



Eagle Realty USA

For Lease: 263 Route 22 E, Green Brook Township, Somerset County, NJ

[Link to Google Aerial](#)



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"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.



PROPERTY HIGHLIGHTS

263 Route 22 E, Green Brook Township, Somerset County, NJ

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- For Lease
- +/- 2,050 SF Available (+/- 31' x 66')
- +/- 5,785 SF GLA Retail Strip Center
- Route 22: highway frontage between 2 signalized U-turns for quick access to and from Route 22 East and West.
- Side street access via Mountain Pkwy to the residential population on the South side of Route 22 without the need to travel on Route 22.
- Pylon Signage
- Parking: 29 spaces
- Co - Tenants: Red Wing Shoes & Financial Resources Federal Credit Union
- Area Retailers Include: Walgreens, Starbucks, White Castle, Dunkin Donuts, Taco Bell, Harbor Freight Tools, Mattress Firm, Public Storage, Bassett Furniture, Ashley Home Store, Family Care, D&R Boat World, Mavis Discount Tire, and more...
- Utilities: Public Water, Sewer, Natural Gas
- Zoning: RHC (Regional Highway Commercial)
- Zoning Map: [a5d3e3d8-fa3b-4d29-b26e-7c9153f37a58.pdf \(greenbrooktwp.org\)](#)
- Zoning Code: https://www.greenbrooktwp.org/readwritedata/file_depot/879360d9-8a02-43e7-8730-1576ff94d5d9.pdf

▪ Demos:

Radius:	Population:	Households:	Median Income:
1 Mile	9,584	3,396	\$65,549
2 Mile	35,906	13,239	\$76,696
3 Mile	69,442	25,512	\$86,201

Source: Demographix 2021

- Traffic Count: 47,070 AADT Source: NJDOT 2017



SITE PHOTO

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PYLON PHOTO

263 Route 22 E, Green Brook Township, Somerset County, NJ

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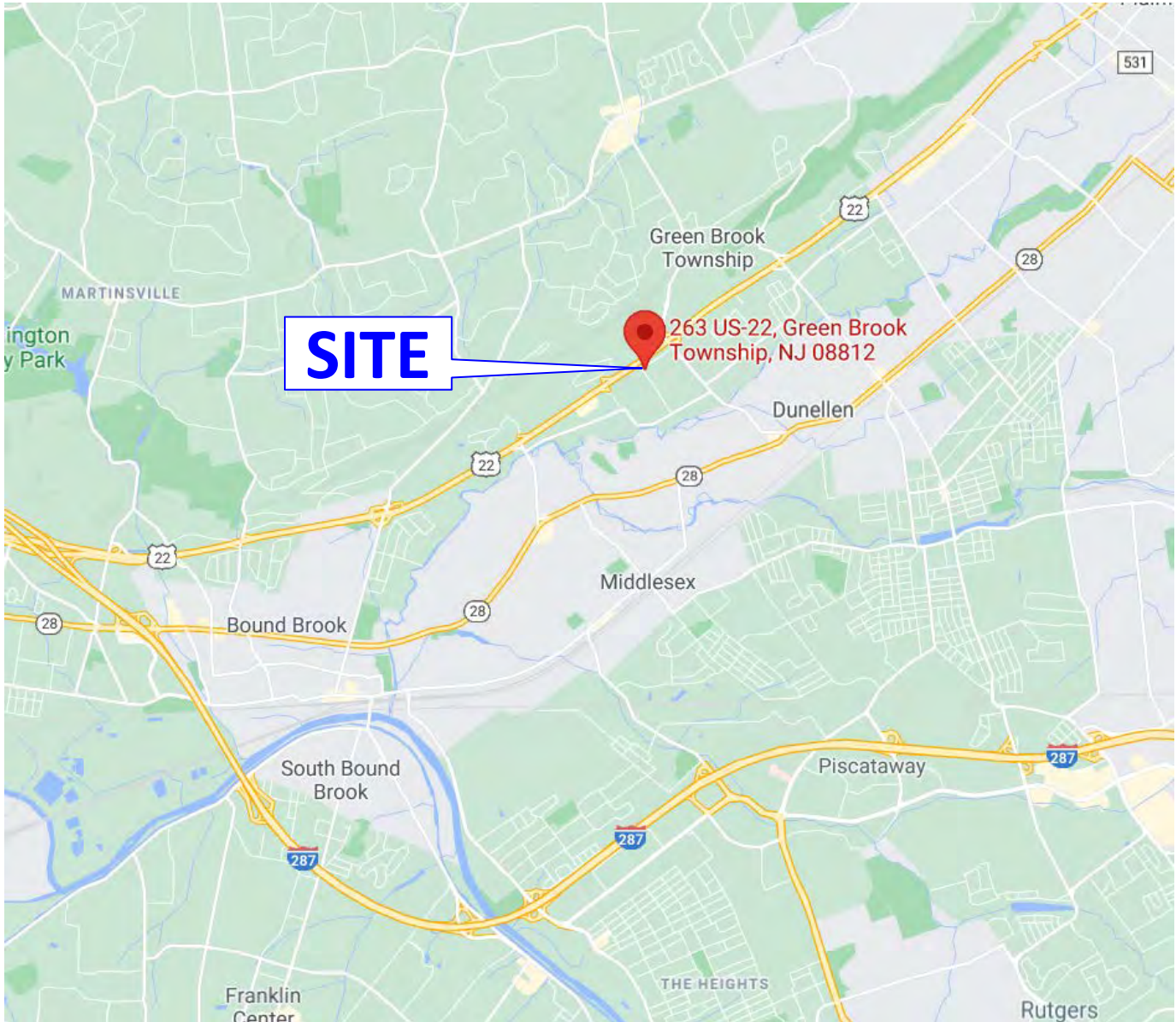
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LOCATION MAP

