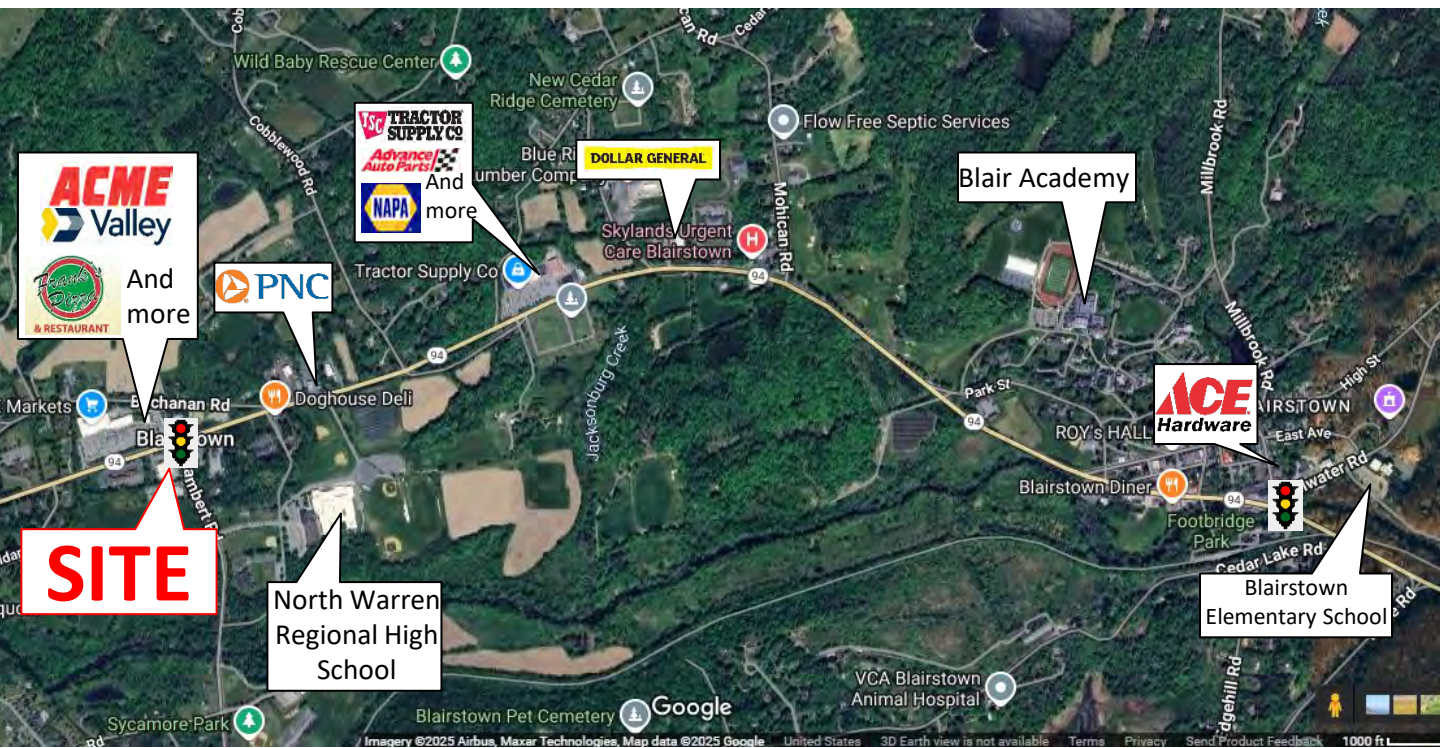




Eagle Realty USA

For Sale or Lease: 151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)



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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PROPERTY HIGHLIGHTS

