



REDEVELOPMENT

FOR SALE

±1.83-ACRE REDEVELOPMENT OPPORTUNITY

435 Route 202, Flemington, NJ 08822

For More Information, Contact

TAMARA BLAU

Director

tblau@blauberg.com
917.488.6846

BRAD JACOBS

Director

bjacobs@blauberg.com
732.997.9511



830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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PROPERTY DESCRIPTION

±1.83-Acre Redevelopment Opportunity

LOCATION DESCRIPTION

Direct Frontage on Route 202

Approx. 10 Miles to I-78

Approx. 13 Miles to I-287

OFFERING SUMMARY

Sale Price:	\$599,000
Lot Size:	1.83 Acres

PROPERTY HIGHLIGHTS

- Note: Brand New Hotel Currently Under Construction Next Door
- Lot Size: ±1.83 Acres (Block 36, Lot 51)
- Building Size: ±1,654 SF
- Construction: Masonry
- Zoning: B-3
- Taxes: \$7,675.48 (2019)

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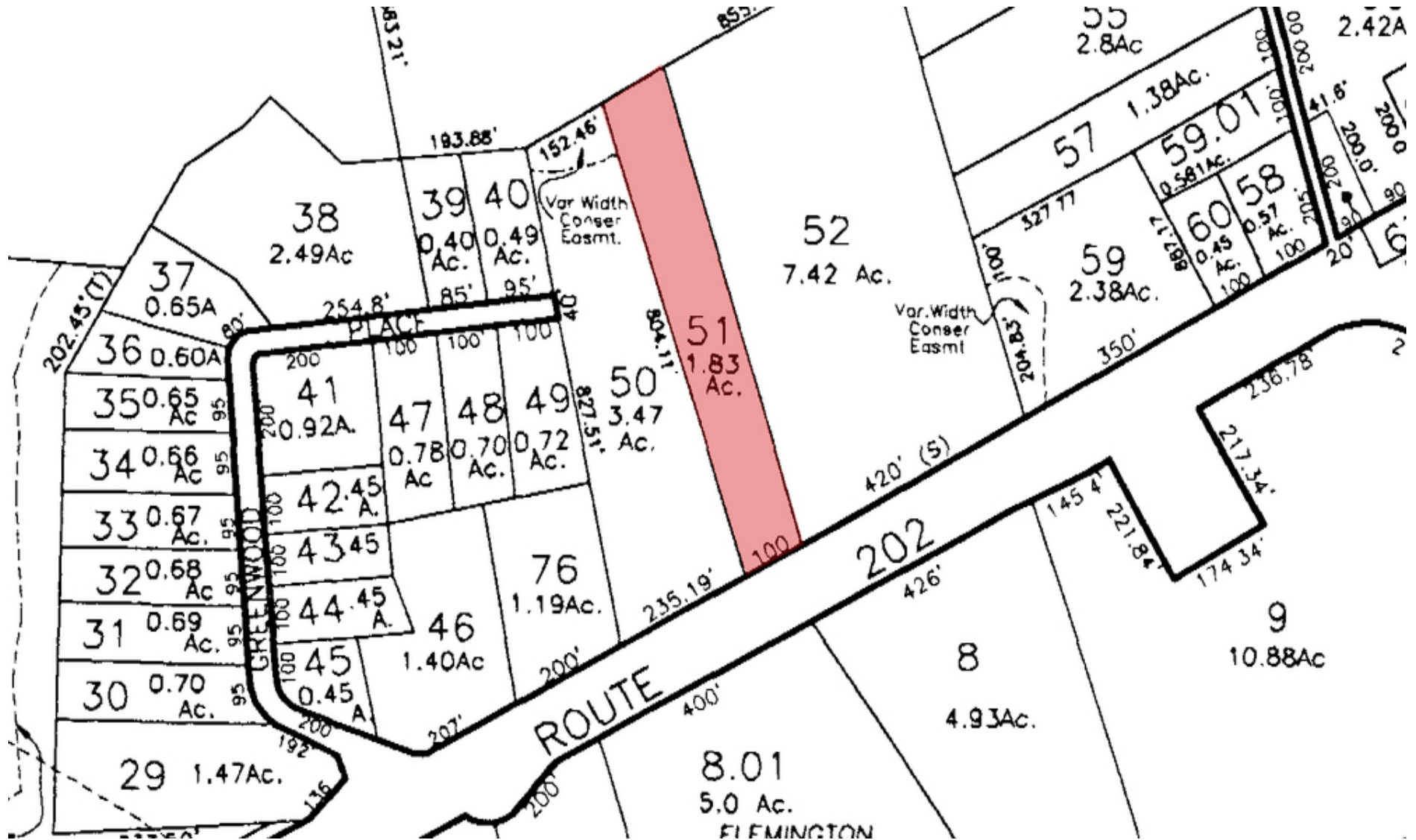
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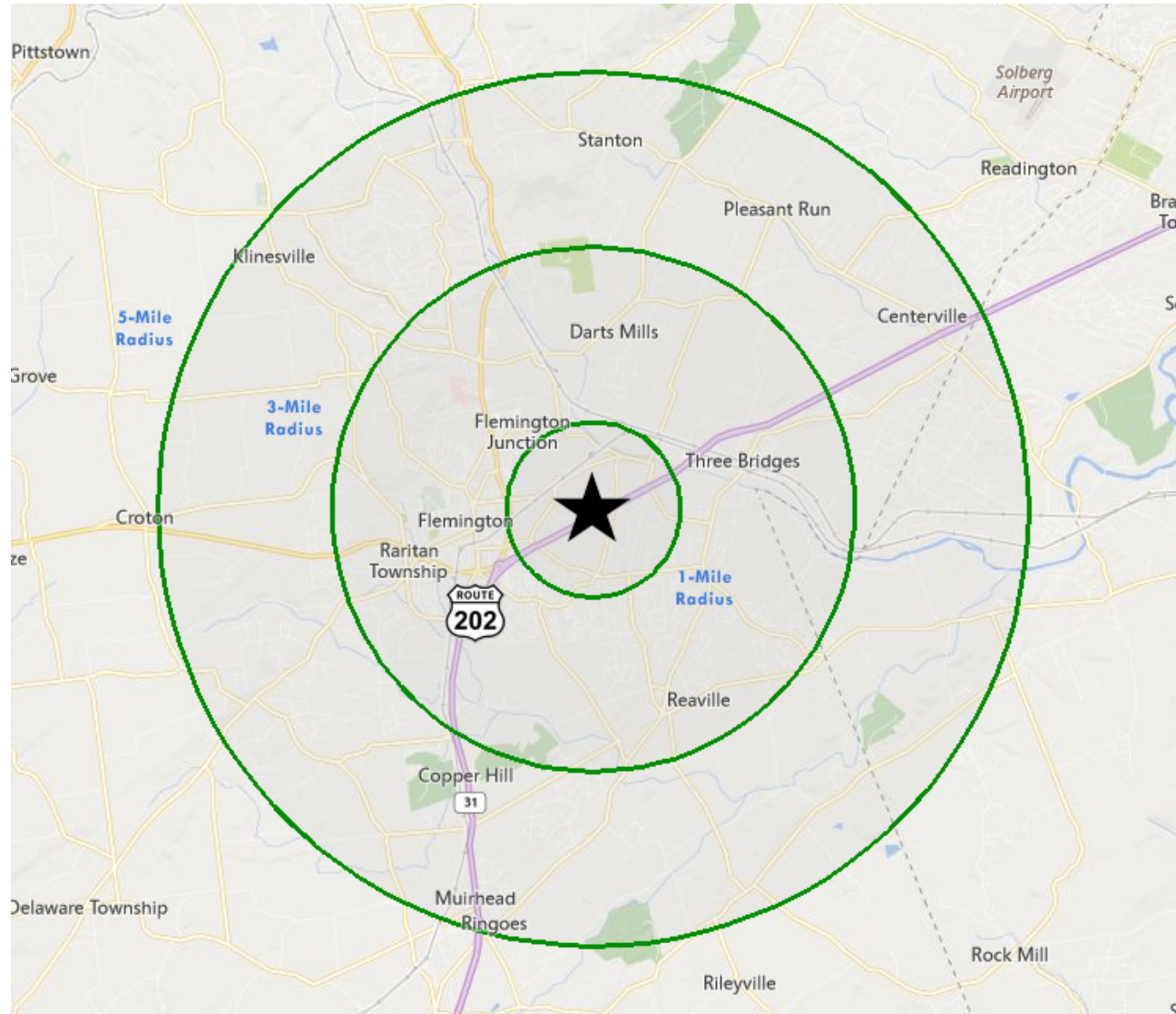
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Radius	1 Mile	3 Mile	5 Mile
Population:			