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GREEN BROOK HIGHLIGHTS

263 Route 22 E, Green Brook Township, Somerset County, NJ

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Source: [Green Brook Township-About Us \(greenbrooktwp.org\)](#)

The Township of Green Brook is the Emerald City in the crown jewel of Somerset County. The Township is a full-service community with excellent schools, a wide variety of housing stock and is "*Small Enough to Know You, Large Enough to Get Things Done.*" Green Brook currently has a population of about 7,200 residents in a 4.6 square mile radius.

- Green Brook Township took its name from the powerful stream that flows from up in the mountains several miles away, feeding from many smaller brooks and ponds along the way, in a southwesterly direction for a distance of fifteen miles, into the Bound Brook then into the Raritan River.
- Also contained within the boundaries of our community is Washington Rock State Park, which commemorates the spot where George Washington and Marquis De Lafayette watched the movement of the British soldiers during the Revolutionary war, mainly the months of May and June 1777. Washington Rock State Park was commissioned on March 17, 1913 and is about 34 acres in size.
- Green Brook Township was formed out of a part of North Plainfield Township in 1932. Settlement here was about one hundred years prior to the Revolution on the Passaic River and down in the Valley, which was to become known as Washington's Valley.



MAJOR EMPLOYERS IN SOMERSET COUNTY

263 Route 22 E, Green Brook Township, Somerset County, NJ

[Link to Google Aerial](#)

Source: [economic-demographic-profile.pdf \(scbp.org\)](#)

Largest Employers in Somerset County

Company Name	Estimated Number of Employees	NAICS	Primary Product or Services	City
Bausch & Lomb Inc	300	339,115	Ophthalmic Goods Manufacturing	Bridgewater
Bloomberg LP	1,381	519,110	News Syndicates	Skillman
Brother International Corp	318	423,420	Office Equipment Merchant Wholesalers	Bridgewater
Conva Tec Inc	300	339,112	Surgical & Medical Instrument Manufacturing	Bridgewater
Daiichi Sankyo Inc	-	325,412	Pharmaceuticals	Basking Ridge
Ethicon Us LLC	1,200	325,414	Biological Product (Except Diagnostic) Mfg	Somerville
Everest Re Group LTD	401	524,210	Insurance Agencies & Brokerages	Liberty Corner
Federal Insurance Co	1,800	524,126	Direct Property & Casualty Insurance Carriers	Warren
Ferreira Construction Co	200	237310	Highway Street & Bridge Construction	Branchburg
iconectiv	-	517,919	Communications	Bridgewater
Janssen Research & Devmnt LLC	2,000	541,714	Research-Devmnt In Biotechnology (Except Nanobio)	Raritan
Johnson & Johnson	1,200	424,210	Drugs & Druggists' Sundries Merchant Wholesalers	Skillman
Mallinckrodt Pharmaceuticals	-	325,412	Pharmaceuticals	Bedminster
Meda Pharmaceuticals Inc	150	325,412	Pharmaceutical Preparation Manufacturing	Somerset
Medical Transcription Billing	110	511,210	Software Publishers	Somerset
Memorial Sloan Kettering	1,000	622,310	Specialty (Exc Psychiatric/Substance Abuse) Hsptl	Basking Ridge
Met Life	1,200	524,210	Insurance Agencies & Brokerages	Bridgewater
Ortho Mcneil Pharmaceutical	1,800	339,112	Surgical & Medical Instrument Manufacturing	Raritan
Ortho-Clinical Diagnostics Inc	1,000	334,516	Analytical Laboratory Instrument Manufacturing	Raritan
Pfizer	-	325,412	Biopharmaceuticals	Gladstone
Philips Lighting	500	423,610	Electrical Apparatus/Wiring Supls/Rel Equip Whlsrs	Somerset
Robert Wood Johnson Univ Hosp	1,500	622,110	General Medical & Surgical Hospitals	Somerville
Sanofi US	2,150	424,210	Drugs & Druggists' Sundries Merchant Wholesalers	Bridgewater
SHI International Corp.	500	541,511	Computer Software, Hardware, and IT Solutions	Somerset
Valeant Pharmaceuticals Intl	400	424,210	Drugs & Druggists' Sundries Merchant Wholesalers	Bridgewater
Verizon Business	3,500	517,919	All Other Telecommunications	Basking Ridge
Verizon Wireless	800	517,312	Wireless Telecomms Carriers (Except Satellite)	Basking Ridge

