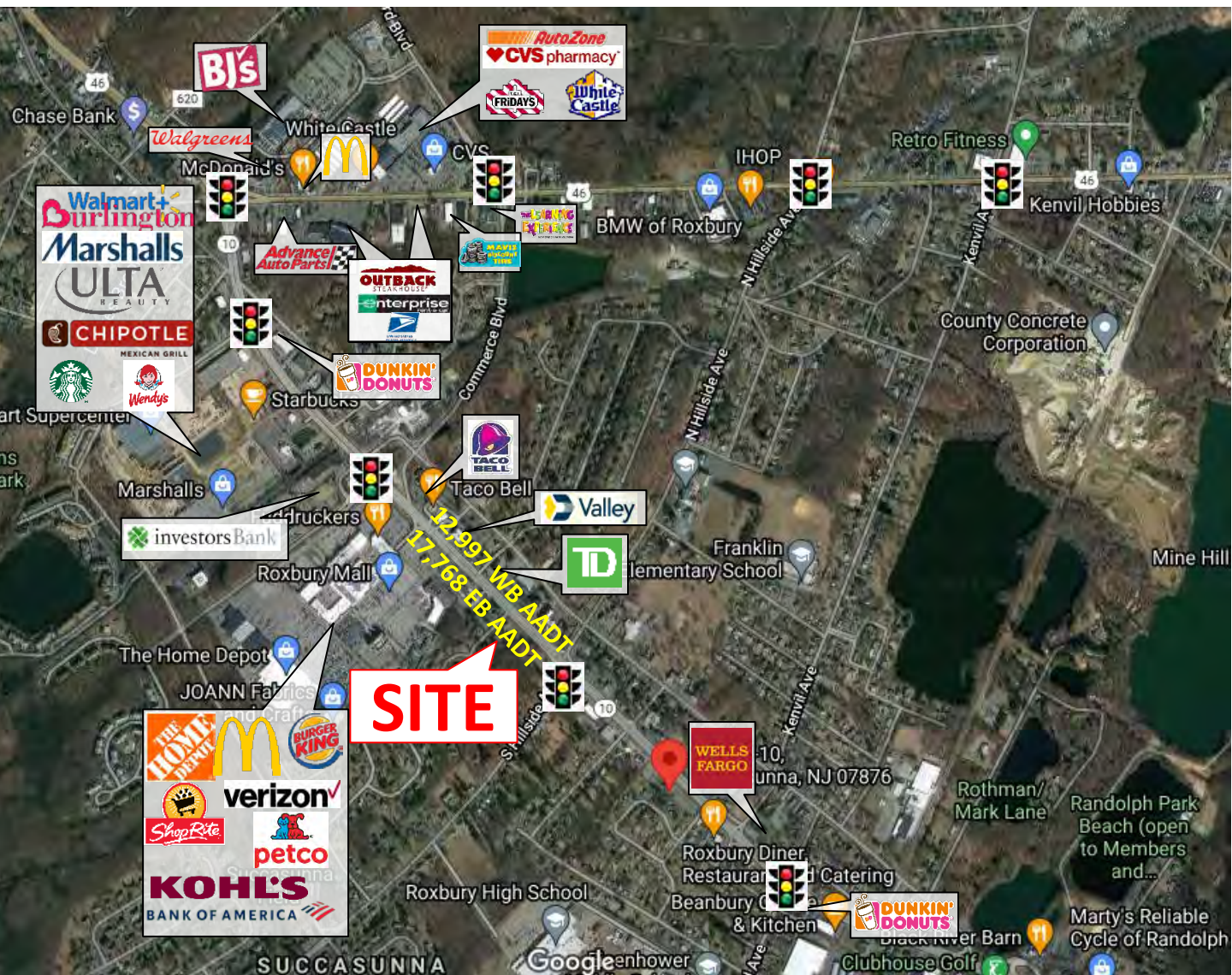




# Eagle Realty USA

For Sale: 221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)



**SITE**

For More Information Please Contact:

**Gary J. Drechsel, Sr.**

Member-Broker of Record

Phone 973.598.1500 Ext 11

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**Eagle Realty USA**

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

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# PROPERTY HIGHLIGHTS

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)

- For Sale
- +/- 2,712 Sq Ft Building
- +/- 0.25 Acres
- Parking: Per Code
- Area Retailers Include: Walmart Supercenter, ShopRite, Home Depot, Burlington Coat Factory, Marshalls, Petco, Kohls, Staples, Ulta Beauty, Verizon, CVS, Walgreens, AutoZone, Advanced Auto Parts, BJ's Wholesale, Enterprise Rent A Car, USPS, TD Bank, Valley Bank, Bank of America, Wells Fargo, Dunkin Donuts, Burger King, McDonalds, Wendy's, Starbucks, Chipotle, Taco Bell, White Castle, TGI Fridays Outback Steakhouse, Red Lobster
- Utilities: Public
- Taxes: \$9,711.52 (2020)
- Zoning: PO/R Professional Office/Residential District
- Zoning Map: <https://www.roxburynj.us/DocumentCenter/View/744/zonemap?bidId=>
- Zoning Code: <https://ecode360.com/34590973>

