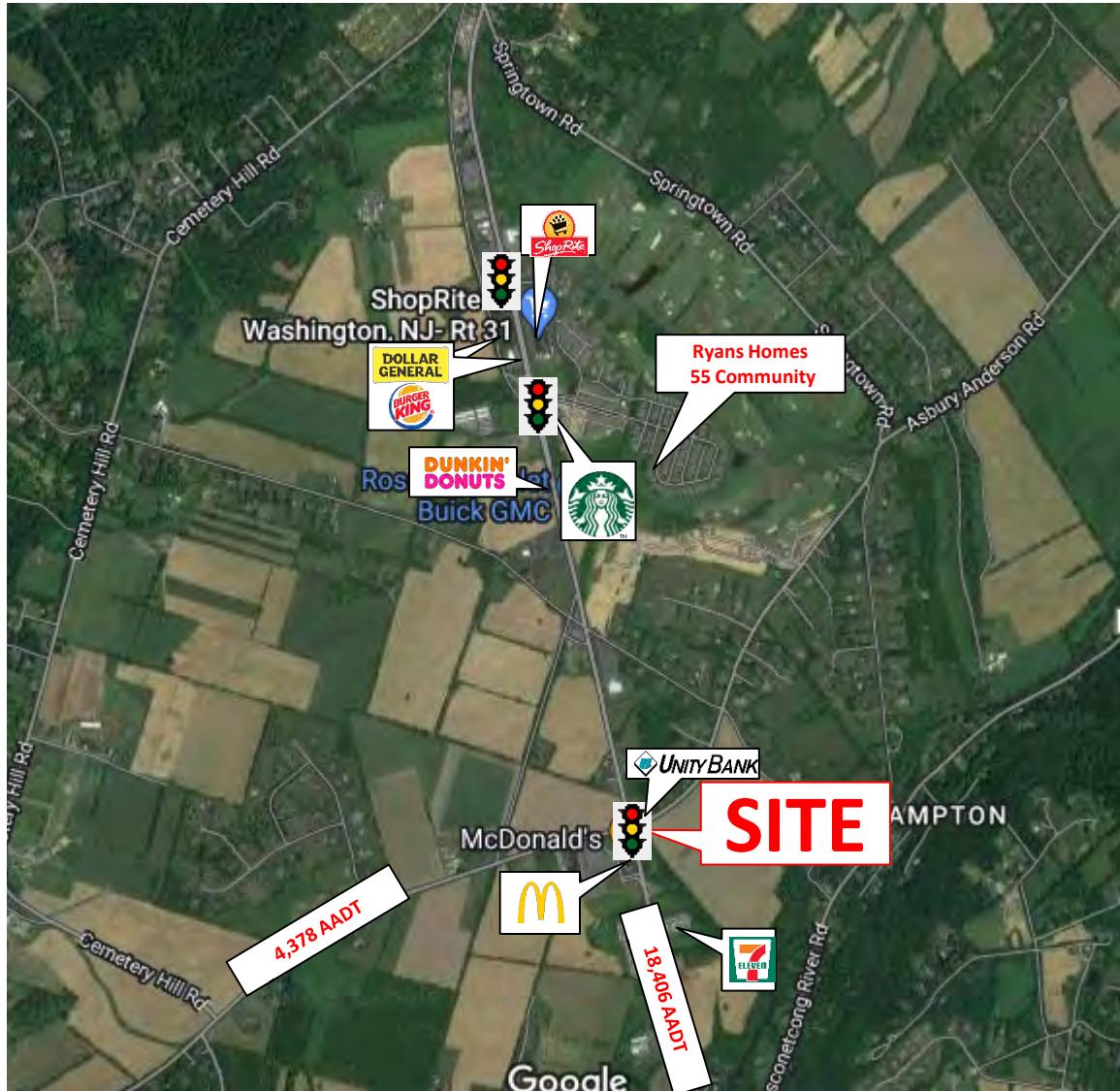




Eagle Realty USA

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[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
Gary@EagleRealtyUSA.net

