



Eagle Realty USA

For Sale: 1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[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:

Gary J. Drechsel, Sr.

Member-Broker of Record

Phone 973.598.1500 Ext 11

Mobile 973.713.7700

Gary@EagleRealtyUSA.net

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



PROPERTY HIGHLIGHTS

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

- For Sale
- +/- 6,100 Sq Ft General Office with Storage Building
- +/- 9,000 Sq Ft day care center approved (Status of approvals TBD by buyer)
- Cross easement to Site 2
- +/- 11.11 Acres
- Utilities: Approved but not installed
 - Well
 - Septic
- Zoning: HC Highway Commercial
- Zoning Code: <https://ecode360.com/35735251>
- Zoning Map: [Millstone Zoning Map](#)
- Area Retailers & Businesses Include: Amazon, Wawa, QuickChek, McDonald's, Tractor Supply, Kiddie Academy, CVS and more....

▪ Demo's:

Radius:	Population:	Households:	Median Income:
1 Mile	1,150	373	\$125,077
2 Mile	3,409	1,084	\$135,135
3 Mile	10,111	3,653	\$133,484

Source: Demographix 2022

- Traffic Count: Route 33: 33,317 AADT

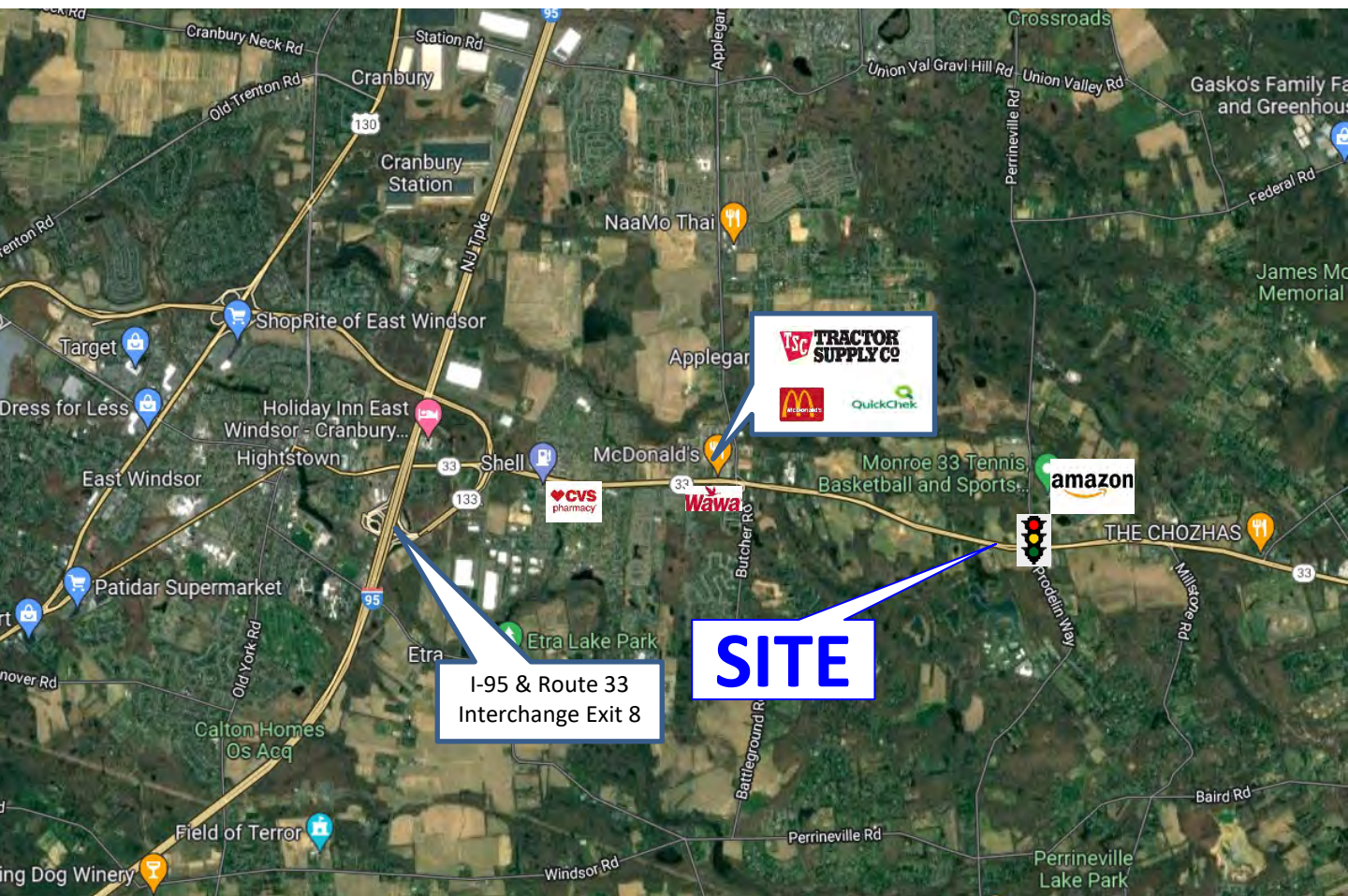
Source: NJ DOT 2018



AERIAL

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.

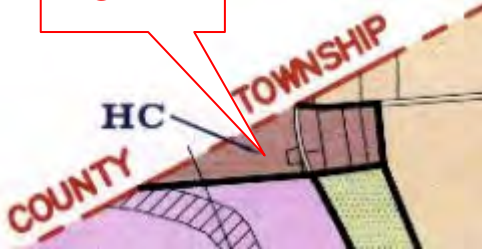


ZONING MAP

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

SITE



SITE

MILLSTONE TOWNSHIP Monmouth County, New Jersey ZONING MAP

- RU-P Rural Preservation
- RU-C Rural Conservation
- R-170 Rural Environmental
- R-130 Rural Residential
- R-80 Rural Residential
- R-20 Residential
- NC Neighborhood Commercial
- HC Highway Commercial
- HC-1 Highway Commercial
- PCD Planned Commercial Development
- BP Business Park
- RC Recreation Camp

FHSC
Flood Hazard and Stream Corridor Overlay