2024 Projection	1,565	21,488	36,078
2019 Estimate	1,617	21,677	36,207
2010 Census	1,879	22,583	36,816
Growth 2019-2024	(3.22%)	(0.87%)	(0.36%)
Growth 2010-2019	(13.94%)	(4.01%)	(1.65%)
2019 Population Hispanic Origin	100	2,458	3,262
2019 Population by Race:			
White	1,453	19,125	32,387
Black	32	554	803
Am. Indian & Alaskan	2	48	72
Asian	108	1,511	2,249
Hawaiian & Pacific Island	6	77	143
Other	18	362	553
U.S. Armed Forces:	0	0	1
Households:			
2024 Projection	627	8,105	13,276
2019 Estimate	651	8,186	13,341
2010 Census	763	8,500	13,532
Growth 2019 - 2024	(3.69%)	(0.99%)	(0.49%)
Growth 2010 - 2019	(14.68%)	(3.69%)	(1.41%)
Owner Occupied	558	6,274	10,952
Renter Occupied	93	1,912	2,389
2019 Avg Household Income	\$116,881	\$128,205	\$138,389
2019 Med Household Income	\$105,439	\$106,875	\$114,146
2019 Households by Household Inc:			
<\$25,000	87	1,034	1,299
\$25,000 - \$50,000	89	886	1,384
\$50,000 - \$75,000	78	1,062	1,609
\$75,000 - \$100,000	42	773	1,342
\$100,000 - \$125,000	131	1,229	1,830
\$125,000 - \$150,000	48	678	1,201
\$150,000 - \$200,000	90	1,076	1,933
\$200,000+	84	1,448	2,741

