

464 ROUTE 31N
WASHINGTON TOWNSHIP
NJ 08889

**APPROXIMATELY 2.38 ACRES
FOR LEASE & REDEVELOPMENT**

MARKET AERIAL



31



22,446 VPD



SITE



SURVEY



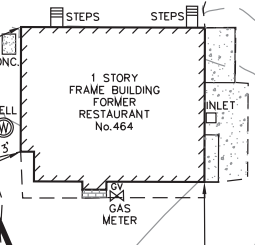
IRON PIPE FOUND ON THE CORNER
IRON PIN FOUND NORTH 0.3° EAST 0.65'

$S40^{\circ}01'15''E = 358.00'$ (NAD83)
 $S36^{\circ}40'35''E = 358.00'$ (D)
REMAINS OF OLD WIRE FENCE & STONE ROW

**BLOCK 79
LOT 4**
2.241 ACRES +/-
97,638 SQ.FT. +/-

BLOCK 79 LOT 2
N/F PERMINDERJEET SANDHU
D.B.2456 PG.323

BENCHMARK:
NAIL & DISK SET IN A
SMALL PATCH OF PAVEMENT
ELEV = 442.37



$N12^{\circ}20'40''W = 200.00'$ (NAD83)
 $N09^{\circ}00'00''W = 200.00'$ (D)

$S77^{\circ}39'20''W = 442.00'$ (NAD83)
 $S81^{\circ}00'00''W = 442.00'$ (D)

NEW JERSEY STATE HIGHWAY ROUTE 31
(80' R.O.W. PER TAX MAP)

BRUSH
BLOCK 79 LOTS
N/F GILL PETRO
D.B.2135

OPEN

WOODED

BRUSH

LAWN

4" PVC PIPES
3' ABOVE GRADE

IRON PIPE FOUND
IN BASE OF OLD
TWIN CHERRY TREE
WEST 0.3'

LAWN HYDRANT

48" MAPLE

24" PINES

CONC. LIGHT BASE

CRACKED & BROKEN
PAVEMENT

LIGHT POLE

LIGHT POLE

CONC. MON FOUND ON LINE

UTILITY POLE

TRAFFIC LIGHT SIGN

UTILITY POLE

TRAFFIC LIGHT SIGN

R.O.W. LINE

RTE 31 SIGN

EDGE OF PAVT

RTE 63 SIGN

EDGE OF PAVT

R.O.W. LINE

UTILITY POLE

TRAFFIC LIGHT SIGN

UTILITY POLE

TRAFFIC LIGHT SIGN

EDGE OF PAVT

WHITE LINE

WHITE LINE

ABOUT THE PROPERTY

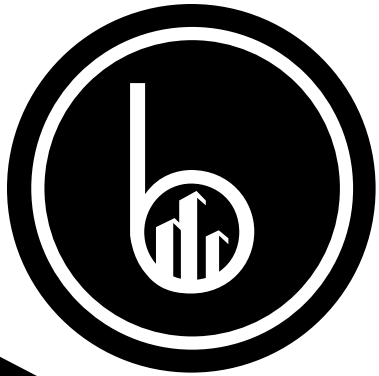
KEY FACTS

- Approximately 2.38 acres
- 22,446 VPD
- Near New Planned retail Development

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	1,180	15,111	26,614
AVERAGE HHI	\$151,588	\$126,521	\$130,293





**FOR MORE INFORMATION CONTACT:
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