▪ Demos:

Radius:	Population:	Median Income:	Households:
1 Mile	6,500	\$100,500	2,600
3 Mile	31,000	\$99,000	11,500
5 Mile	89,700	\$96,000	34,500

Source: Demographix 2021

▪ Traffic Count:

12,997 WB AADT

17,768 EB AADT

Source: New Jersey DOT 2016





# SITE PHOTO

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

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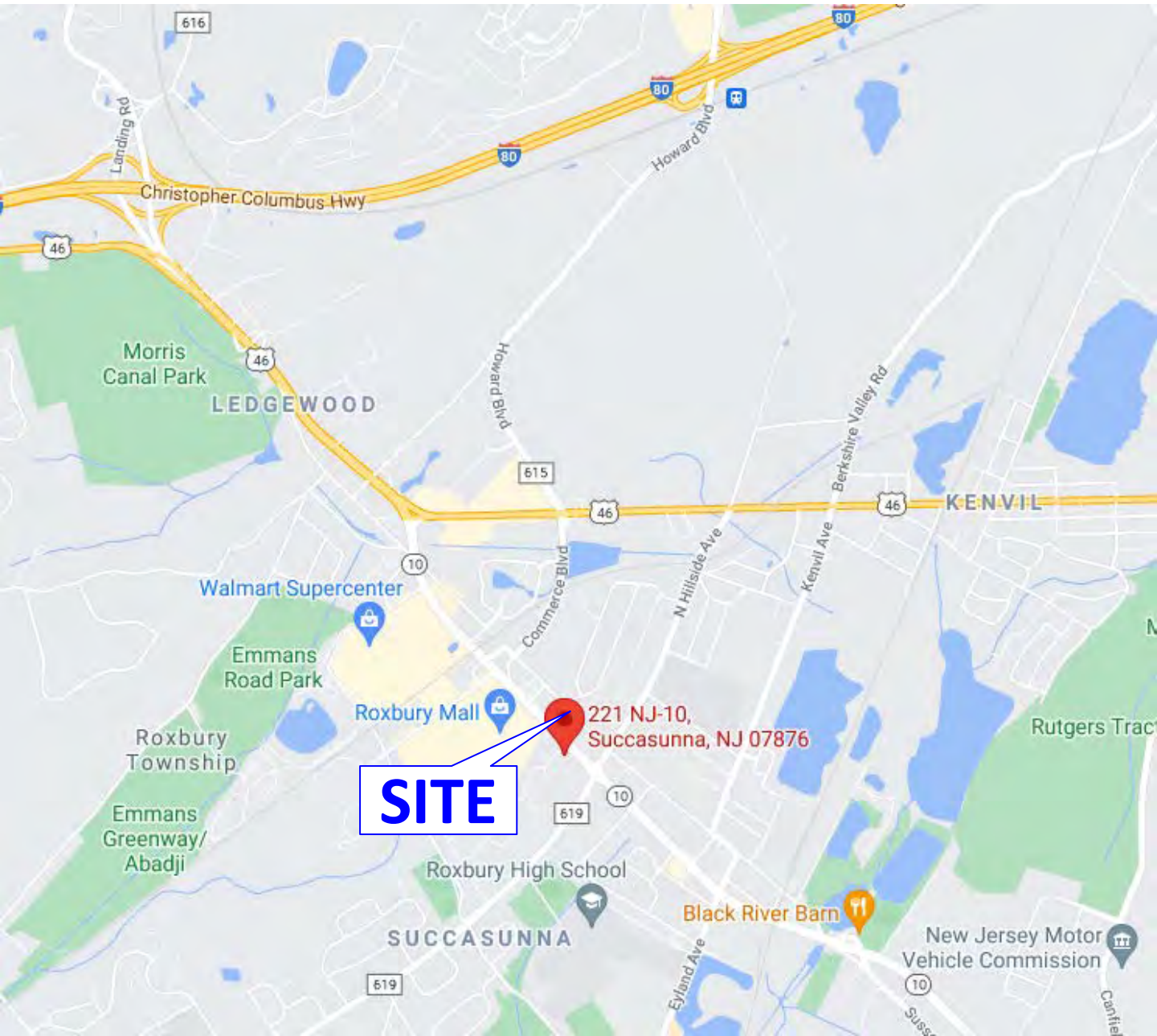




# LOCATION MAP

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)



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# ROXBURY HIGHLIGHTS

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)

**Roxbury** is a township in Morris County, New Jersey, United States. The township is located approximately 36 miles (58 km) west-northwest of New York City, 27 miles (43 km) west-northwest of Newark, New Jersey and 26 miles (42 km) east of the Delaware Water Gap on the border of New Jersey and Pennsylvania.

