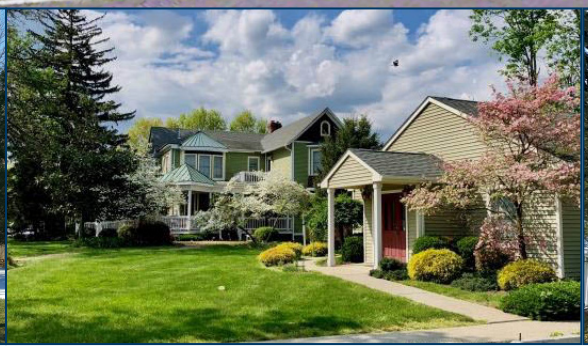
CUSHMAN & WAKEFIELD

FOR SALE OR LEASE

1274 SOUTH RIVER ROAD

Cranbury, NJ

SUITABLE "AS-IS" OR POTENTIAL REDEVELOPMENT



FOR SALE OR LEASE

"AS-IS" OR POTENTIAL REDEVELOPMENT

± 1.95 ACRES PLUS THREE BUILDINGS TOTALLING 10,856 SF

1274 SOUTH RIVER ROAD

Cranbury, NJ

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Property Highlights

- Zoned Highway Commercial
- Taxes $2.80/SF (2018)
- Part of Village area of Cranbury
- Multiple Hotels adjacent and immediate vicinity
- Retail in walking distance including Dunkin Donuts, pizza/italian restaurant, car rental

Demographics

2019	1-Mile	3-Mile	5-Mile
Average Household Income	$182,188	$114,880	$119,932
Average Age	41.70	46.90	42.40
Traffic Count (2018)	US Route 130 and Half Acre Road - 4,602 Volume		

Site Plan | Existing Structures | Totalling 10,856 SF

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Cranbury, NJ

Zoning | Highway Commercial (HC) | Permitted Uses

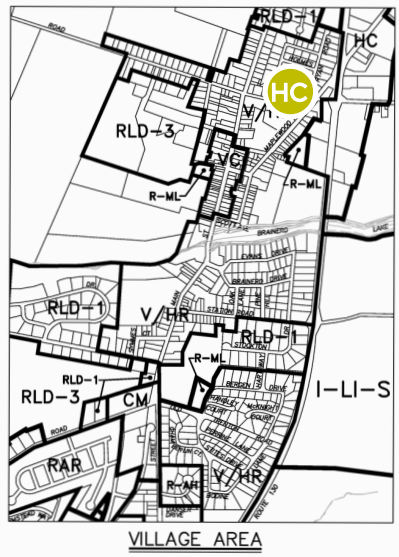
The following uses, and those which are substantially similar to them, shall be permitted in the Highway Commercial District: (sample of approved uses):

- Hotels and Inns
- Self-Storage Warehouses
- Assisted Living Facilities
- Health Clubs, Gyms, Pilates, Yoga, Dance and Martial Arts Studios and uses which are substantially similar