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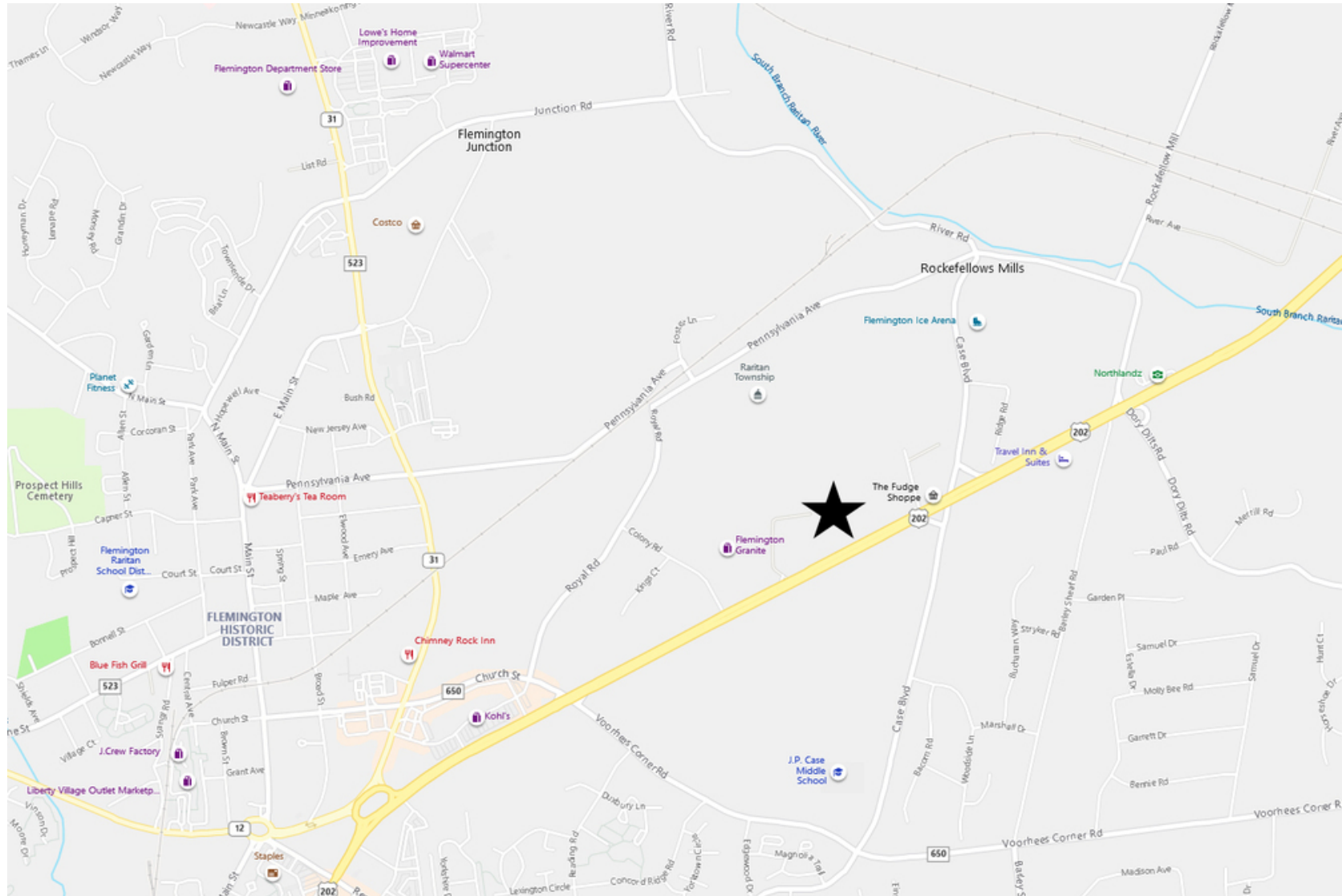
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