As of the 2000 United States Census there were 23,883 people, 8,364 households, and 6,532 families residing in the township. The population density was 1,117.4 people per square mile (431.5/km<sup>2</sup>). There were 8,550 housing units at an average density of 400.0 per square mile (154.5/km<sup>2</sup>).

According to the United States Census Bureau, the township had a total area of 21.98 square miles (56.93 km<sup>2</sup>), including 20.85 square miles (54.01 km<sup>2</sup>) of land and 1.13 square miles (2.93 km<sup>2</sup>) of water (5.14%). Kenvil (2010 Census population of 3,009), Landing, Ledgewood, Lower Berkshire Valley, Port Morris, and Succasunna (2010 Census population of 9,152) are unincorporated communities and census-designated places (CDPs) within the township. Previously, as of the 2000 United States Census, the Succasunna and Kenvil communities had been consolidated as Succasunna-Kenvil, which had a 2000 Census population of 12,569. Other unincorporated communities, localities and place names located partially or completely within the township include Baker Mill Pond, Bertrand Island, Carys, Lake Junction, Lake Rogerene, Port Morris Landing, Rustic and Shippenport.

Roxbury borders the municipalities of Chester Township, Jefferson Township, Mine Hill Township, Mount Arlington, Mount Olive Township, Netcong, Randolph Township, Wharton in Morris County; and both Hopatcong and Stanhope in Sussex County.

Source: [Roxbury, New Jersey - Wikipedia](#)



# MAJOR EMPLOYERS IN MORRIS COUNTY

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)

## Major Employers in Morris County, 2021

Employer	Full Time Employees
Atlantic Health System	7,642
Picatinny Arsenal	6,000
Novartis	5,200
Bayer	3,483
Barclays	2,560
ADP	2,400
Accenture	1,826
Honeywell**	1,704
Saint Clare's Health	1,638
County of Morris	1,469
AbbVie (former Allergan)*	1,445
Deloitte & Touche	1,379
BASF	1,329
PricewaterhouseCoopers	1,293
Greystone Park Psychiatric Hospital	1,229
Realogy Holdings Corp.	1,204
Mondelēz International	1,154
Reckitt Benckiser	1,103
Arconic*	950
Teva Pharmaceutical Industries	920
Siemens Health Care Diagnostics	898
UPS*	896
Tiffany & Co.	878
Zoetis	800
MetLife	720
GAF	720
Lincoln Park Care Center	634
Wyndham Hotels and Resorts	620

Source: [major-emp-march-2021.pdf \(morriscountynj.gov\)](#)

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# ZONING MAP

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)

## **§ 13-7.22. PO/R PROFESSIONAL OFFICE/RESIDENTIAL DISTRICT.**

### **§ 13-7.2201. Purpose.**

The purpose of the Professional Office/Residential District is to permit residentially scaled office development and conversions of existing residences to office uses that are compatible with adjacent residential neighborhoods.

### **§ 13-7.2202. Required Conditions. [Ord. No. 17-09 §§ 9—12]**

The following requirements must be complied with in the POR Professional Office/Residential District:

#### **A. Principal Permitted Uses.**

1. Office buildings, including business, professional, medical and administrative.
2. Offices for financial institutions (excluding drive-thru windows and automatic teller machines as permitted under Section 13-7.2202C4).
3. Home offices.
4. Child care centers licensed by the Department of Human Services pursuant to N.J.S.A. 30:5B-1 et seq.
5. Essential services.
6. Expansions of existing single-family detached residential dwellings that maintain the character and single-family use of the existing dwelling.

#### **B. Permitted Accessory Uses.**

1. Any accessory use permitted in the B-1 Limited Business District.

[Zoning Map](#)

[Zoning Code](#)



# ZONING MAP

221 Route 10, Succasunna (Roxbury Twp.), Morris County, NJ

[Link to Google Aerial](#)

## C. Permitted Conditional Uses.

1. Institutional uses in accordance with the conditions set forth in Section 13-7.3503, provided further that such uses shall be compatible in scale and character with neighboring residential dwellings.
2. Nursing homes and assisted living facilities, in accordance with the conditions set forth in Section 13-7.3504, provided further that such uses shall be compatible in scale and character with neighboring residential dwellings.
3. Banks with drive-through windows and/or automatic teller machines (ATMs), provided that a minimum fifty (50) foot landscaped buffer is maintained between any drive-through lane or ATM and the closest residential property line.

## § 13-7.23. B-1 LIMITED BUSINESS DISTRICT.

### § 13-7.2301. Purpose.

This district is designated for retail and service type businesses compatible with nearby residential uses.

### § 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 Map](#)

[Zoning Code](#)