



Lamington Corners

Neighborhood Shopping Center

1260 Route 28/ CR614, Branchburg,
Somerset County, NJ 08876

PROPERTY DESCRIPTION

93% leased and occupied established 21,750 square foot neighborhood shopping center within strong residential base with upper middle class income levels. Situated parallel to State Hwy Route 22 and at the signalized intersection of Lamington Road and Route 28/CR614 affording excellent visibility and access along the primary commuter roadway.

AVAILABLE SPACE

Unit 12: 1,500 SF

RENTAL RATES

Upon request, subject to use and creditworthiness

CAM, RE TAXES & INS

+/- \$10.15 psf NNN projected 2026

ZONING

Zoned R/S-1 Retail Service Zone

Permitted uses include retail sales and personal services and restaurant

COMMENTS

- Approximately four miles west from Bridgewater Commons Mall and SR202 and 206. Less than 2.5 miles South of Exit 26 I-78 and Fiddlers Elbow CC;
- Neighboring retail includes ShopRite Supermarket, Starbucks, Wendy's & Childtime Learning Center among others.

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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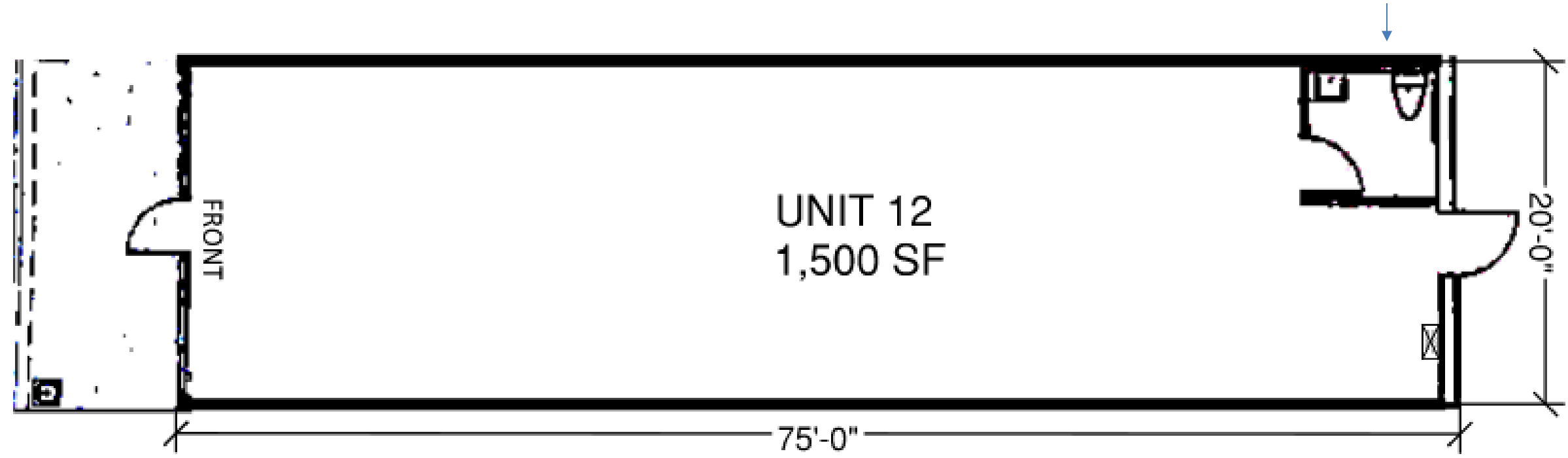
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Leasing Plan

UNIT 1 DRI-CLEANERS
UNIT 2 MASA SUSHI
UNIT 3 BAGELS-4-U
UNIT 4 KUMAN LEARNING CENTER
UNIT 5 PHARMACY
UNIT 6 EM NAILS
UNIT 7 BRIGHT SMILE DENTAL
UNIT 8 & 9 ADVANCED EYES M.D.
UNIT 10 AUGUST MOON
UNIT 11 IL FOMO RESTAURANT
UNIT 12 AVAILABLE FOR LEASE 1,500 SF 20'
UNIT 13 ALCHEMY HAIR SALON



Property Photos



Zoning

R/S-1 Retail Services 1 Zone

Purpose.

These zone districts are for retail and service type businesses limited to the sale on the premises of commodities and/or services or furnishings to the ultimate consumer. An additional goal of these districts is to confine retail uses to the areas so zoned to prevent sprawling and strip commercial development along the Township's highways.

§ LDO3-15.2. Permitted Uses.

[Ord. No. 2006-1035 § 1; Ord. No. 2006-1048 § 1; Ord. No. 2006-1053 § 1]

A. Principal uses.

1. Retail sales and personal services.
2. Lumber and other building materials.
3. Heating and plumbing equipment.
4. Restaurants, conventional and take-out.
5. Business and professional offices.
6. Funeral parlors.
7. Clothing rental.
8. Furniture repair.
9. Motels and hotels.
10. Agricultural uses as regulated in Section 4-6.
11. Community residences for the developmentally disabled and community shelters for victims of domestic violence that contain less than six occupants.
12. Child care centers as regulated in Section 4-7.

B. Accessory uses customarily incidental and ancillary to a permitted use.

C. Conditional uses.

1. Institutional uses as regulated in subsection 3-23.7.
2. Governmental uses and public utility facilities as regulated in subsection 3-23.1.

§ LDO3-15.3. Area and Bulk Requirements. [Ord. No. 2006-1035 § 2; Ord. No. 2006-1048 § 2; Ord. No. 2006-1053 § 2]

- A. Minimum lot area: 110,000 square feet.
- B. Minimum lot width: 325 feet.
- C. Minimum front yard: 50 feet.
- D. Maximum front yard: 100 feet.
- E. Minimum side yard: 25 feet.
- F. Minimum rear yard: 25 feet.
- G. Maximum height: 50 feet or 3 1/2 stories, whichever is less.

:1

H. Maximum impervious coverage by number of stories in building:

Less than 2 stories 40%

At least 2 stories but less than 3 50%

At least 3 stories 60%

:



Immediate Trade Area Aerial



AREA DEMOGRAPHICS

3 Mile Radius

Population	26,336
Median HH Income	\$165,049
Average HH Income	\$136,486
Median Age	42.5
Daytime Population	23,154

5 Mile Radius

Population	75,750
Median HH Income	\$156,309
Average HH Income	\$127,349
Median Age	43
Daytime Population	77,197

7 Mile Radius

Population	128,537
Median HH Income	\$160,155
Average HH Income	\$127,166
Median Age	42.7
Daytime Population	124,828