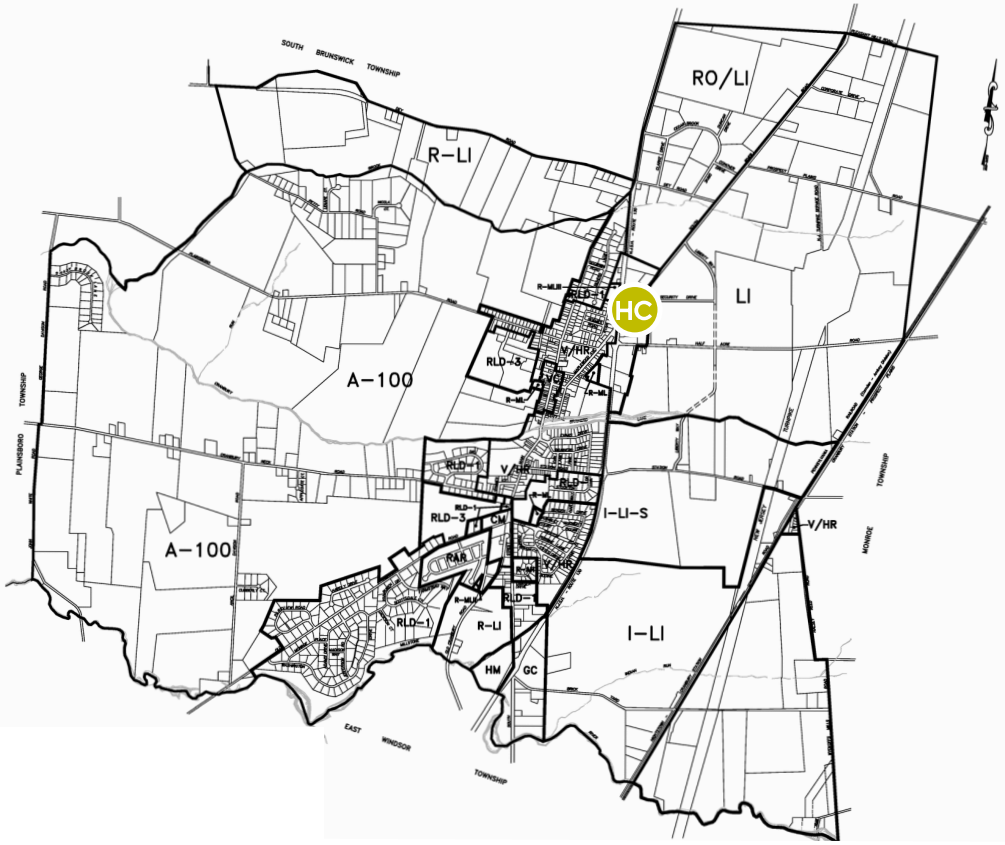
Area and Bulk Regulations

- Two Acre Minimum Lot Area
- 150 Feet Minimum Lot Frontage
- 75 Feet Minimum and Maximum of 100 Feet Front Yard Depth
- 20 Feet Minimum Side Yard Width
- 35 Feet Minimum Rear Yard Depth
- Maximum Permitted Floor Area (FAR):
  - One-Story Building: (30%)
  - Two or Three-Story Buildings: (40%)

Zoning Map | Cranbury Township



VILLAGE AREA



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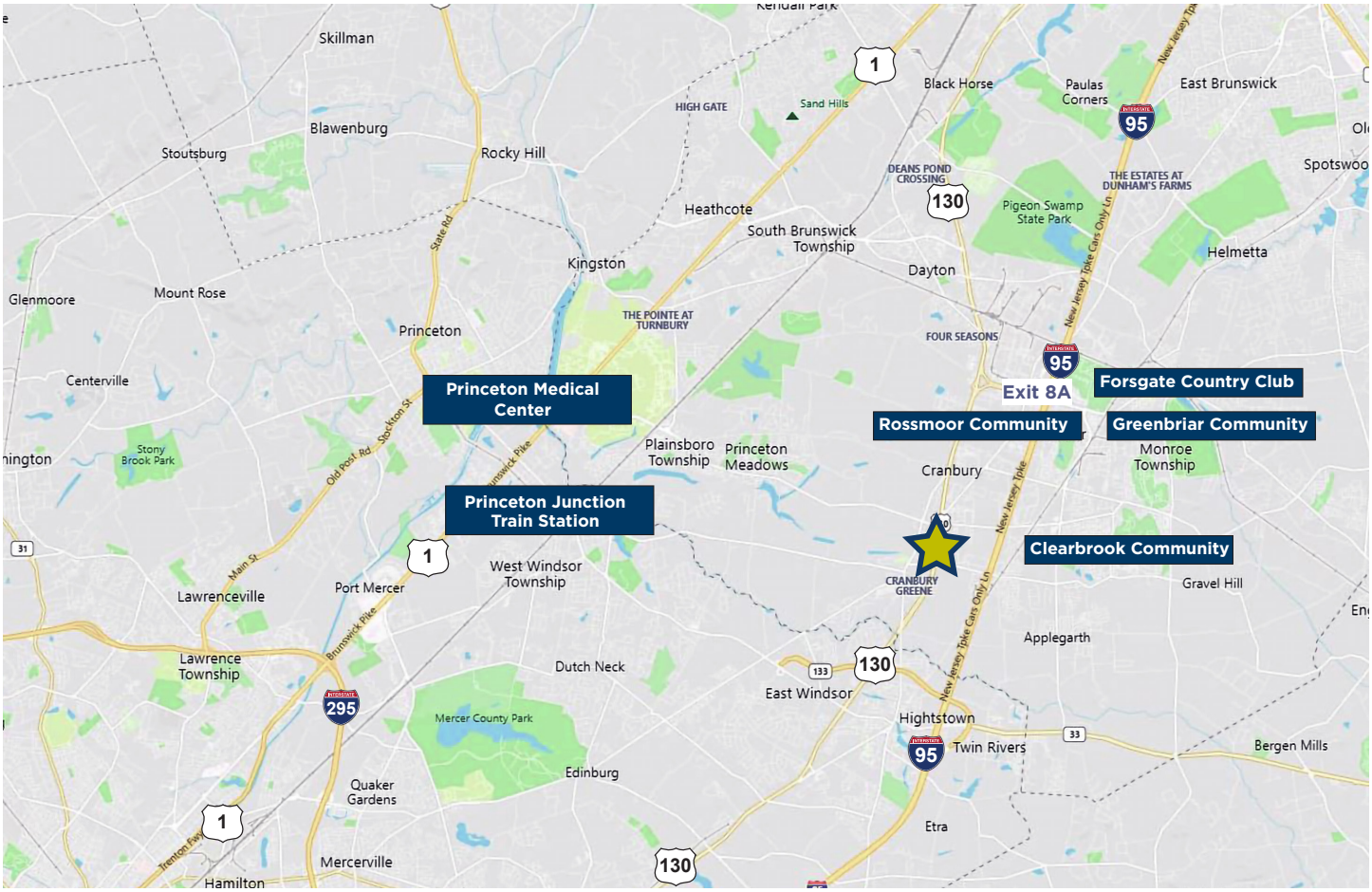
LOCATION



POINTS OF INTEREST

- Minutes to Princeton, Plainsboro, Jamesburg, East Brunswick
- 2.4 Miles to Exit 8A, NJ Turnpike
- 5-Miles to Exit 8, NJ Turnpike
- 8-Miles to Princeton Medical Center and Route 1
- 7-Miles to Princeton Junction Train Station
- 9.5-Miles to Princeton University

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