(Boundaries shown are generalized and based on FEMA GIS data for 100 year flood. The actual location of the Flood Hazard and Stream Corridor Overlay area for any stream shall be determined in accordance with the Land Use and Development Regulations of Millstone Township.)

For Information Purposes Only

- Preserved Farmland
- State or County Open Space
- Township Public Lands *
(Parks, Open Spaces, Community Facilities, Public Properties)
- Streams

- | | | | |
|-----------------------|------------------------|-------------------------|-------------------|
| SP State Park | E.S. Elementary School | M.S. Municipal Building | P.S. Fire Station |
| CP County Park | P.S. Primary School | K.C. Municipal Court | P.A. First Aid |
| PO Private Open Space | M.S. Middle School | C.C. Community Center | |

ZONE MAP
TOWNSHIP OF MILLSTONE
MONMOUTH COUNTY, NEW JERSEY
JAN 28, 2015 REV. 0001, 0002, 0003

PREPARED BY
LEON S. AVAMIAN, INC.
788 WAYSIDE ROAD, NEPTUNE, NEW JERSEY
DATE AND PREPARED BY
R.S. ASSOCIATES
MAY 21, 2015 REV. 0001, 0002, 0003

[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



ZONING CODE

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

☐ § 35-5-11 HC, HIGHWAY COMMERCIAL ZONE.

[Ord. No. 96-16; Ord. No. 00-04 § III]

Purpose: The Highway Commercial zoning district is intended to provide for service and retail commercial users along County Routes 526, 571 and 537, New Jersey Route 33 and Burnt Tavern Road.

☐ § 35-5-11.1 Permitted Principal Uses.

[Ord. No. 00-04 § III; Ord. No. 03-24 § VI; Ord. No. 2015-05 § 1]

The following uses are permitted as a matter of right in this Zone:

a. Retail trade establishments such as, but not limited to the following:

1. Bakery.
2. Candy and confectionery store.
3. Clothing store.
4. Delicatessen.
5. Drugstore.
6. Florist.
7. Grocery store.
8. Hardware store.
9. Liquor store.
10. Newspaper, book and tobacco store.
11. Category One and Category Two Restaurants.
12. Toy store.
13. Appliance store.
14. Tavern.