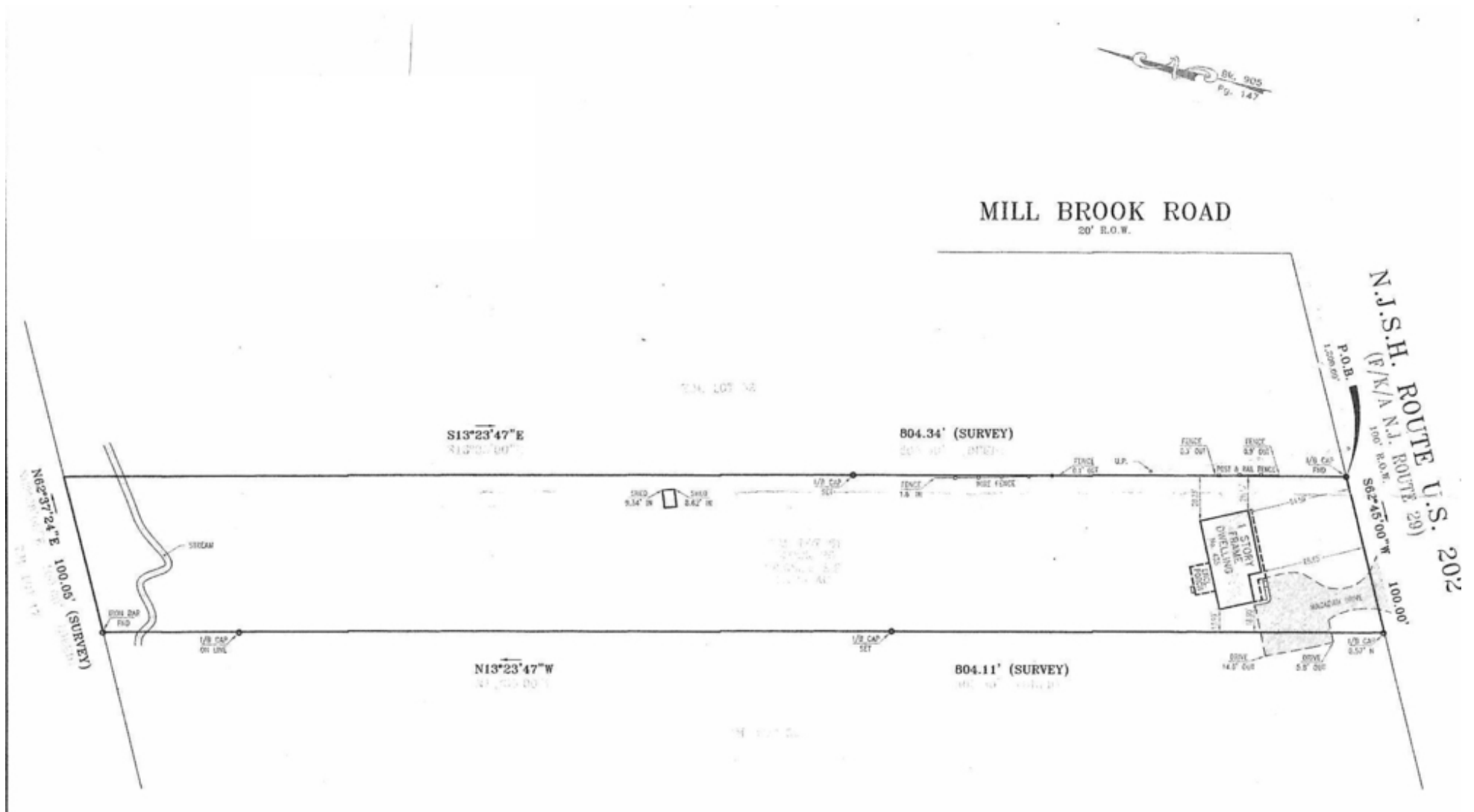
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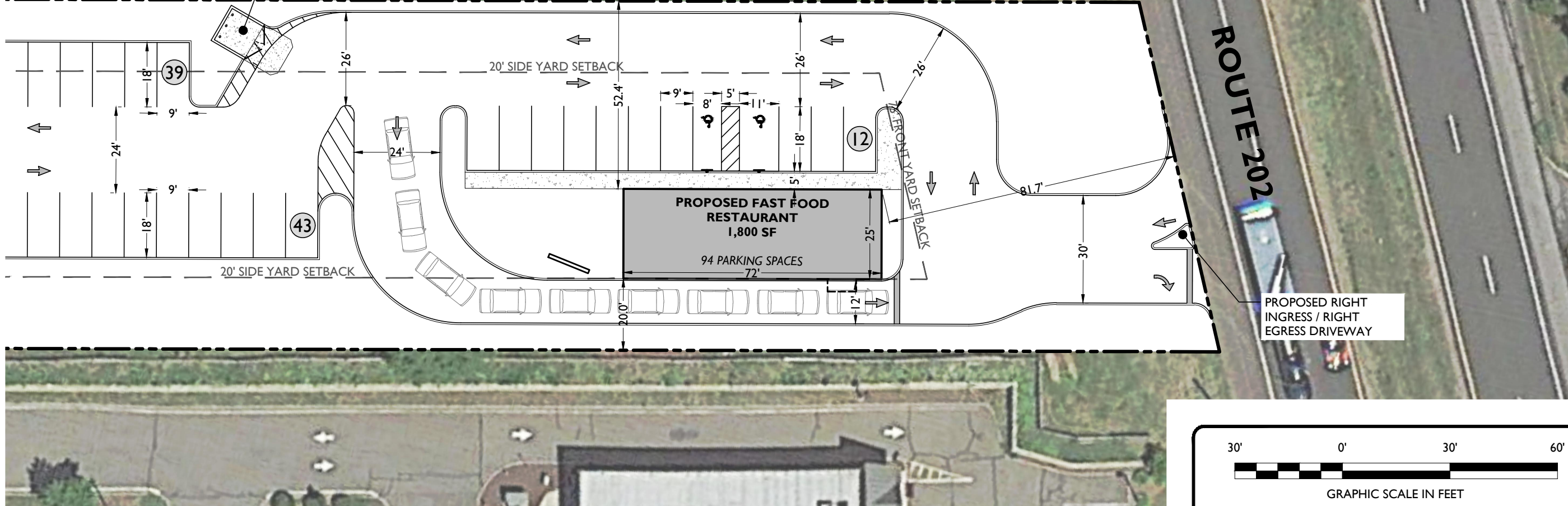
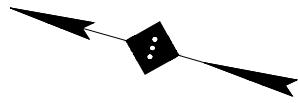
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LAND USE AND ZONING