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PROPERTY HIGHLIGHTS

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

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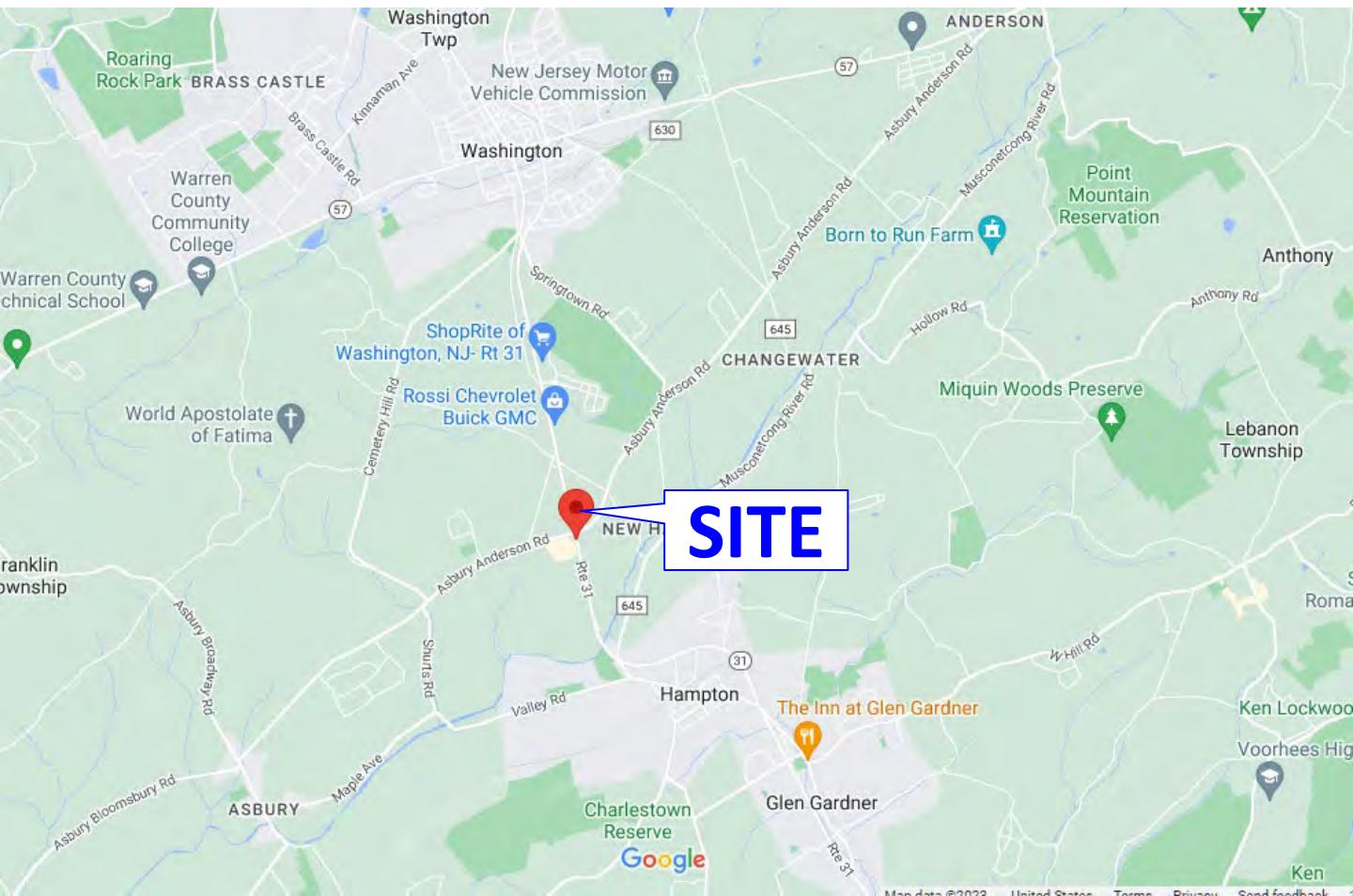
- For Sale or Lease
- Lot Size: 2.38 Acres
- Building description: Former Urgent Care
- Location: Located at the signalized intersection of New Jersey Route 31 & Asbury Anderson Road.
- Zoning: HC
- Zoning Code: <https://ecode360.com/11397933>
- Area Retailers Include: Starbucks, Dunkin Donuts, Burger King, McDonalds, 7-Eleven, Shop Rite, Dollar General, Unity Bank
- Pylon Signage: Yes
- Parking spaces: Per Code
- Utilities: Septic, Well, Natural Gas
- Taxes: \$24224.90 (2022)
- Traffic Counts:
 - New Jersey Route 31: 18,406 AADT (Source: NJ DOT 2020)
 - Asbury Anderson Rd: 4,378 AADT (Source: NJ DOT 2017)



