

# 94 Main Street CHATHAM, NJ

**±2,200 SF**  
OFFICE | RETAIL | MEDICAL  
FOR LEASE



**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## Property Features

- ±2,200 SF two-story historic building
- First and second floor spaces available
- Office, Retail, and Medical use possible
- Signage opportunity along Main Street
- Attractive and busy downtown location

## Location Features

- Highly walkable area with nearby retail plaza parking, restaurants, retail, & services
- Minutes to Route 24 with quick access to I-78 and I-287
- Close proximity to Chatham NJ Transit Train Station with service to NYC

## FOR MORE INFORMATION

**Christopher D'Andrea | Associate**

973 463 1011 x296 | cdandrea@naihanson.com

**John J. Schilp | Senior Vice President**

973 463 1011 x174 | jschilp@naihanson.com

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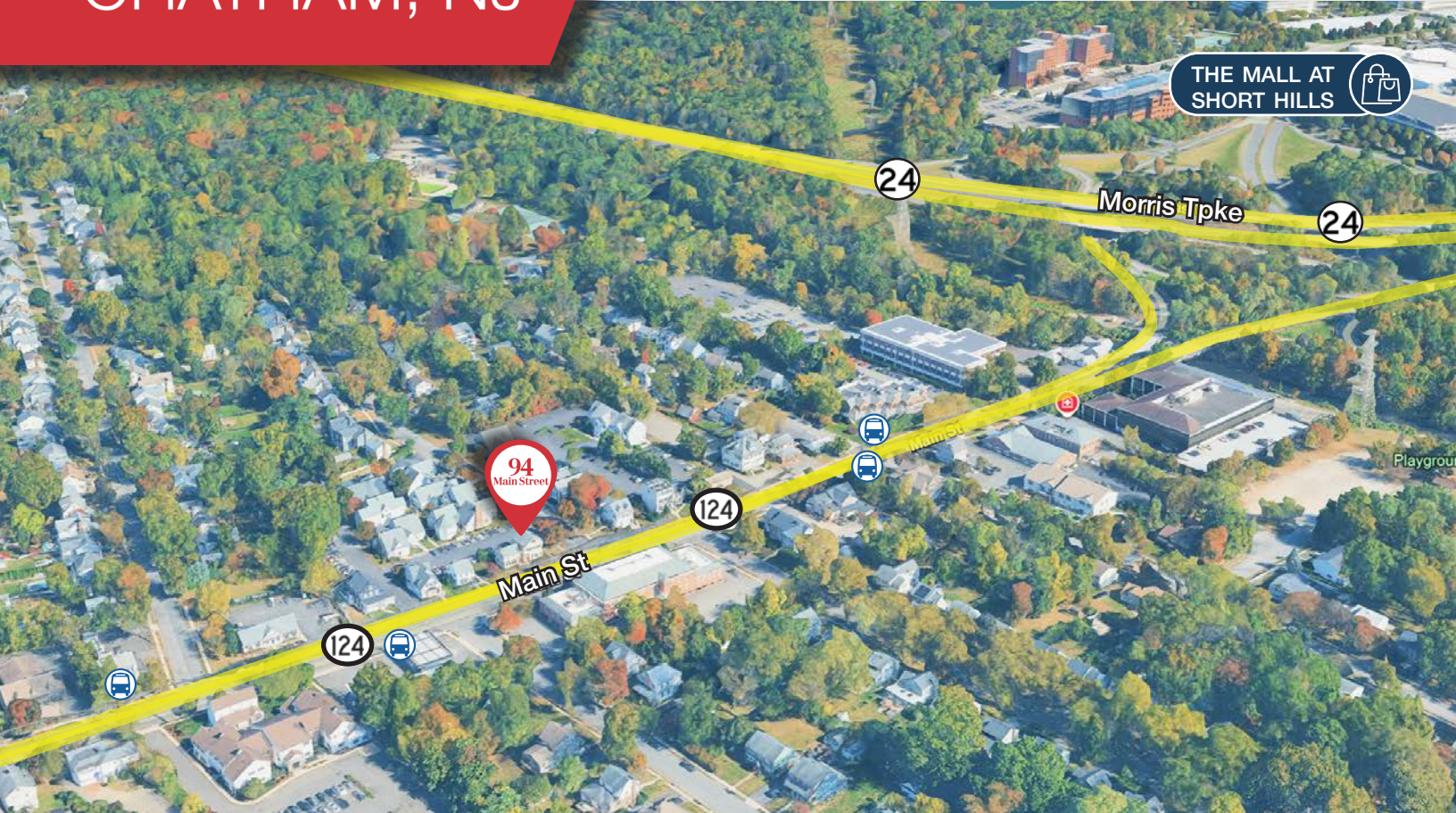
### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

# 94 Main Street CHATHAM, NJ

## PROPERTY OVERVIEW



### Property Description

A unique opportunity to lease space in a charming two-story building located near the heart of downtown Chatham. The ±2,200 square foot property features flexible space suitable for professional offices, boutique retail, or service-oriented users seeking a presence in one of Morris County's most desirable downtowns.