BLOCK 36, LOT 51

COMMUNITY COMMERCIAL (B-3)

PROPOSED USE

RESTAURANT WITH DRIVE-THRU NON-PERMITTED USE (V)

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM LOT AREA	60,000 SF	78,410.4 SF
MINIMUM LOT WIDTH	200 FT	100 FT (EN)
MAXIMUM IMPERVIOUS COVERAGE	55% (43,125.7 SF)	54.1% (42,446.3 SF)
FLOOR AREA RATIO	25%	2.3%
MAXIMUM BUILDING HEIGHT	2½ STORIES OR 35 FT	< 35 FT
MINIMUM FRONT YARD SETBACK	75 FT	81.7 FT
MINIMUM SIDE YARD SETBACK (ONE)	20 FT	20.0 FT
MINIMUM SIDE YARD SETBACK (BOTH)	40 FT	72.4 FT
MINIMUM REAR YARD SETBACK	50 FT	638.5 FT

(V) VARIANCE
(EN) EXISTING NON-CONFORMITY

ALTERNATE PERMITTED USE:

RETAIL (1,500 SF - ± 6,000 SF)

STONEFIELD
engineering & design

Rutherford, NJ · New York, NY
Princeton, NJ · Tampa, FL · Detroit, MI
www.stonefieldeng.com

Headquarters: 92 Park Avenue, Rutherford, NJ 07070
Phone 201.340.4468 · Fax 201.340.4472

