

OFFERING MEMORANDUM

Glendale & Midwood Road

Lincoln Park, New Jersey 07035

Morris County | Route 202 / Boonton Tpke | B-3 Commercial Zoning

\$250,000
ASKING PRICE

0.613 Acres
SITE AREA

26,702 SF
LOT SIZE

254' x 110'
DIMENSIONS

B-3
COMMERCIAL ZONING



EXCLUSIVELY MARKETING BY
Bruce Elia Jr. | KW Commercial | 201.315.1223 | operations@ergteam.com



CO-LISTED WITH
Elvis Durakovic | KW Commercial | 201.410.2669

KW COMMERCIAL | ERG TEAM

TABLE OF CONTENTS

Offering Navigation

01	Executive Summary Development thesis and transaction snapshot
02	Offering Summary Confirmed property facts and sale metrics
03	Aerial Site Context Route 202 corridor, parcel setting, and surrounding context
04	Investment Highlights Commercial positioning and buyer logic
05	Zoning Overview B-3 permitted use profile and verification notes
06	Market Context Access, transportation, and demand drivers
07	Due Diligence Environmental, utility, and approval considerations
08	Buyer Strategy Likely buyer profiles and next-step framework



ROUTE 202 / BOONTON TPKE CORRIDOR

PROPERTY PROFILE

Commercial Land Development Site

0.613-acre B-3 commercial parcel at Glendale Road and Midwood Road in Lincoln Park Borough, positioned for hospitality, food and beverage, entertainment, or destination-oriented commercial evaluation.

EXECUTIVE SUMMARY

Investment Overview

Glendale & Midwood Road presents a 0.613-acre commercial land opportunity in Lincoln Park Borough, Morris County. The parcel offers approximately 26,702 square feet of land, B-3 commercial zoning, corner positioning at Glendale Road and Midwood Road, and corridor exposure along Route 202 / Boonton Tpke.

At a \$250,000 asking price, the site is positioned for a buyer seeking a manageable basis and a clear diligence path. The strongest buyer pool includes hospitality operators, food and beverage concepts, entertainment users, local developers, owner-users, and land investors evaluating a destination-oriented commercial use.

The opportunity should be marketed with discipline: zoning flexibility and low carrying cost are real strengths, while flood hazard, wetlands, utilities, access, parking, and municipal site plan approval must be independently verified before any development assumption is relied upon.

DEAL SNAPSHOT

\$250,000

ASKING PRICE

\$409,836 / Acre

PRICE PER ACRE

\$330.17 / Year

2024 REAL ESTATE TAXES

Vacant Land

CURRENT USE

B-3 Commercial

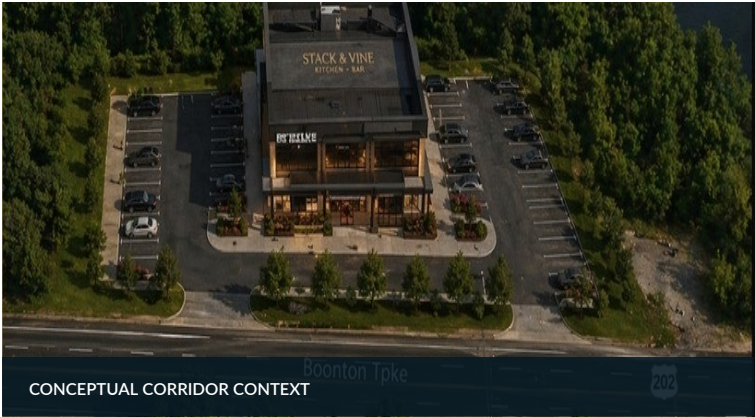
ZONING

LoopNet #40284137

LISTING ID

PROPERTY SPECIFICATIONS

Offering Summary & Site Data



\$250,000
ASKING PRICE

\$409,836
PRICE PER ACRE

0.613 Acres
SITE AREA

26,702 SF
LOT SIZE

\$330.17
2024 RE TAXES / YEAR

Field	Detail
Address	Glendale & Midwood Rd, Lincoln Park, NJ 07035
County / Municipality	Morris County / Lincoln Park Borough
Block / Lot	23007 / 12
Lot Area	0.613 Acres 26,702 SF
Dimensions	254' x 110'
Zoning	B-3 Commercial
Current Use	Vacant Land No Improvements