LOCAL LOCATION MAP

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Google Aerial](#)



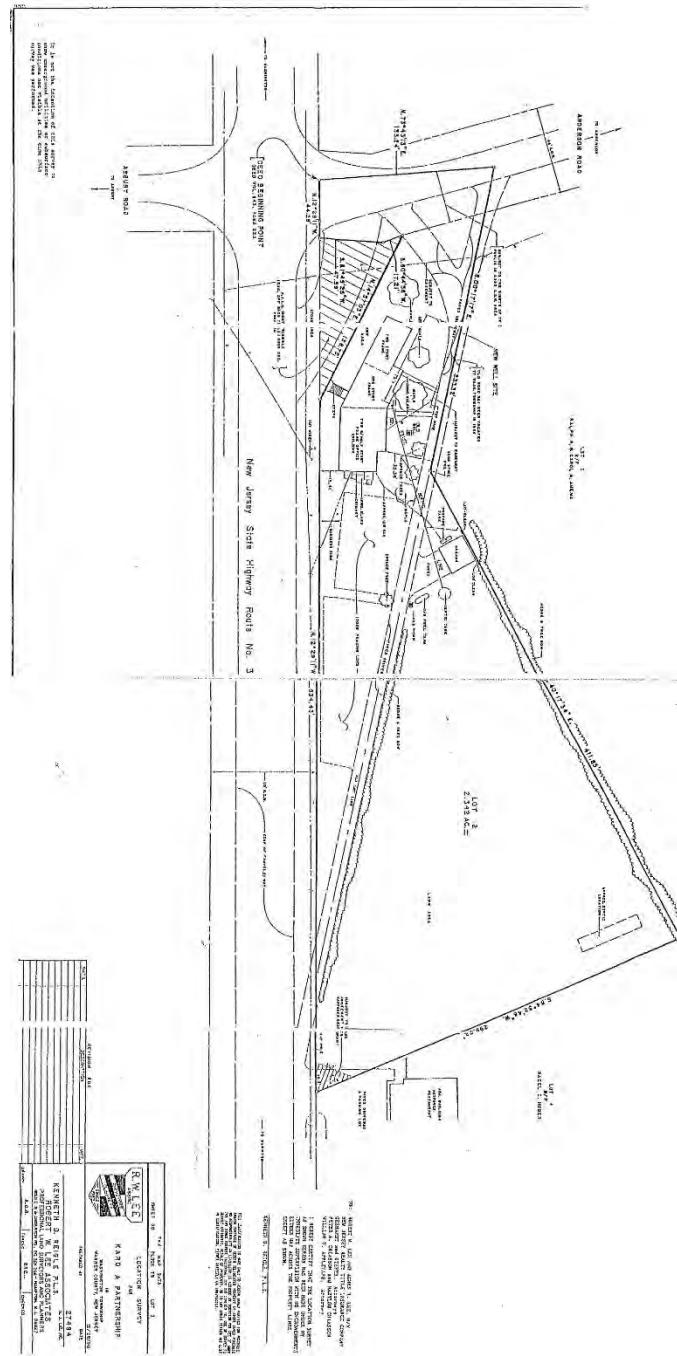
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SURVEY

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Google Aerial](#)