[Zoning Map](#)

[Zoning Code](#)



ZONING CODE

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

- b. Service trade establishments, limited to the following:
 - 1. Banks and similar forms of financial institutions.
 - 2. Barber shop.
 - 3. Beauty shop.
 - 4. Dry cleaning and laundry pick-up stations only. No dry cleaning or laundry is permitted on the premises.
 - 5. Medical, dental, optician and optometrist offices and professional offices including accounting, attorney, engineering, architectural, surveying, realtor, and similar types of offices.
 - 6. Repair service (radio, television, appliances, shoe, clothing, lawn and garden equipment, etc.)
 - 7. Undertaking and funeral homes.
 - 8. Pest control, electrical, plumbing, and auto parts.
 - 9. Dance school.
 - 10. Martial arts school.
 - 11. Fitness center.
- c. Theaters, bowling alleys and similar forms of indoor commercial recreation.
- d. Ice and roller skating rinks.
- e. Indoor and outdoor tennis courts and swim clubs.
- f. Health spas shall be contained in a structure and shall meet requirements of Schedule of Area, Yard and Building Requirements as to minimum gross floor area.
- g. Quasi-public buildings and facilities for group assemblies, including patriotic societies, lodges, veterans' organizations, fraternal, charitable organizations, including social clubs, subject to the standards and conditions set forth in Article 6.
- h. Farms and agriculture.
- i. Child-care centers.

[Zoning Map](#)

[Zoning Code](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



ZONING CODE

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

☐ **§ 35-5-11.2 Permitted Accessory Uses.**

[Ord. No. 00-04 § III]

The following accessory uses normally incidental to a permitted farm operation are permitted:

- a. Customary farm buildings other than residential.
- b. Structures or areas for the sale of farm products not in excess of 1,000 square feet.
- c. Accessory sheds that are utilized for the purposes of storing equipment for on-site use, subject to the height and size requirements of the accessory buildings and structures section of this chapter^[1] and the setback requirements found in the Schedule of Area, Yard and Building Requirements.

[Added 5-20-2020 by Ord. No. 20-12]

[1] *Editor's Note: See § 35-4-9, Accessory Buildings and Structures.*

☐ **§ 35-5-11.3 Conditional Uses.**

[Ord. No. 99-24, § I; Ord. No. 00-04 § III; Ord. No. 03-24 § VI]

The following use may be permitted after application to and approval of the Planning Board:

- a. Golf courses subject to the standards and conditions as set forth in Article 6.
- b. Swim clubs subject to the standards and conditions as set forth in Article 6.

[Zoning Map](#)

[Zoning Code](#)



MILLSTONE HIGHLIGHTS

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

Millstone Township is a township in Monmouth County, New Jersey, United States. It is located within the Raritan Valley region and is a part of the New York Metropolitan Area. The township was named for the Millstone River (a major tributary of the Raritan River), whose name derives from an incident in which a millstone was dropped into it. The headwaters for the Millstone River originate in the township. As of the 2010 United States Census, the township's population was 10,566, reflecting an increase of 1,596 (+17.8%) from the 8,970 counted in the 2000 Census, which had in turn increased by 3,901 (+77.0%) from the 5,069 counted in the 1990 Census. Millstone was formed as a township by an act of the New Jersey Legislature on February 28, 1844, from portions of Freehold Township and Upper Freehold Township, as well as part of Monroe Township in Middlesex County. The portions taken from Monroe Township were relinquished in 1845. On May 29, 1937, portions of the township were taken to form the borough of Jersey Homesteads (now Roosevelt). The township has been one of the state's highest-income communities. Based on data from the American Community Survey for 2013–2017, Millstone Township residents had a median household income of \$156,891, ranked 9th in the state among municipalities with more than 10,000 residents, more than double the statewide median of \$76,475.

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



MAJOR EMPLOYERS IN MONMOUTH COUNTY

1 & 3 Prodelin Way, Millstone, Monmouth County, NJ Block: 16, Lot: 11.04

[Link to Google Aerial](#)

MAJOR PRIVATE SECTOR EMPLOYERS

COMPANY	INDUSTRY
Hackensack Meridian Health System, Inc.	Healthcare
Saker ShopRites Inc.	Supermarket
CentraState Healthcare Inc.	Healthcare
RWJ Barnabas Monmouth Medical Center	Medical Center
Monmouth University	Education
NJ Resources	Utility
Visiting Nurse Association of Central Jersey	Healthcare
Commvault	Information Technology
Erickson Living - Seabrook Village	Hospitality
Food Circus Supermarkets Inc.	Supermarket

Source: [Monmouth County, NJ | Overview and Labor Information | Choose NJ](#)

All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.