



“We Close Deals.....That Is the Bottom Line”

County: Sussex
Town: Franklin Borough
Block: 28
Lot: 12

Owner of Record: Sullivan's Holding Corp Inc.
382 Route 23
Franklin, NJ 07416

Contact: John & Suzanne Sullivan
382 Route 23
Franklin, NJ 07416
Phone: 973-827-7220

Attorney: In process of selecting

Intersection: Route 23 & Edmond Mitchell Jr Ave

Property Size: +/- .70 acres

Asking Price: \$1,550,000 (price includes a consumption liquor license)

Current Use: Sullivan's Restaurant & Pub & Gas Light Travel Agency

Zoned: H-C (Highway Commercial). Zoned for financial institutions, However, drive-thru's are a conditional use. All Zoning information was provided by the Franklin Zoning Dept.

Traffic Light: Yes

Comments: Excellent highway visibility located at the corner of Route 23 and Edmond Mitchell Ave with a controlled traffic light. Highway frontage is approx +/-228' frontage on Route 23. Current ingress and egress exists on Route 23 and Edmond Mitchell Ave. Area retailers along this corridor are Wal-Mart, Shop Rite, Weiss, Blockbuster, Dunkin Donuts, McDonalds, and Quick Chek.

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382 Route 23 / Franklin Sussex / NJ



Rutherford Ave

Sussex Bank

Site

Edmond Mitchell Ave

Bank of NY

Franklin
Elementary
School

Valley National Bank

(no drive thru)

Shop Rite

Route 23

Wal-Mart

Proposed Building
Spring Bank

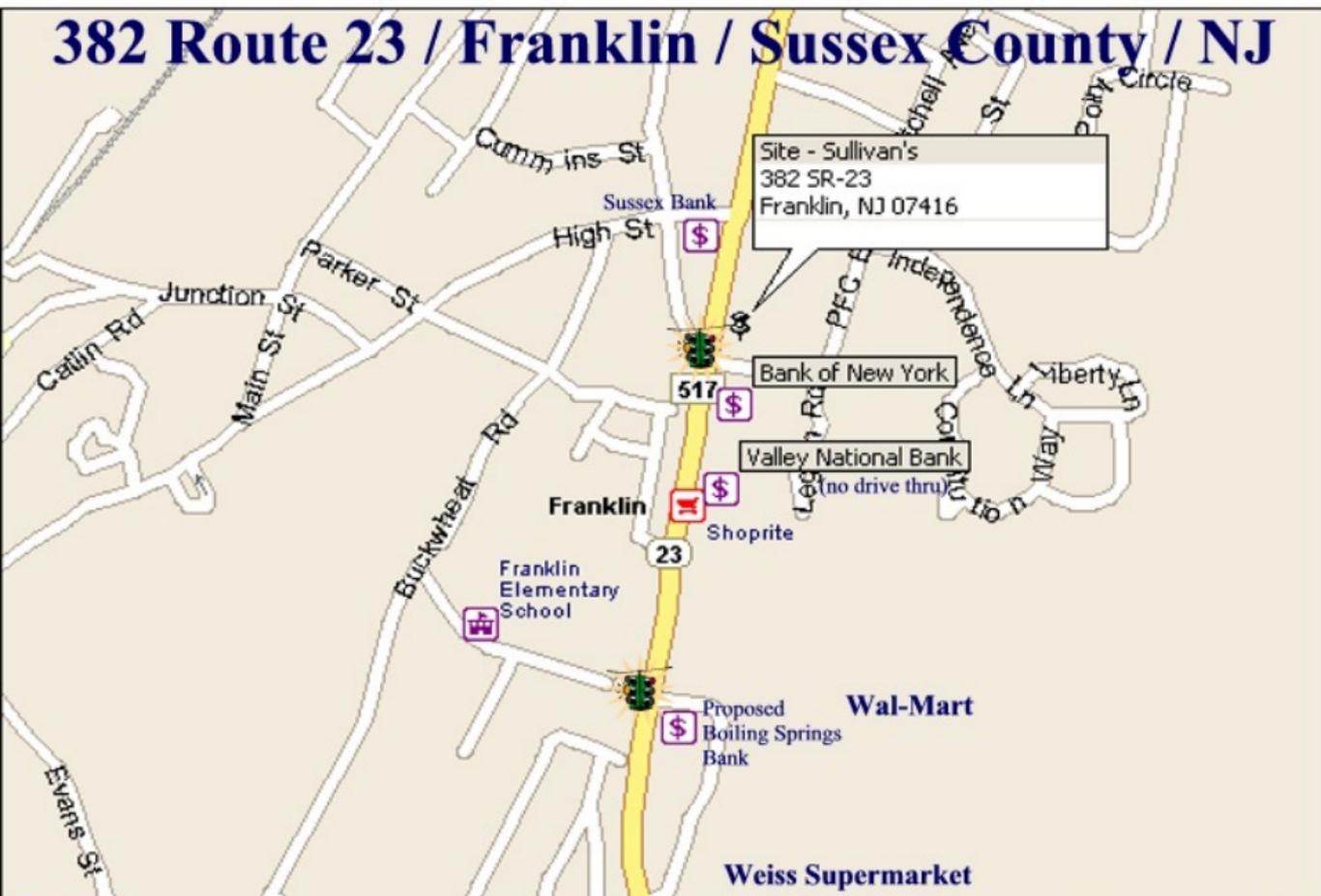


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382 Route 23 / Franklin / Sussex County / NJ



Site - Sullivan's
382 SR-23
Franklin, NJ 07416

Bank of New York

Valley National Bank
(no drive thru)

Proposed
Boiling Springs
Bank

Wal-Mart

Weiss Supermarket



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382 Route 23 / Franklin Borough / Sussex / NJ

Rutherford Ave



Route 23 NEW

NEW JERSEY

S



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