CONCEPT PLAN

PROPOSED FAST FOOD RESTAURANT WITH DRIVE-THRU

BLOCK 36, LOT 51
435 US HWY 202
BOROUGH OF FLEMINGTON
HUNTERDON COUNTY, NJ

ZACHARY E. CHAPLIN, P.E.
NEW JERSEY LICENSE No. 53405
LICENSED PROFESSIONAL ENGINEER

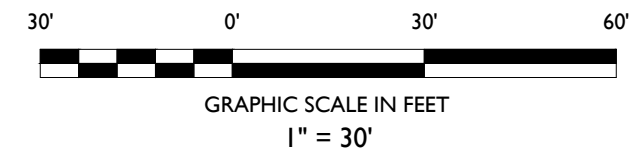
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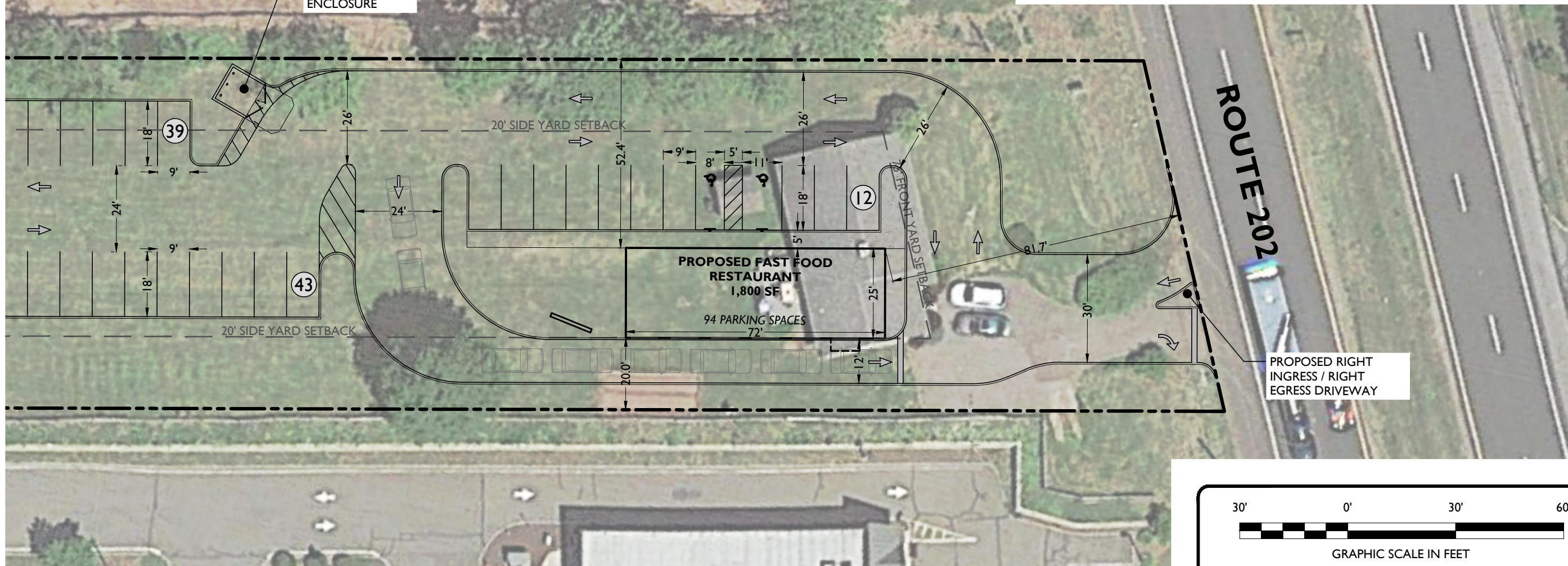
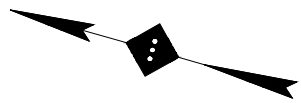
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CHECKED BY: ZC
DATE: 10/10/2019
SCALE: (H) 1" = 30'

PROJECT ID: K-19128
TITLE:

