

# cedar knolls, nj

## 224 ridgedale avenue

former bank space available | for lease



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	7,181	60,779	137,200
Median HHI	\$105,087	\$108,640	\$117,181
Daytime Population	7,203	74,884	150,394

Location	224 Ridgedale Ave. Cedar Knolls, NJ
Available	3,669 square feet - building size 1.65 acres
Asking Rent	TBD
Zoning	I B-3
Area Retail	ShopRite, Medical Express, TJMaxx, Home Goods, IHOP, Quick Check, Five Below, Ulta, Old Navy, Walmart, Subway, McDonalds, The Maxx Challenge, and many more
Comments	<ul style="list-style-type: none"><li>• free-standing bank building with drive up teller and ATM</li><li>• full access with one curb cut on Ridgedale Avenue</li><li>• 26 dedicated parking spaces</li><li>• great location with approximately 16,340 vehicles per day on Ridgedale Avenue</li><li>• 300 feet of frontage on Ridgedale Avenue</li></ul>

**For More Information:**

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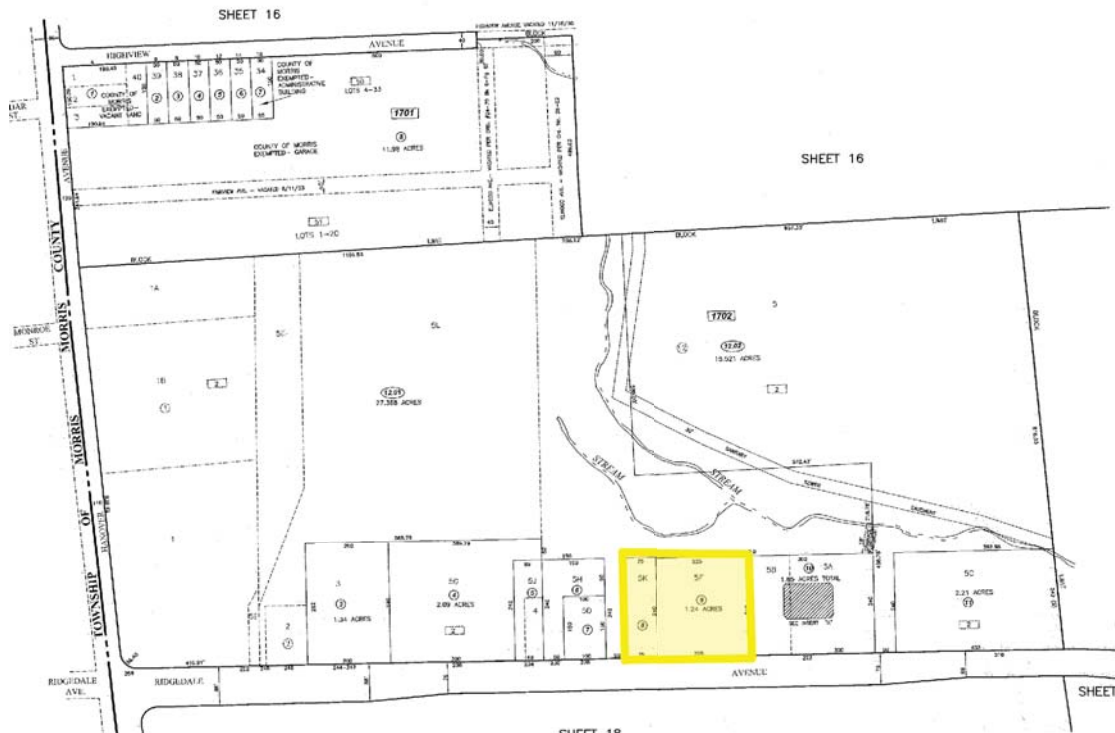
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## SITE PLAN



