, institution for dependents or children, park, playground, library, museum or other similar place of public assembly.

- (c) No part of any building used as an automobile service station and no filling pumps, car lifts, greasing mechanisms or other service appliances used to service or supply motor vehicles shall be erected within fifty (50) feet of any boundary line of any residential zone. All such car lifts and greasing mechanisms shall be located within an enclosed building.
- (d) No gasoline or oil pump and no other service appliances installed for use in connection with any automobile service station shall be so installed or located within thirty-five (35) feet of any lot line.
- (e) No building used as an automobile service station shall be located within twenty-five (25) feet of any lot line.
- (f) No automobile service station shall store out of doors, in a side or front yard, wrecked, damaged or disassembled (either whole or in part) vehicles, boats or used automotive or marine parts, or used supplies or materials thereof. Any storage areas located in a rear yard shall be screened so that no stored vehicle or article shall be visible from the front, side or rear premises or to any adjacent premises, and further provided that no overnight parking at service stations shall be permitted within one hundred (100) feet of a residential zone.
- (g) No automobile service station shall be permitted an outdoor display storage or parking of any new or used vehicles within the distance of the required minimum front yard, except such temporary parking as may be necessary in connection with the immediate servicing of customers' vehicles.
- (h) All outside lighting or electrified signs on such premises shall be so shielded as to prevent glare, whether reflected or not, from any source detectable beyond the boundaries of the premises and shall not obstruct site distances at intersections nor present safety hazards to traffic.
- (i) No more than three (3) vehicles for rent or lease shall be stored at any one (1) time at a service station;

2. Car wash, subject to the following:

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- (a) Recognizing that the principal building used in a car wash is generally of uniform design allowing for one (1) or two (2) bays and office and storage areas, no such principal building, when permitted, shall be built and used unless it has a minimum of two thousand five hundred (2,500) square feet and a maximum of twenty (20%) percent of land area.
 - (b) Such use shall provide adequate stacking area for a minimum of twenty-five (25) cars per bay or washing aisle. The stacking system shall in no way hinder or impair normal traffic flow on roads or traffic flow on adjoining property.
 - (c) No such use shall be located on a tract of land of less than one (1) acre in size.
3. Drive-through Restaurants. Drive-through restaurant, with or without drive-in or drive-through windows, or other appurtenances designed or used to serve food to customers outside the principal building, as part of the shopping center. The drive-through restaurant may be located either in a building with other uses or in a separate building. The following criteria shall be met in order to create a drive-through restaurant:
 - (a) The shopping center site shall contain a minimum of twenty-five (25) acres,
 - (b) The shopping center site shall have a minimum of one thousand (1,000) feet of frontage on a major arterial State highway,
 - (c) The shopping center shall have a minimum single-story gross area of two hundred thousand (200,000) square feet,
 - (d) The shopping center shall have a total of at least one thousand (1,000) at-grade parking spaces.
4. Village Center. This conditional use would apply only to those properties currently zoned G-BH which have a minimum frontage of six hundred fifty (650) feet along the Route 27 right-of-way, subject to compliance with all of the following additional conditions:

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- (a) Permitted uses within a "Village Center" include all permitted uses in the G-BH zone district, excluding new and used automobile dealerships and motels.
 - (b) Permitted accessory uses within a "Village Center" include all permitted accessory uses in the G-BH zone district.
 - (c) All existing bulk requirements of the G-BH zone district shall apply except as follows:
 - (1) The maximum permitted floor area ratio shall be increased from 0.25 to 0.35; and
 - (2) The minimum required front yard setback shall be decreased from fifty (50) feet to ten (10) feet.
 - (d) On-site parking shall be required at a rate of one (1) space per two hundred fifty (250) square feet of floor area.
 - (e) Pedestrian connectivity between buildings.
- b. Conditional Uses in G-B and G-BH Zones.
- 1. Dog kennel and veterinarian's clinic.
 - (a) Such use shall be located on a minimum lot area of not less than twenty thousand (20,000) square feet.
 - (b) No outdoor dog run shall be located within twenty-five (25) feet of a lot line, no animals at the site shall be kept out of doors from dusk to dawn;
 - 2. Drive-in restaurant, provided that:
 - (a) No such use shall be located on a lot of less than one (1) acre in size.
 - (b) No drive-in or drive-through windows or other appurtenances designed or used to serve food to customers outside the principal building shall be permitted.
 - (c) No such use shall have a habitable floor area, as defined in the Township Uniform Construction Code, of less than five thousand five hundred (5,500) square feet.

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