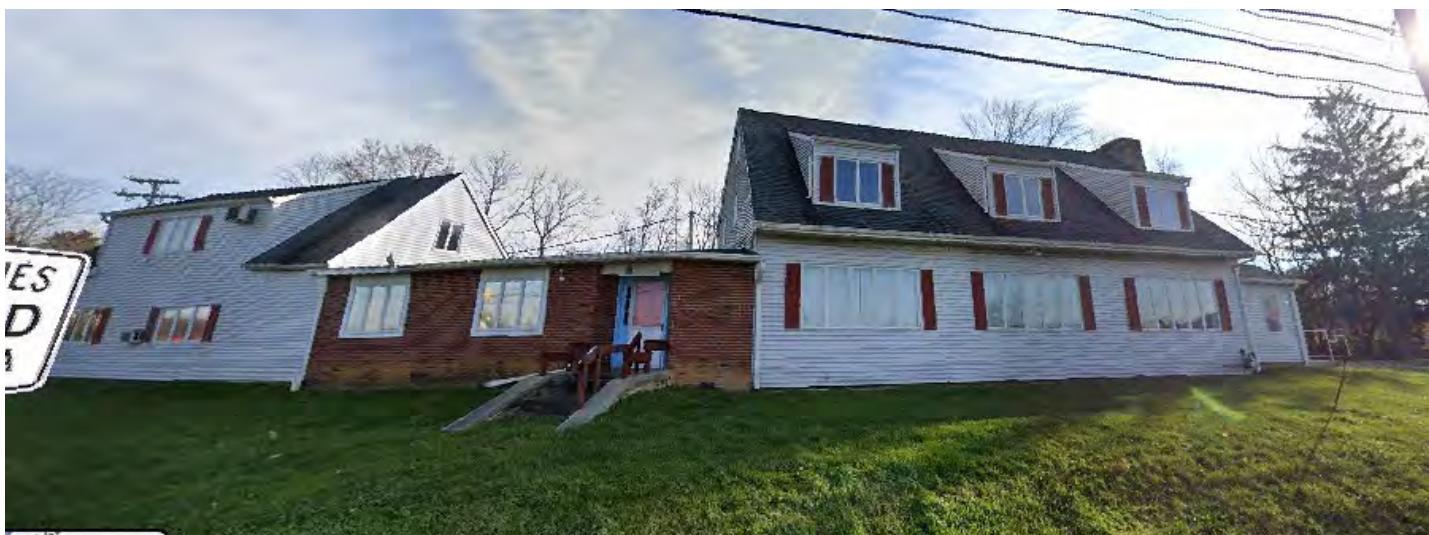
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SITE PHOTOS

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

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WASHINGTON TWP HIGHLIGHTS

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

Washington Township is a township in Warren County, in the U.S. state of New Jersey. As of the 2020 United States census, the township's population was 6,492, a decrease of 159 (−2.4%) from the 2010 census count of 6,651, which in turn reflected an increase of 403 (+6.5%) from the 6,248 counted in the 2000 census.

The township is one of six municipalities in New Jersey under the name Washington (one of which is a borough, five of which are townships). Washington Township, Warren County completely surrounds the borough of Washington. Mansfield Township, also in Warren County, borders both this municipality and another Washington Township in Morris County.

Washington Township was incorporated as a township by an act of the New Jersey Legislature on April 9, 1849, from portions of Mansfield Township. Portions of the township were taken on February 20, 1868, to create Washington Borough. The township was named for George Washington, one of more than ten communities statewide named for the first president. It is one of five municipalities in the state of New Jersey with the name "Washington Township". Another municipality, Washington Borough, is completely surrounded by Washington Township.

According to the United States Census Bureau, the township had a total area of 18.05 square miles (46.75 km²), including 17.96 square miles (46.52 km²) of land and 0.09 square miles (0.23 km²) of water (0.49%). Brass Castle (with a 2010 Census population of 1,555) and Port Colden (2010 population of 122) are unincorporated communities and census-designated places (CDPs) located within the township.

