



# Cedar Glen Shopping Center

**SHOPRITE ANCHORED  
RETAIL AVAILABLE FOR LEASE**

3150 State Route 22 Branchburg,  
Somerset County New Jersey 08876

## PROPERTY DESCRIPTION

108,000 SF community shopping center anchored by dominant World Class 67,000 SF ShopRite Supermarket and Chase Bank considered the premier shopping center within the region. Phase II 40,852 SF is currently 100% leased and occupied. Situated on six acres of land and visible from Routes 22 and 28/CR 614 with multiple points of access and including pylon signage. Outparcels include Wendy's and Wells Fargo Bank and contiguous Starbucks.

## AVAILABLE SPACE

- Unit 7 & 8: 6,864 SF (Not Divisible)

## RENTAL RATES

Upon request, subject to use and creditworthiness

## OCCUPANCY

Immediate

## CAM & REAL ESTATE TAXES

+/- \$10.81 PSF projected 2026

## PARKING

202 onsite parking spaces

**FOR ADDITIONAL INFORMATION CONTACT  
EXCLUSIVE LEASING & MANAGING AGENT**

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# SILBERT

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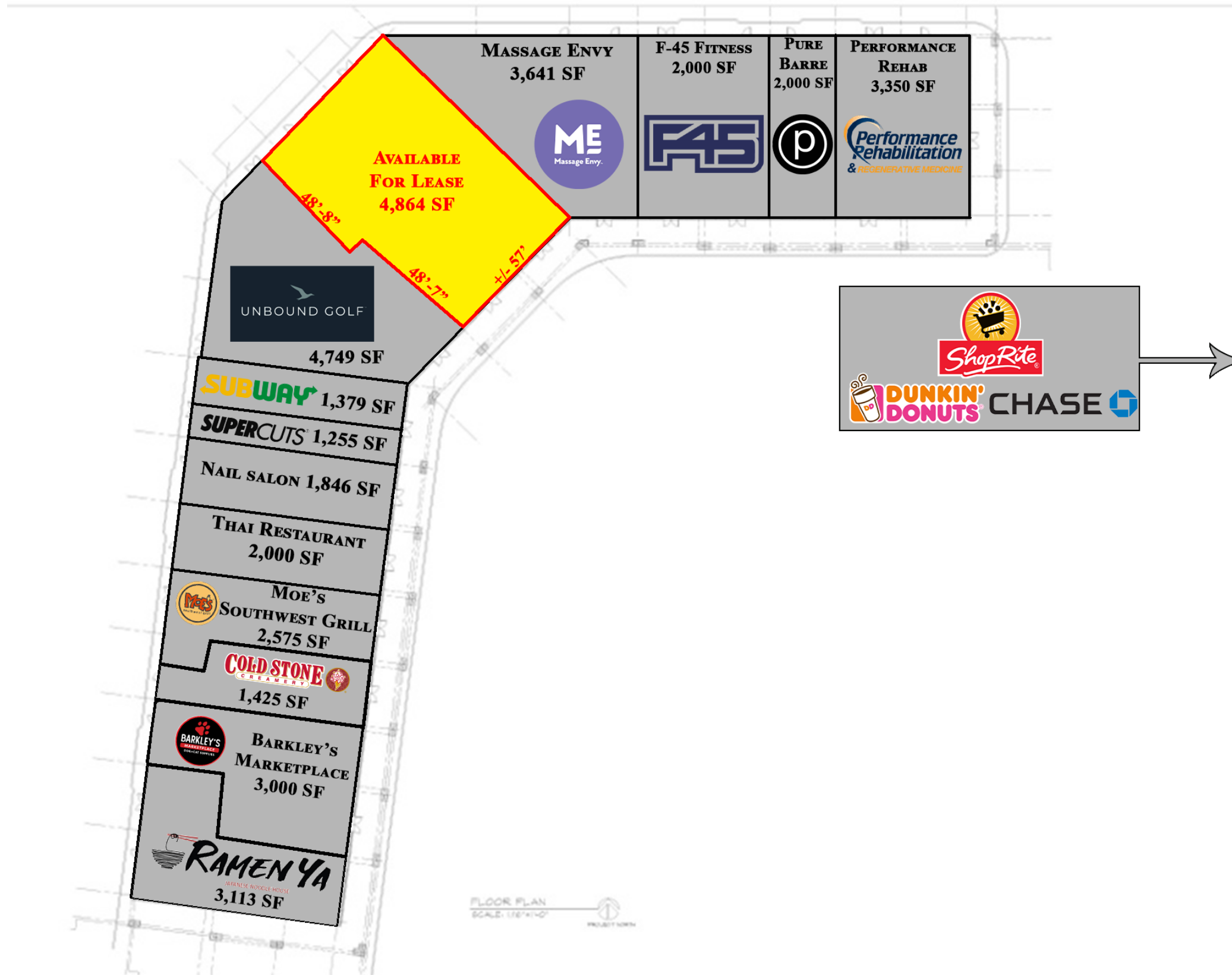
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# CEDAR GLEN FEATURES



- Upper middle income with strong residential base with a limited overall retail competition and the only grocery anchored shopping center in Branchburg Township;
- Less than 2.5 miles from 4-way Interchange of Exit 26 of I-78, less than 4 miles West from Bridgewater Commons Mall and State Highway Routes 202/206, I-287;
- Directly opposite 8,000 enrollment Raritan Valley Community College and 757 luxury Townhomes and Apartments;
- Daytime population includes major corporations such as Johnson & Johnson, Ortho, MetLife & Merck among others;
- Cedar Glen affords a significant customer base to retailers via State Route 22 & Route 28/CR64 access. Contiguous businesses include Apple Montessori, Starbucks, Wells Fargo Bank & Wendy's among others. Cedar Glen Shopping Center serves Branchburg, Bridgewater and Bedminster to the East and Readington and Tewksbury to the West.

# LEASING PLAN



# UNIT 7 & 8 FLOOR PLAN & ELEVATION



# PROPERTY PHOTOS



# IMMEDIATE TRADE AREA AERIAL



# Zoning

## § LDO3-15.1

### 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.

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- 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%



# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	14,731
Average HH Income	\$201,758
Median HH Income	\$186,445
Total Households	5,312
Median Age	43.5
Daytime Population	15,174

## 3 Mile Radius

Population	28,959
Average HH Income	\$204,390
Median HH Income	\$182,177
Total Households	10,393
Median Age	44.0
Daytime Population	26,453

## 5 Mile Radius

Population	80,474
Average HH Income	\$189,376
Median HH Income	\$161,570
Total Households	31,211
Median Age	43.4
Daytime Population	74,899