Field	Detail
Building SF	0 Development Site
Year Constructed	N/A Vacant Land
Assessed Value	\$15,300 Land
Tax Rate	2.158 2024
Access	Route 202 / Boonton Tpke
Corner Lot	Yes Glendale Rd & Midwood Rd
Sale Type	Investment or Owner-User

Underwriting Note

Treat the parcel as vacant land. Future programming, access, utilities, and site plan concepts remain subject to buyer diligence and approvals.

AERIAL SITE OVERVIEW

Corridor Positioning



Corridor Exposure

01

Direct Route 202 / Boonton Tpke corridor context supports visibility and commercial positioning for a future use.

Corner Configuration

02

Glendale Road and Midwood Road positioning creates site planning questions around access, signage, and circulation.

Natural Setting

03

Pompton River proximity can add amenity value, while also requiring careful flood and environmental diligence.

INVESTMENT HIGHLIGHTS

Commercial Development Thesis

B-3 Commercial Zoning

01

The source OM identifies B-3 zoning and lists multiple commercial use categories, including restaurant, hospitality, and entertainment concepts. Buyer to verify directly with the municipality.

Low Absolute Price Point

02

The \$250,000 asking price creates a relatively approachable basis for a buyer evaluating entitlement, engineering, and environmental feasibility.

Route 202 Corridor Context

03

The site sits within the Route 202 / Boonton Tpke corridor, with nearby residential communities and regional access to Morris and Passaic County markets.

Adjacent Hospitality Proof Point

04

The adjacent Stack & Vine Kitchen & Bar helps support the story that the corridor can accommodate destination-oriented food and beverage demand.

Minimal Carrying Cost

05

The source OM lists 2024 real estate taxes of \$330.17, creating a low-cost hold while a buyer completes zoning, civil, and environmental review.

Clear Diligence Story

06

Flood, wetlands, utilities, access, parking, and site plan approvals are not small details. They are the diligence path and should be framed clearly to maintain buyer trust.

Primary Positioning

Low-basis B-3 commercial land opportunity on Route 202 / Boonton Tpke for buyers evaluating hospitality, food and beverage, entertainment, owner-user, or destination commercial development concepts in Morris County.

ZONING OVERVIEW

B-3 Commercial District

Includes:



Restaurants, diners and other eating establishments open to the public, excluding drive-in eating establishments or establishments where food is consumed entirely in automobiles and where there are no eating facilities in the building itself.



Motels and hotels, including motor courts and motor inns.



Bowling alleys

B-3 USE CONTEXT | BUYER TO VERIFY ALL ZONING, BULK, PARKING, ACCESS, AND ENVIRONMENTAL REQUIREMENTS



Category	Representative Use / Note
Food & Beverage	Restaurants, diners, and public eating establishments, subject to zoning verification.
Hospitality	Hotel, motel, motor court, or motor inn, per source OM permitted-use summary.
Entertainment	Bowling alley or indoor movie theater, subject to buyer verification.
Review Required	Site plan approval, parking, access, utilities, stormwater, setbacks, lot coverage, and environmental constraints.

DISCIPLINE RULE

Do Not Overstate

Describe use categories only. Do not state a building, site plan, use, or development is approved unless confirmed by municipal documentation.

LOCATION & MARKET CONTEXT

Access and Demand Drivers



Lincoln Park Borough is positioned in Morris County along the Pompton River and near neighboring communities including Mountain Lakes, Boonton, Pequannock, and Riverdale. The Route 202 / Boonton Tpke corridor provides the primary commercial story for this site.