The building's historic character combined with its prominent Main Street location provides excellent visibility and branding potential for tenants looking to serve the local Chatham community.

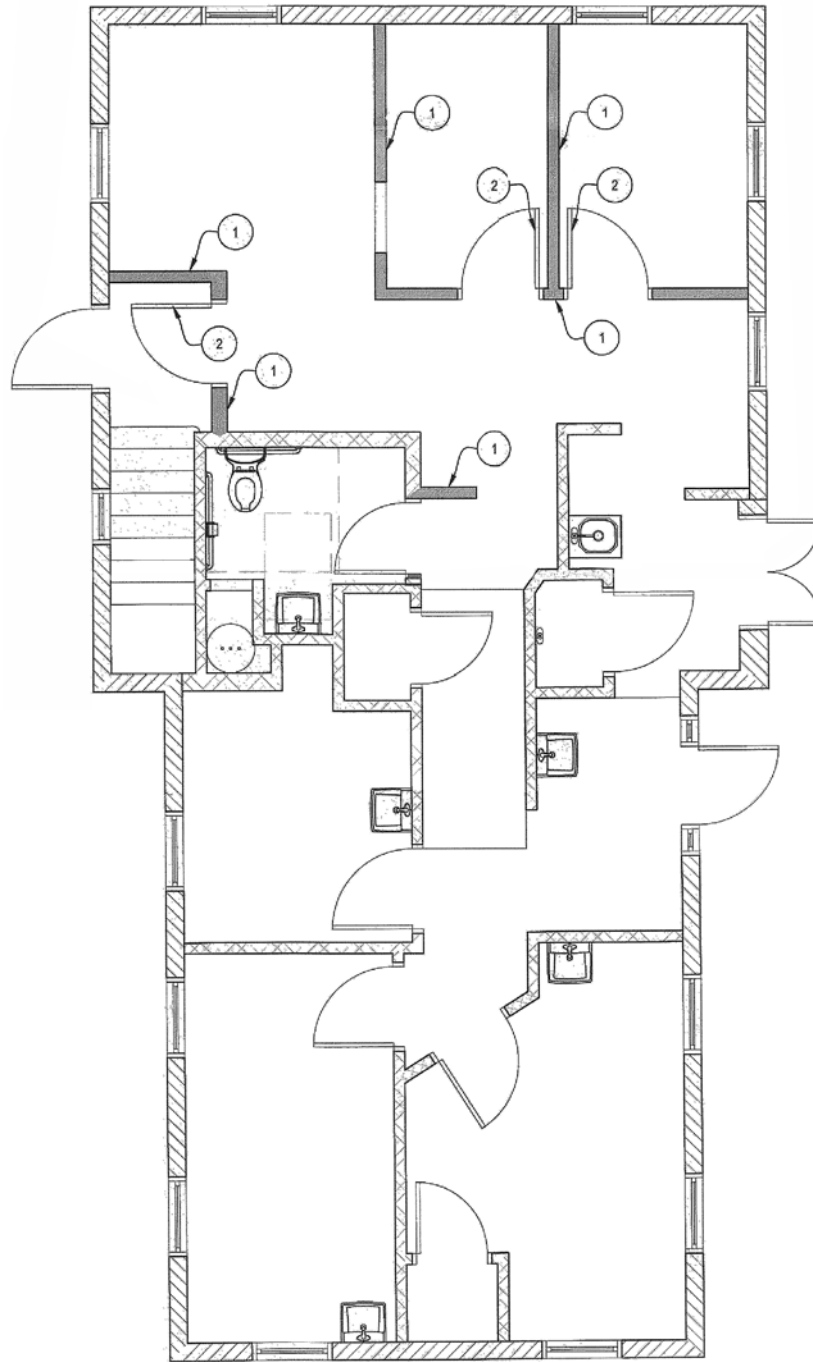
### Location Description

Located along Main Street in downtown Chatham, the property benefits from a vibrant and highly walkable business district surrounded by restaurants, cafés, retail shops, and service providers.