CONCEPT A

SHEET:
A-1





LAND USE AND ZONING

BLOCK 36, LOT 51

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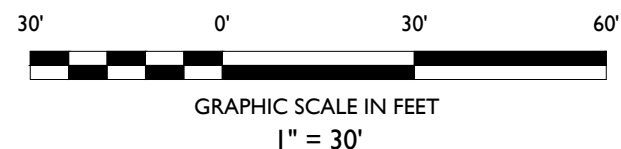
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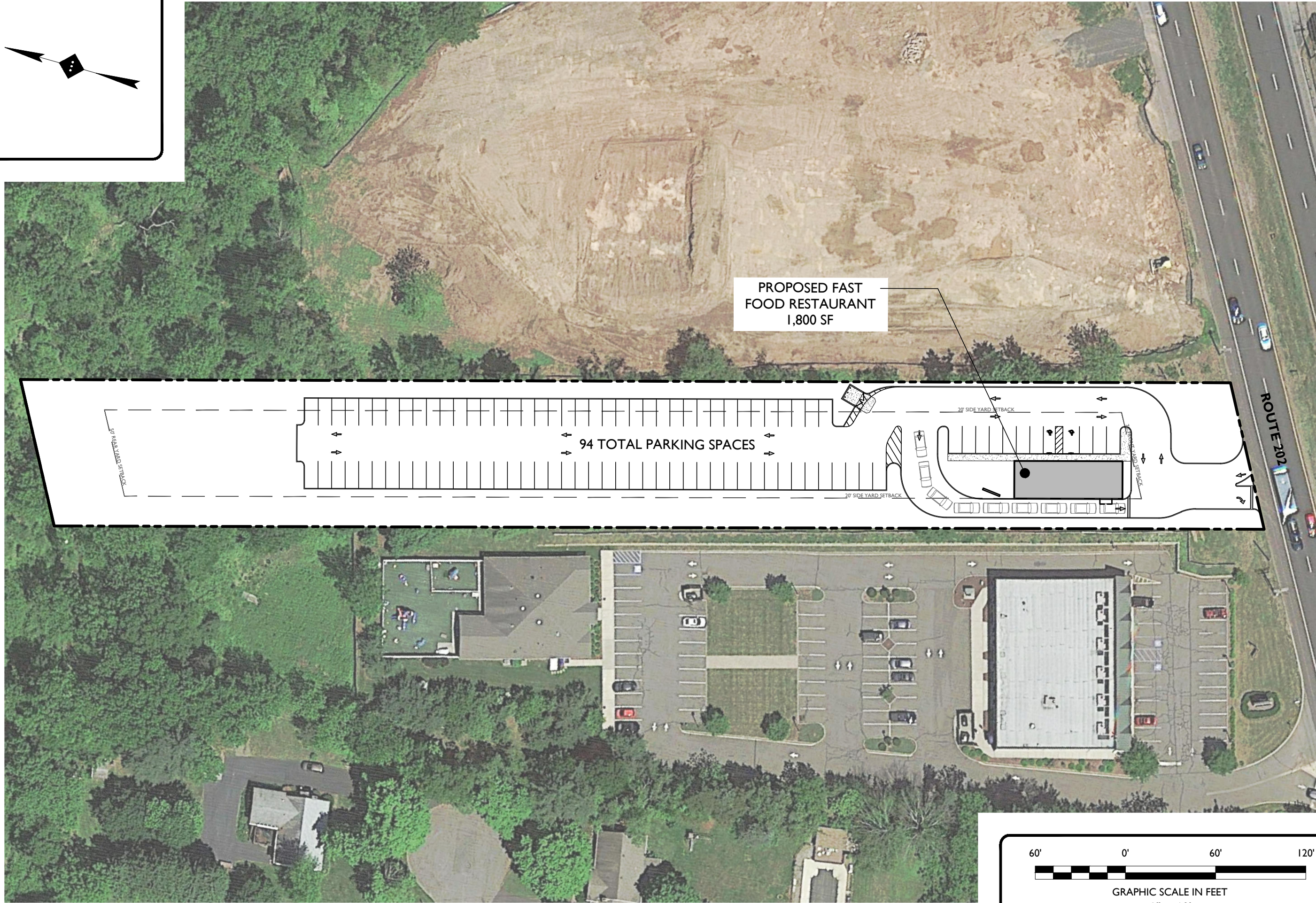
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PROJECT ID: K-19128

TITLE:
CONCEPT A (OVERLAY)

SHEET:
A-2





PROPOSED FAST
FOOD RESTAURANT
1,800 SF

94 TOTAL PARKING SPACES

ROUTE 202



GRAPHIC SCALE IN FEET
1" = 60'

K:\2019\K-19128 Near Lela - 435 Route 202, Flemington, NJ\CADD\Concepts\2019-10-09 - (H5) Concept-A, Flemington, NJ.dwg

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RESTAURANT WITH DRIVE-THRU**

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SCALE: (H) 1" = 60'

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TITLE:
**CONCEPT A
(OVERALL)**

SHEET:
A-3

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