Access Framework

Route 202 / Boonton Tpke	Direct corridor exposure and access context.
Interstate 287	Regional access via Route 202, approximately 3 to 5 miles from the site per source OM.
Route 46	Approximately 3 miles south per source OM, connecting to major northern New Jersey retail corridors.
NJ Transit	Nearby Mountain Lakes and Boonton stations serve the Morris County commuter corridor.

Demand Driver Story

The strongest market narrative is not generic population growth. It is specific: established residential catchment, nearby hospitality proof point, regional access, and limited destination-oriented commercial inventory in the immediate corridor.

DUE DILIGENCE

Environmental & Regulatory Review



REGULATORY MAP LAYER | PARCEL HIGHLIGHTED | BUYER TO VERIFY ALL OVERLAYS

Flood Hazard Review

1

Pompton River proximity requires FEMA flood hazard review, developable-area analysis, elevation requirements, and insurance evaluation.

Wetlands Delineation

2

A qualified consultant should determine wetlands presence, jurisdictional buffers, and NJDEP or Army Corps permitting impact.

Municipal Site Plan

3

Buyer should confirm architectural review, traffic, access, landscaping, stormwater, utilities, parking, and site design requirements.

Utilities & Infrastructure

4

Confirm water, sewer, gas, electric, telecom availability, capacity, connection fees, and any required extensions or upgrades.

Broker Credibility Standard

Present the opportunity clearly, then present the approval and environmental risks clearly. That combination makes the OM feel real, not promotional.

BUYER STRATEGY

Likely Buyer Profiles & Next Steps

Hospitality Operator

01

Evaluates a destination restaurant, boutique lodging, food-service concept, or hospitality-driven use with corridor exposure.

Food & Beverage Group

02

Looks for a controllable site basis, visibility, parking solution, and a trade area that can support a destination concept.

Entertainment User

03

Evaluates B-3 use categories such as bowling, indoor theater, recreation, or other experiential concepts.

Local Developer

04

Underwrites entitlement risk, civil cost, environmental constraints, timeline, and stabilized value after approvals.

Owner-User

05

Seeks to control land and pursue a custom facility, parking field, signage package, and long-term operating location.

Land Investor

06

Buys at a manageable basis, completes diligence, and pursues entitlement, resale, or operator partnership.

RECOMMENDED BUYER PATH

1

Confirm zoning

2

Engage civil/environmental team

3

Test concept plan

4

Confirm utilities/access

5

Price entitlement risk

EXCLUSIVELY LISTED BY

Bruce Elia Jr. | Elvis Durakovic

KW Commercial | Investment Sales | Fort Lee, New Jersey



Bruce Elia Jr.

Managing Director | KW Commercial

Cell: 201.315.1223

Direct: 201.917.5884 x701

operations@ergteam.com

ERGTeam.kw.com



Elvis Durakovic

Investment Sales | KW Commercial

Cell: 201.410.2669

elvisdurakovic@kw.com

ERGTeam.kw.com

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only. Information contained herein has been obtained from sources deemed reliable, including public tax records, municipal zoning documents, listing information, and the source offering package, but no representation or warranty is made as to accuracy, completeness, or fitness for any particular purpose.

This property is a vacant land parcel. Any future development is subject to all applicable federal, state, county, and municipal approvals, including site plan approval, zoning review, variance applications where required, FEMA flood hazard review, NJDEP wetlands and flood hazard permits, environmental review, utility availability verification, and any other required agency approvals. Neither seller nor listing brokers make representations regarding developability, approvability, or feasibility of any concept described or illustrated herein.

All imagery, renderings, concepts, and development references are conceptual only and do not represent approved plans, permits, or designs. Buyer is solely responsible for all due diligence and should consult qualified engineering, architectural, legal, environmental, and financial advisors prior to any purchase commitment.