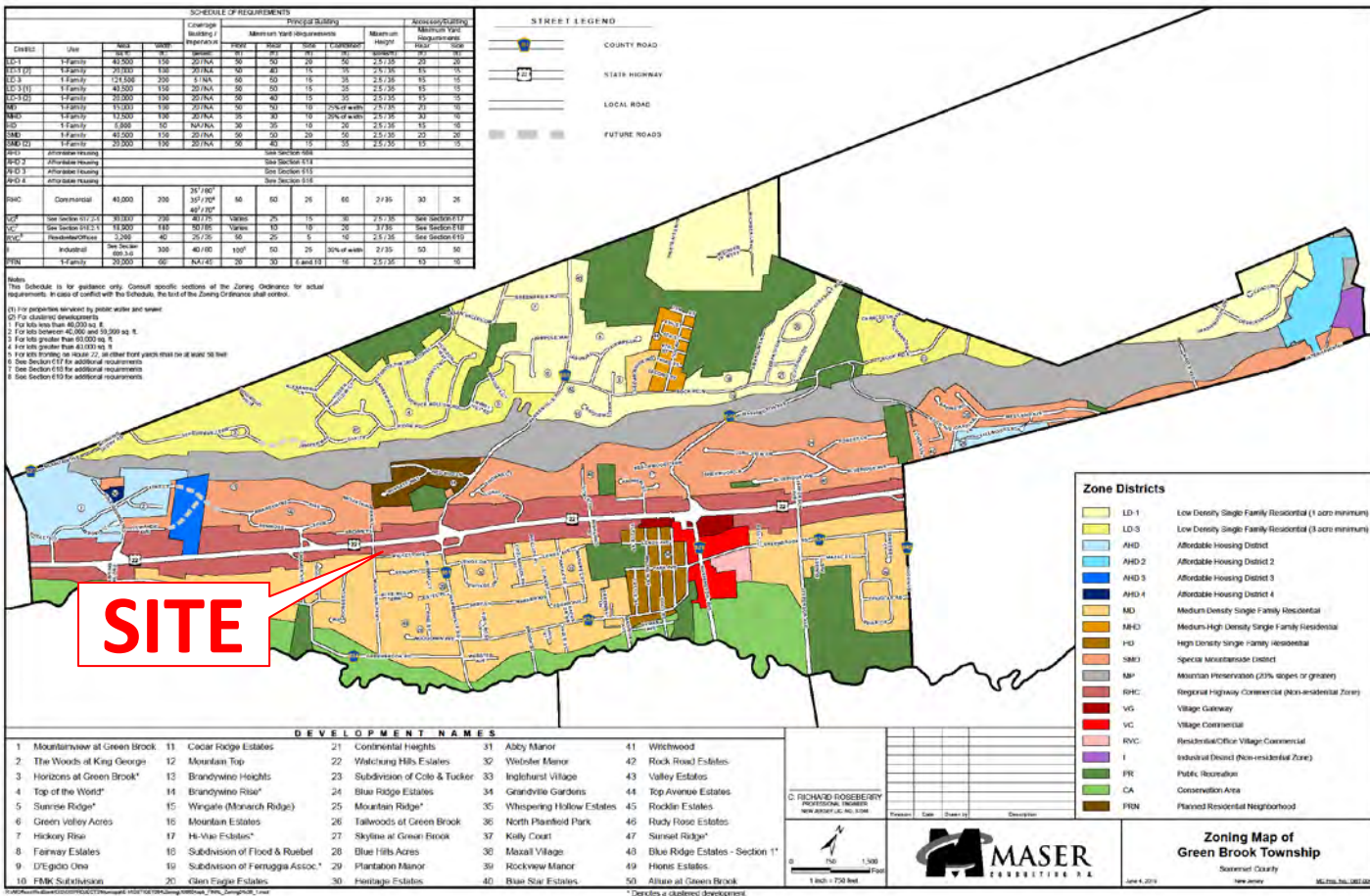
Note: Number of employees is unavailable for some businesses



ZONING MAP

263 Route 22 E, Green Brook Township, Somerset County, NJ

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[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

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606. RHC REGIONAL HIGHWAY COMMERCIAL DISTRICT. 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.

[Zoning Map](#)

[Zoning Code](#)



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06.1-12 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.

[Zoning Map](#)

[Zoning Code](#)



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606.2-8 Motor Vehicle Sales, limited to three (3) at any given time, as accessory to a permitted public garage with a license as a new or used car dealership issued by the New Jersey Motor Vehicle Commission, subject to the provisions contained within the Township's General Ordinance for Motor Vehicle Sales Licensing.

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 new or used car dealers.

606.4-6 Hotels and Motels.

[Zoning Map](#)

[Zoning Code](#)