151 Route 94, Blairstown Twp, Warren County, NJ

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- For Sale or Lease
- Lot Size: +/- 2.54 Acres
- Building Size: +/- 14,448 Sq Ft
- Building description: Former Rite Aid with Drive Thru
- Zoning: HC – Highway Commercial
- Zoning Map: [BL1895-019b Zoning Map.pdf](#)
- Zoning Code: <https://ecode360.com/12614574>
- Utilities:
 - Septic: Yes
 - Water: Well
 - Natural Gas: Public
- Pylon Sign: Yes
- Parking spaces: 72
- Traffic light access via Lambert Road at Route 94
- Area Retailers Include: Acme, Frank's Pizza, Valley National Bank, PNC Bank, First Hope Bank, Tractor Supply Company, Advance Auto, Napa Auto Parts, Dollar General, Ace Hardware
- Demos:

	Radius:	Population:	Median Income:	Households:
	1 Mile	1,619	\$130,357	598
	3 Mile	5,734	\$123,927	2,083
	5 Mile	10,897	\$113,162	4,007

Source: The Right Move 2024

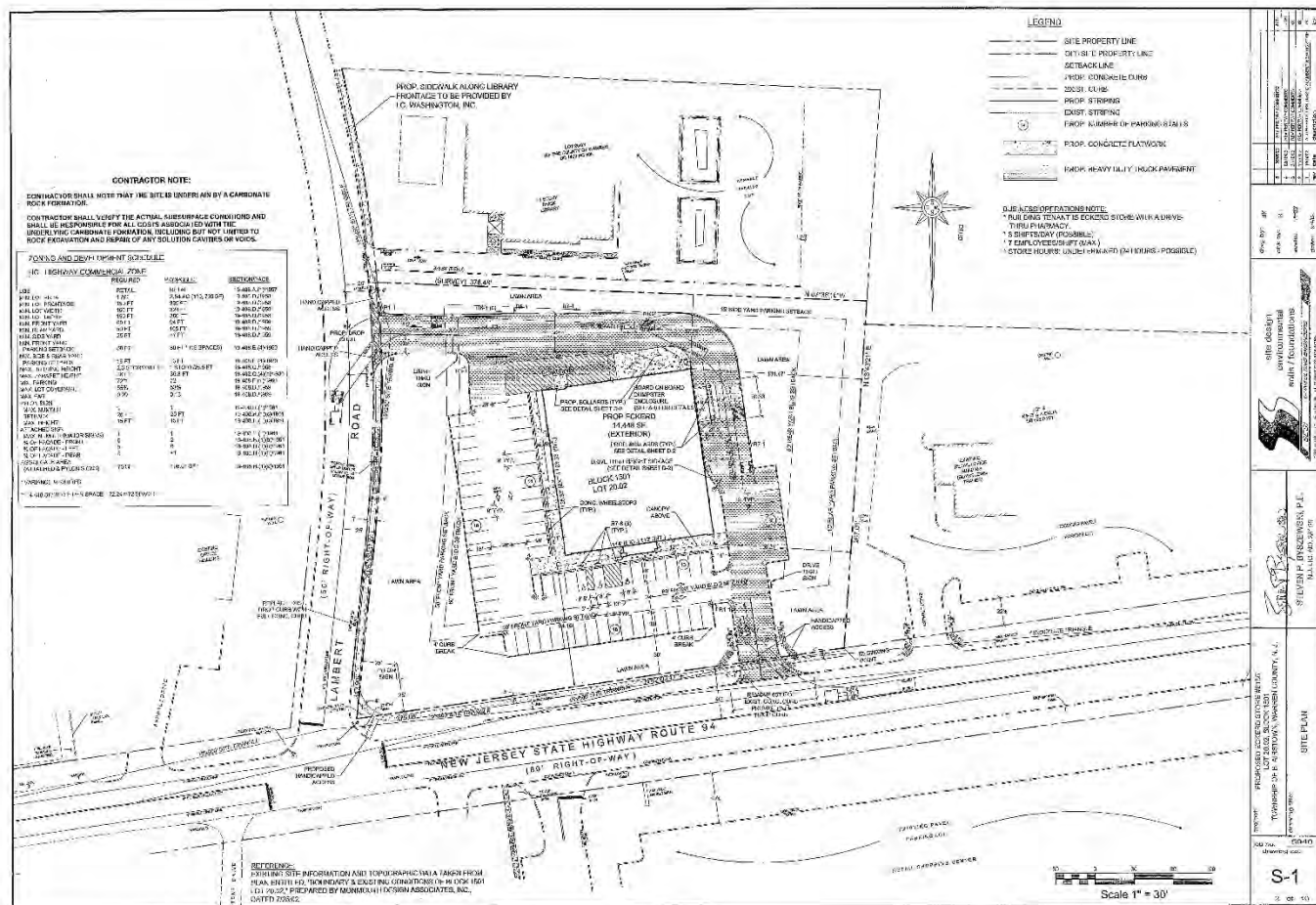
- Traffic Counts:
 - Route 94: 7,375 AADT (2018)
 - Source: NJ DOT