Source: [Washington Township, Warren County, New Jersey - Wikipedia](https://en.wikipedia.org/wiki/Washington_Township,_Warren_County,_New_Jersey)



MAJOR EMPLOYERS IN WARREN COUNTY

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

MAJOR PRIVATE SECTOR EMPLOYERS

COMPANY	INDUSTRY
Warren Hospital	Healthcare
Mars North America	Candy & Confectionary Product
Albea Americas	Packaging
Heath Village	Healthcare
ShopRite	Supermarket
Bihler of America	Contract Manufacturing
Blair Academy	Education
Borealis Compounds	Wire and Cable Manufacturing
Oxford Textile	Dyeing/Finishing
Gulbrandsen Tech	Aluminum Chloride

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

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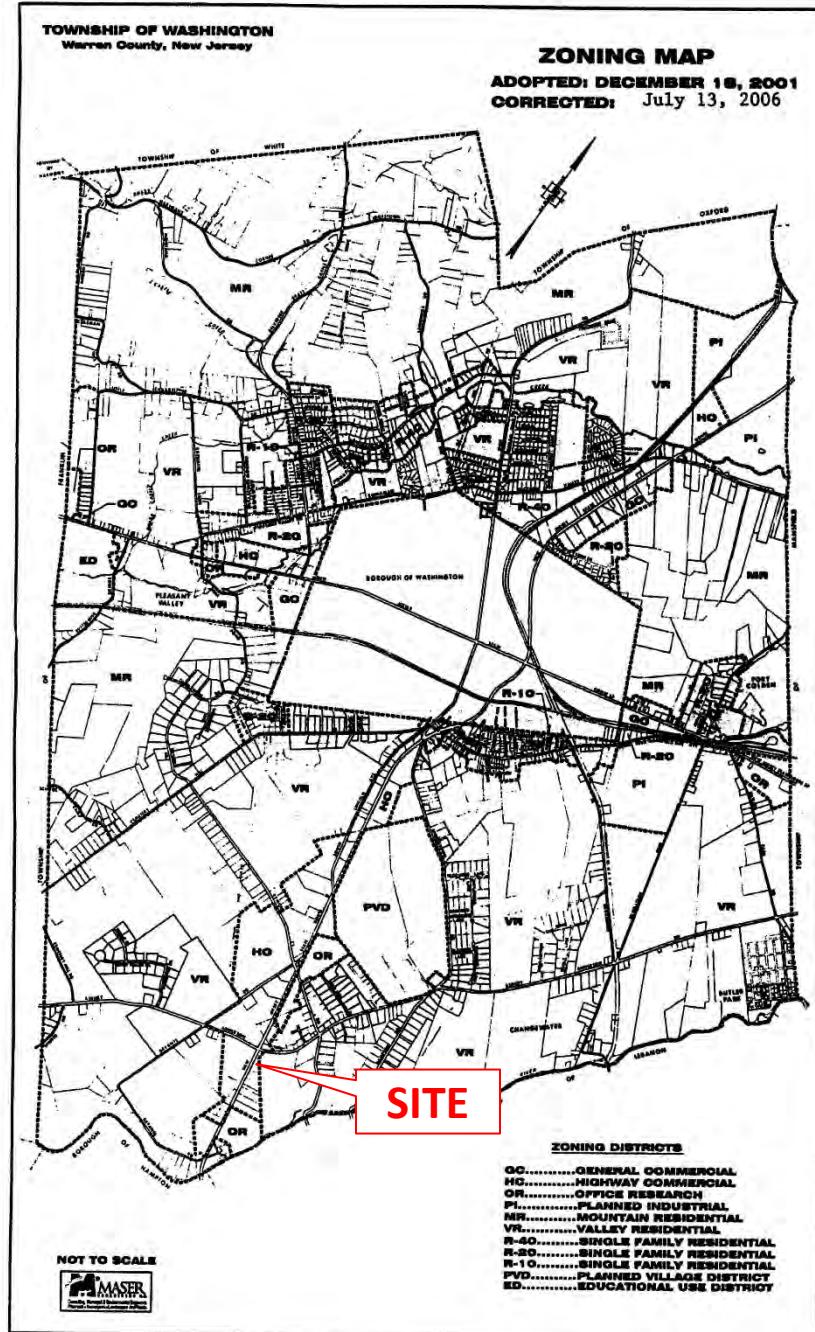


ZONING MAP

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Zoning Map](#)

[Link to Zoning Code](#)



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ZONING CODE

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Zoning Map](#)

[Link to Zoning Code](#)

A. Principal permitted uses on the land and in buildings.

(1) Retail activities limited to the following:

- (a) Appliance stores.
- (b) Art gallery.
- (c) Art and hobby supply stores.
- (d) Auto rental agency.
- (e) Auto supply store.
- (f) Bait shop.
- (g) Bakery store.
- (h) Bicycle sales and repair.
- (i) Bookstore.
- (j) Car wash.
- (k) Clothing store.
- (l) Convenience store.
- (m) Electronics store.
- (n) Florist.
- (o) Furniture and home furnishings store.
- (p) Grocery store and supermarkets.
- (q) Gunsmith.