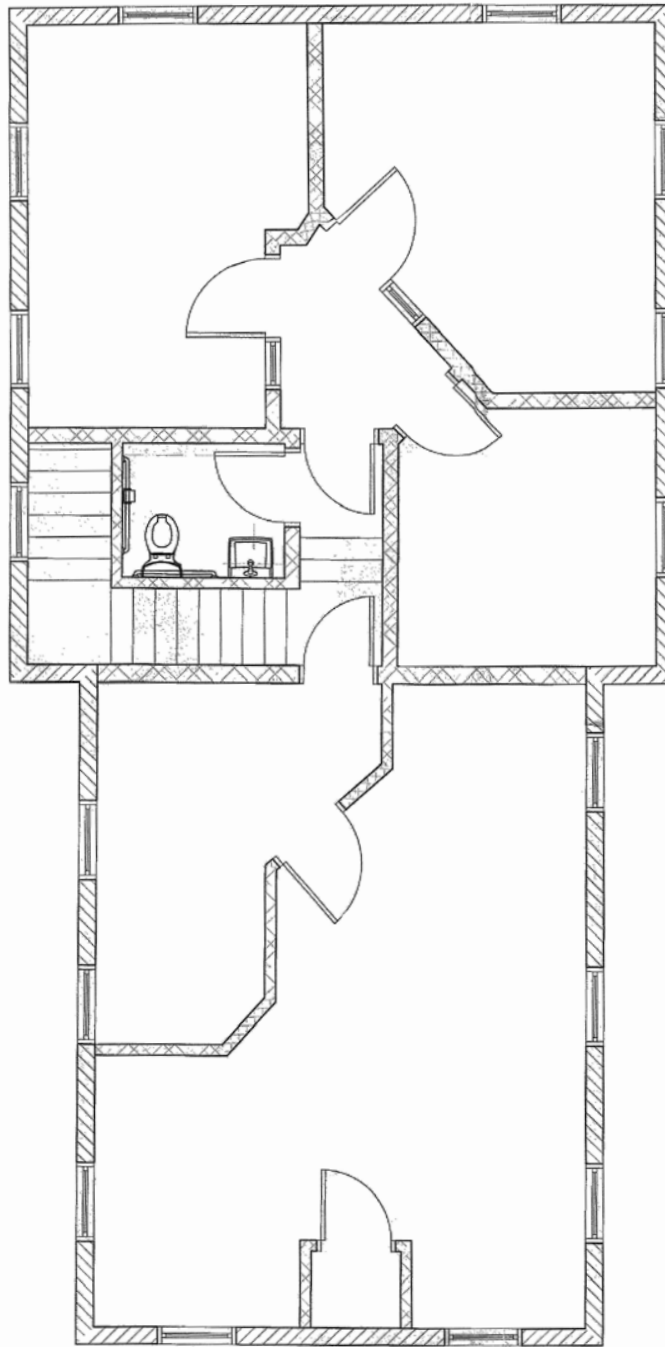
The location offers excellent regional accessibility with close proximity to Route 24 and convenient connections to Interstate 78 and Interstate 287.

The nearby Chatham NJ Transit train station provides direct commuter service to Newark and New York City, making the location ideal for both employees and clients traveling from throughout Northern New Jersey and the greater metropolitan area.