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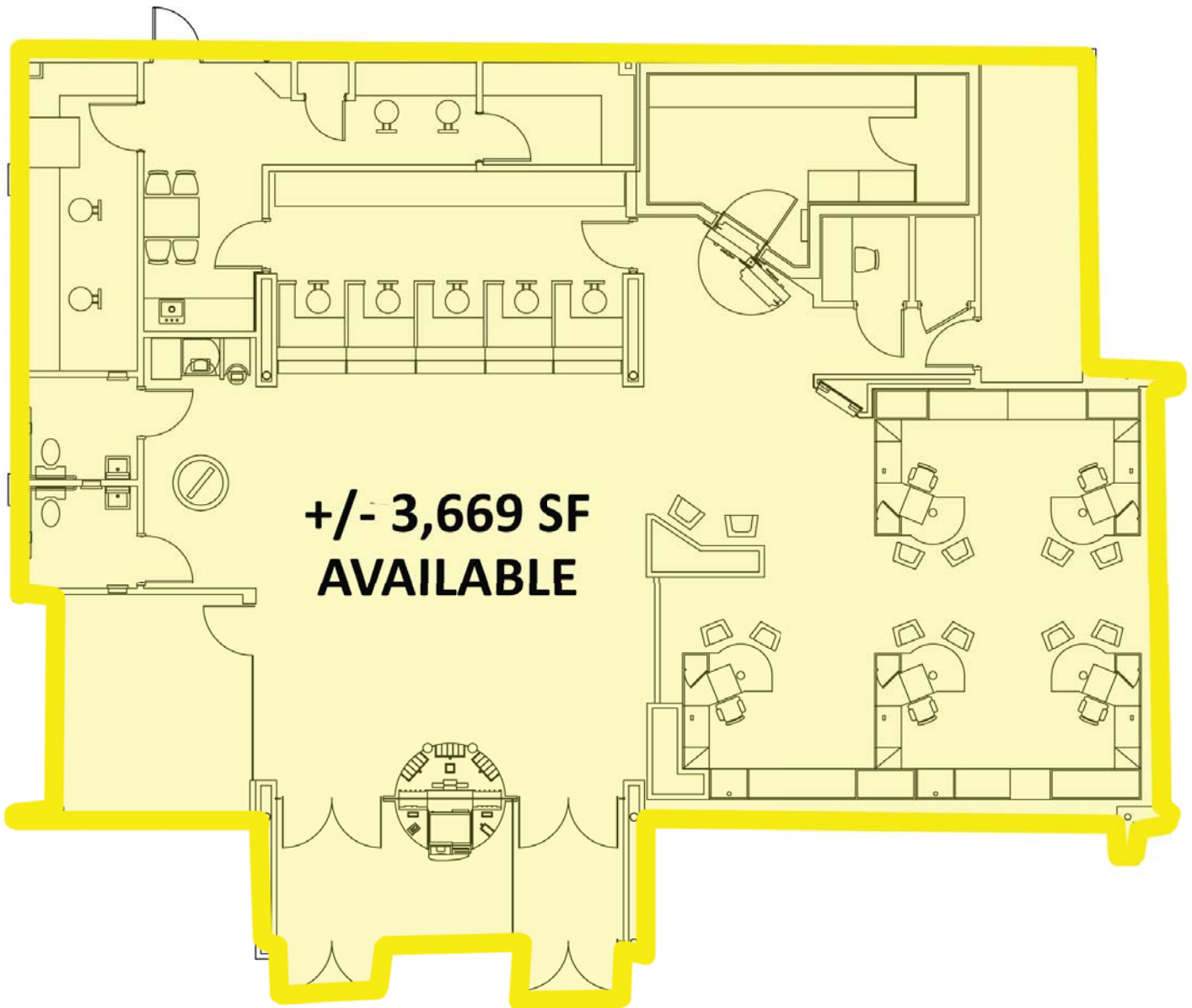
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## FLOOR PLAN



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## EAST VIEW



## WEST VIEW



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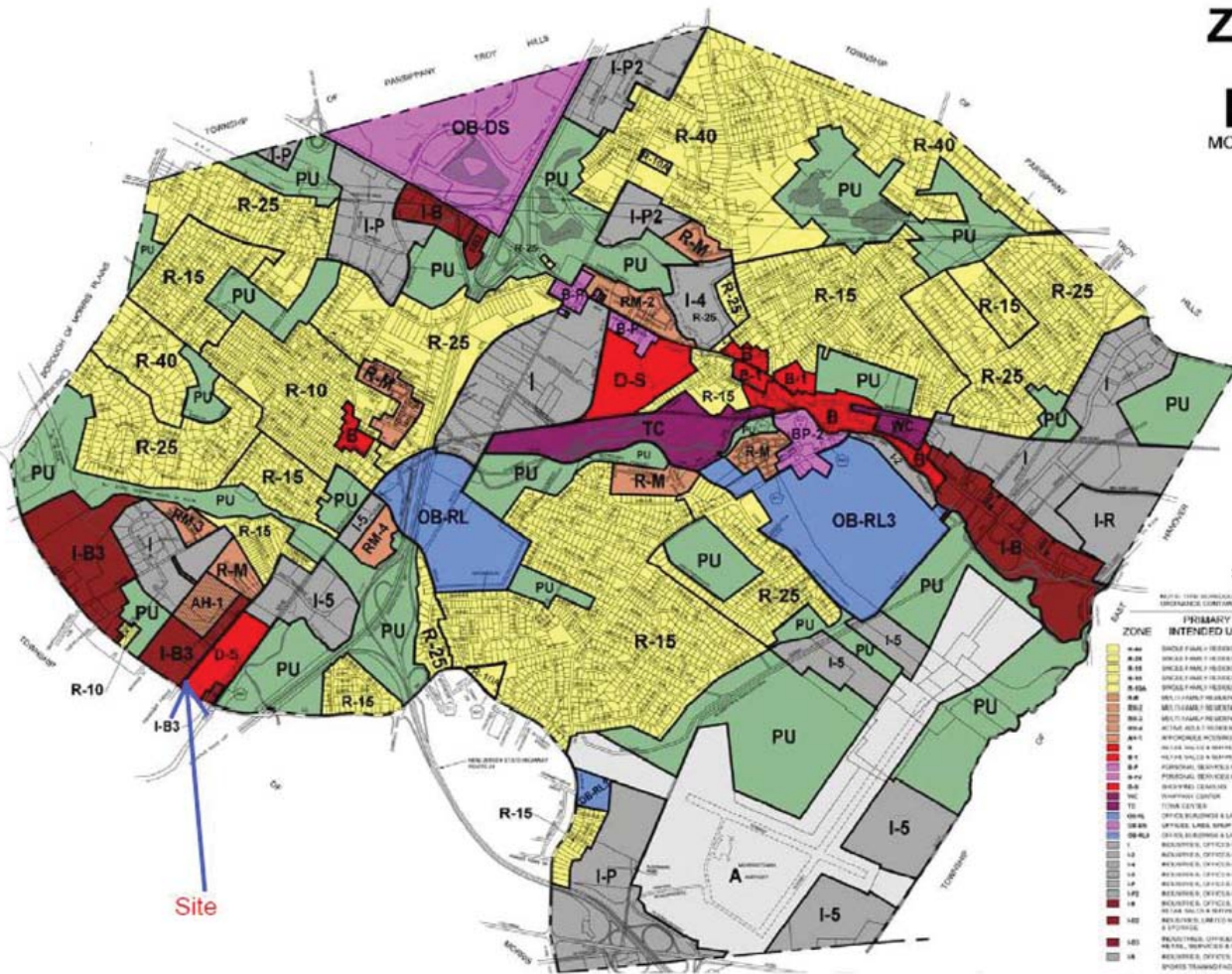
224 ridgedale avenue