SURVEY

151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)





BLAIRSTOWN TWP HIGHLIGHTS

151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)

Blairstown is a township in Warren County, in the U.S. state of New Jersey. As of the 2020 United States census, the township's population was 5,704, a decrease of 263 (−4.4%) from the 2010 census count of 5,967, which in turn reflected an increase of 220 (+3.8%) from the 5,747 counted in the 2000 census.

The area had been known as Smith's Mill and was later called Butts Bridge (variously spelled as "Butt's Bridge" and "Butts' Bridge"), named for a family that owned the eponymous crossing of the Paulins Kill.

Blairstown was incorporated as a township by an act of the New Jersey Legislature on April 14, 1845, from portions of Knowlton Township, based on the results of a referendum held that day. The township was named for John Insley Blair.

The Blairstown Township School District serves public school students in kindergarten through sixth grade at the Blairstown Elementary School. Students from Hardwick Township, a non-operating school district attend Blairstown Elementary School. As of the 2021–22 school year, the district, comprised of one school, had an enrollment of 435 students and 42.0 classroom teachers (on an FTE basis), for a student–teacher ratio of 10.4:1.

Students in seventh through twelfth grades for public school attend the North Warren Regional High School in Blairstown, a public secondary high school, serving students from the townships of Blairstown, Frelinghuysen, Hardwick and Knowlton. As of the 2021–22 school year, the high school had an enrollment of 658 students and 56.6 classroom teachers (on an FTE basis), for a student–teacher ratio of 11.6:1.

Ridge and Valley Charter School, a K–8 charter school founded in 2004 that is focused on Earth literacy and sustainable living, is located in neighboring Frelinghuysen Township. The school also serves (and grants admission priority to) students from Frelinghuysen, Hardwick and Knowlton Townships, who attend the school without cost to the parents. Students from the township and from all of Warren County are also eligible to attend Warren County Technical School in Washington borough (for 9–12), with special education services provided by local districts supplemented throughout the county by the Warren County Special Services School District in Oxford Township (for PreK–12).

Students from across the world attend Blair Academy, a private boarding school for students in grades 9–12 established in 1848 by philanthropist John Insley Blair.

Blairstown Airport (1N7) is located southwest of the central business district. The airport serves small planes and gliders.

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

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MAJOR EMPLOYERS IN WARREN COUNTY

151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)

Warren County

1. St. Luke's Warren Hospital (500-999 employees)
2. Mars North America (500-999 employees)
3. Albea Americas (250-499 employees)
4. Heath Village (250-499 employees)

Source: [The biggest private employer in each N.J. county - nj.com](#)