**1,100 SF FIRST FLOOR SUITE**



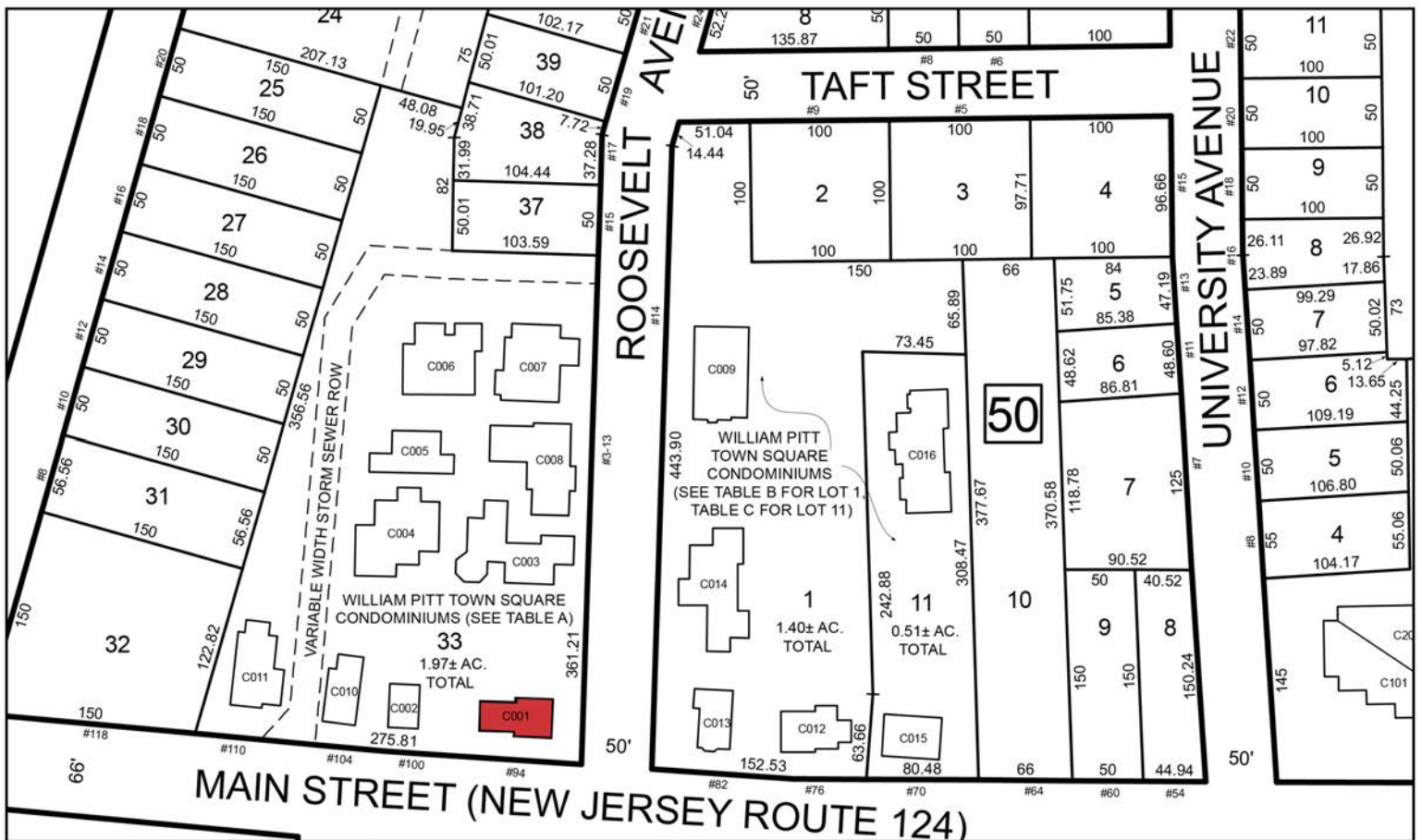
**1,100 SF SECOND FLOOR SUITE**



# 94 Main Street

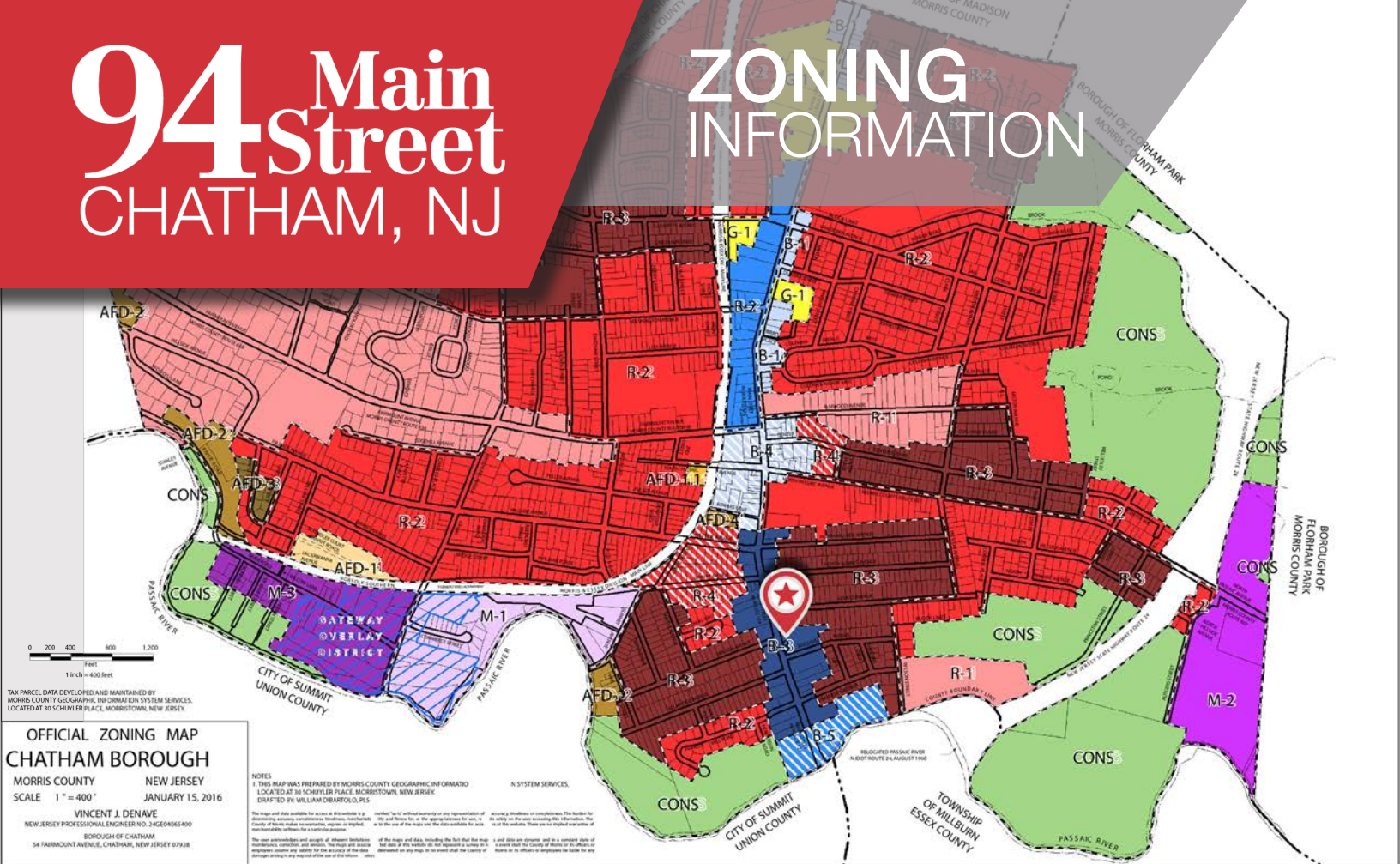
CHATHAM, NJ

# AERIAL & TAX MAP



# 94 Main Street CHATHAM, NJ

# ZONING INFORMATION



## B-3 Business District

A. Purpose. The B-3 General Business District provides for general business, office, and retail uses to serve the local community market, in keeping with the existing smaller scale of the historic buildings in the district. This district is similar to the B-4 Community Business District, but is meant to encourage the establishment of more vehicular-oriented and less intensive uses than the B-4 District. [Amended 4-25-2011 by Ord. No. 11-07]

B. Permitted uses. [Amended 2-8-1993 by Ord. No. 3-93; 3-26-2007 by Ord. No. 07-17; 4-25-2011 by Ord. No. 11-07; 9-10-2012 by Ord. No. 12-13]

(1) Professional offices; (2) Offices; (3) Restaurants; (4) Retail trade and/or retail services, provided that the aggregate total of such uses shall not exceed 2,500 square feet on a tax lot of less than 1.5 acres; (5) Child-care centers, as provided in N.J.S.A. 30:5B-1 et seq. and N.J.S.A. 40:55D-66.6; (6) Museums; (7) Art galleries; (8) Apartments above the first floor; (9) Medical/dental offices; (10) Educational instruction.

C. Conditional uses. [Amended 3-26-2007 by Ord. No. 07-17; 9-10-2012 by Ord. No. 12-13]

(1) Public utility, in accordance with N.J.S.A. 40:55D-67 and § 165-143; (2) Banks, in accordance with § 165-144; (3) Service stations, in accordance with § 165-146.

D. Accessory uses permitted.

(1) Private parking; (2) Private customer and employee parking; (3) Business signs. (See Article XIII.); (4) Fences. (See § 165-77.); (5) Awnings, but they shall not be subject to front yard setbacks, and attached canopies, but they shall not encroach on any yard setbacks. Detached canopies are permitted in connection with service stations as provided for in § 165-146.

[Amended 2-8-1993 by Ord. No. 3-93; 5-23-2005 by Ord. No. 05-18]