ZONING CODE

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Zoning Map](#)

[Link to Zoning Code](#)

- (r) Hardware store.
- (s) Jewelry store.
- (t) Liquor store.
- (u) Medical and surgical supplies store.
- (v) Motorcycle sales and service.
- (w) Office supply store.
- (x) Pawn shop.
- (y) Personal care products store.
- (z) Pet store.
- (aa) Pharmacy, including drive-through facilities.
[Amended 8-18-2009 by Ord. No. 2009-15]
- (bb) Photography supplies.
- (cc) Plumbing and heating supply store.
- (dd) Print shop.
- (ee) Produce stand.
- (ff) Record/audio store.
- (gg) Shoe store.
- (hh) Sporting goods.
- (ii) Tombstones/monuments.



ZONING CODE

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Zoning Map](#)

[Link to Zoning Code](#)

- (2)** Banks and financial institutions, including automatic teller machines and drive-through facilities.
- (3)** Personal service establishments limited to the following:

 - (a)** Diet clinic.
 - (b)** Dry-cleaning shop, limited to retail service only.
 - (c)** Exterminator.
 - (d)** Funeral home or mortuary.
 - (e)** Limousine service.
 - (f)** Locksmith.
 - (g)** Photography studio.
 - (h)** Postal and parcel delivery service.
 - (i)** Self-service storage facility.
 - (j)** Tailoring shop.
 - (k)** Taxi stand.
- (4)** Day-care centers, child-care centers, nursery schools and educational reading centers.
[Amended 9-21-2021 by Ord. No. 2021-14]
- (5)** Art, martial arts, music and dancing schools.



ZONING CODE

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Zoning Map](#)

[Link to Zoning Code](#)

(6) Commercial recreation facilities limited to the following:

- (a) Amusement center.**
- (b) Arcade games.**
- (c) Basketball court.**
- (d) Batting cages.**
- (e) Billiards.**
- (f) Bowling alleys.**
- (g) Exercise or health spas or clubs.**
- (h) Golf courses.**
- (i) Golf driving ranges.**
- (j) Gyms.**
- (k) Indoor electronic golf.**
- (l) Indoor soccer.**
- (m) Miniature golf.**
- (n) Racquetball.**
- (o) Rifle range, indoors.**
- (p) Skating rinks.**
- (q) Swimming pools.**
- (r) Tennis court.**



ZONING CODE

For Sale or Lease: 456 Route 31 South, Washington Twp, Warren County, NJ Block: 79, Lot: 2

[Link to Zoning Map](#)

[Link to Zoning Code](#)

- (7) Museums and libraries.
- (8) Theaters.
- (9) Offices and professional office buildings, including incidental research and development facilities.
- (10) Medical, dental and veterinarian offices.
- (11) Hospitals, health maintenance organizations and emergency medical care facilities.
- (12) Restaurants, bars, taverns, night clubs and dance halls.
- (13) Charitable and philanthropic institutions.
- (14) Places of worship, including churches and synagogues.

B. Conditional uses. (For requirements, see § 123-32.)

- (1) Auditorium and assembly halls.
- (2) Automobile sales.
- (3) Auto body shop.
- (4) Auto repair shop.
- (5) Barbershops.
- (6) Beauty parlors.
- (7) Community centers, quasi-public clubs and social and fraternal clubs.
- (8) Contractors equipment and machinery sales.



ZONING CODE

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[Link to Zoning Map](#)

[Link to Zoning Code](#)

- (9) Contractors storage yards.
- (10) Convalescent centers, nursing homes and drug and alcohol rehabilitation centers.
- (11) Hotels, motels and conference centers.
- (12) Laundromats.
- (13) Nursery (retail).
- (14) Oil change shop.
- (15) Public utilities.
- (16) Rental centers.
- (17) Service stations.