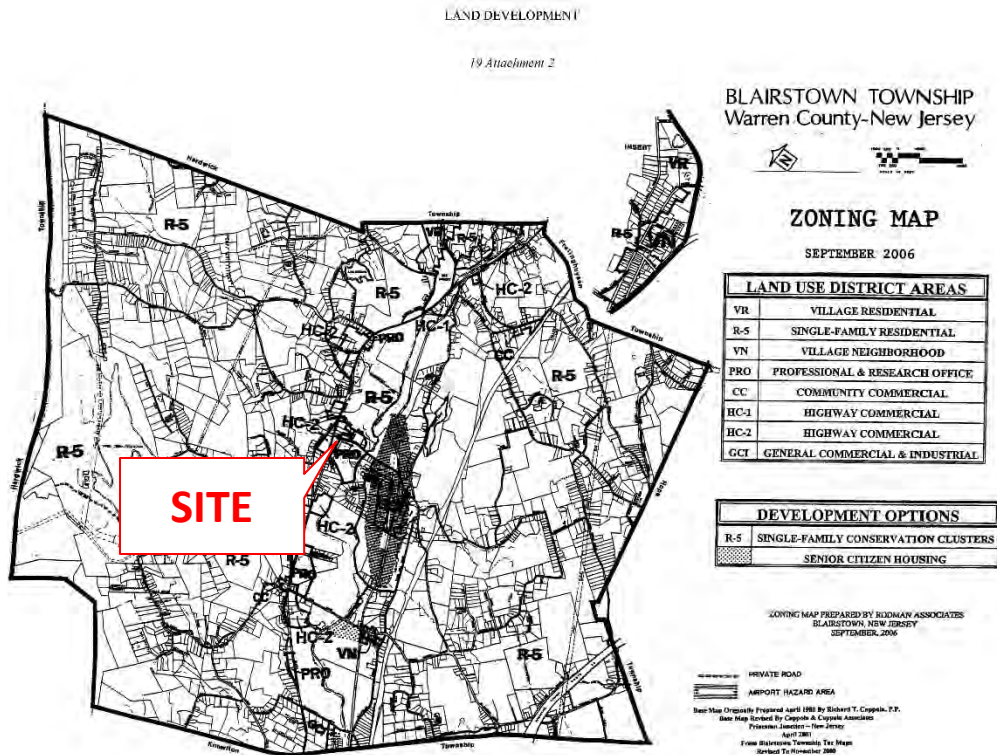
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ZONING MAP

151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)



12 - (4) - 2009

[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)

A. Principal permitted uses on the land and in buildings in the HC-1 Zoning District. [Amended 10-19-2005 by Ord. No. 2005-16]

1. Retail sales of goods.
2. Retail sales of services.
3. Banks, including drive-in facilities.
4. Offices and office buildings.
5. Restaurants.
6. Child-care centers, licensed by the New Jersey Department of Human Services and as defined in § 19-203.
7. Funeral homes.
8. Small animal hospitals, including outside facilities and kennels.
9. Garden centers, lumberyards and equipment supply centers, including the outside storage, sale and/or display of material if screened from the street and neighboring properties by a fence, wall and/or plantings. The outside storage, sale and/or display of material shall not exceed four times the coverage of all buildings on the lot.
10. Public utility uses as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)
11. Cellular antennas as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)
12. Conservation areas.
13. Open space.
14. Public parks, playgrounds. and public purpose uses.
15. Farms.
16. Dry-cleaning establishments which do not permit on-premises cleaning or use chemicals on site.
17. Shopping centers.
18. Service stations as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)

B. Accessory uses permitted

[Zoning Map](#)

[Zoning Code](#)



ZONING CODE

151 Route 94, Blairstown Twp, Warren County, NJ

[Link to Google Aerial](#)

B. Accessory uses permitted

1. Off-street parking.
2. Fences and walls. (See § 19-505 for design requirements.)
3. Off-street loading. (See Subsection 19-408G hereinbelow for zoning requirements and § 19-511 for design requirements.)
4. Storage buildings.
5. Signs. (See Subsection 19-408H hereinbelow for zoning requirements and § 19-516 for design requirements.)
6. Satellite dish antennas as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)
7. Drive-through windows for restaurants as conditional uses under N.J.S.A. 40:55D-67. (See § 19-601 for conditions and standards.)
8. Child care centers, licensed by the New Jersey Department of Human Services, and located within permitted nonresidential uses.
9. 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 construction permit and concluding one month after the issuance of a certificate of occupancy, provided said trailer(s) and sign are on the site where the construction is taking place, are not on any existing or proposed street or easement, and are set back at least 30 feet from all street and lot lines. There shall be at least one working telephone in the trailer.

[Zoning Map](#)

[Zoning Code](#)