## ZONING MAP

### ZONING MAP

TOWNSHIP OF  
**HANOVER**  
MORRIS COUNTY, NEW JERSEY

MARCH 2015



#### SUMMARY ZONING SCHEDULE

NOTE: THIS SCHEDULE IS A SUMMARY OF ORDINANCES FOR THE TOWNSHIP OF HANOVER, NEW JERSEY, AND IS SUBJECT TO THE FULL TEXT OF THE ORDINANCES WHICH ARE IN EFFECT AS OF THE DATE OF THIS SCHEDULE. THE SCHEDULE IS SUBJECT TO CHANGE WITHOUT NOTICE AND IS SUBJECT TO THE DISCRETION OF THE TOWNSHIP BOARD.

ZONE	INTENDED USE	HEIGHT FEET	FRONT YARD	REAR YARD	MINIMUM YARD	MAXIMUM YARD	MINIMUM LOT AREA	MINIMUM LOT WIDTH
R-10	SINGLE-FAMILY RESIDENCES	35	25'	10'	5'	5'	40,000 S.F.	100'
R-15	SINGLE-FAMILY RESIDENCES	35	25'	10'	5'	5'	40,000 S.F.	100'
R-25	SINGLE-FAMILY RESIDENCES	35	25'	10'	5'	5'	40,000 S.F.	100'
R-40	SINGLE-FAMILY RESIDENCES	35	25'	10'	5'	5'	40,000 S.F.	100'
I-P	INDUSTRIAL PROFESSIONAL	35	25'	10'	5'	5'	40,000 S.F.	100'
I-B	INDUSTRIAL BUSINESS	35	25'	10'	5'	5'	40,000 S.F.	100'
D-S	DISTRICT SERVICE	35	25'	10'	5'	5'	40,000 S.F.	100'
TC	TOWN CENTER	35	25'	10'	5'	5'	40,000 S.F.	100'
OB-RL	OFFICE BUSINESS & LIGHT INDUSTRIAL	35	25'	10'	5'	5'	40,000 S.F.	100'
OB-RL3	OFFICE BUSINESS & LIGHT INDUSTRIAL	35	25'	10'	5'	5'	40,000 S.F.	100'
I-R	INDUSTRIAL RESIDENTIAL	35	25'	10'	5'	5'	40,000 S.F.	100'
I-5	INDUSTRIAL	35	25'	10'	5'	5'	40,000 S.F.	100'
I-4	INDUSTRIAL	35	25'	10'	5'	5'	40,000 S.F.	100'
R-M	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-20	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-22	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-24	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-26	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-28	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-30	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-32	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-34	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-36	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-38	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-40	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-42	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-44	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-46	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-48	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-50	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-52	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-54	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-56	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-58	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-60	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-62	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-64	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-66	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-68	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-70	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-72	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-74	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-76	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-78	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-80	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-82	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-84	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-86	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-88	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-90	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-92	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-94	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-96	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-98	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'
R-100	RESIDENTIAL MEDIUM DENSITY	35	25'	10'	5'	5'	40,000 S.F.	100'

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