

Contact:

Jamie DiOrio  
Broker Salesperson

C: 201.696.5363

O: 973.992.6363

[james.diorio@foxroach.com](mailto:james.diorio@foxroach.com)

Steve Kitsonidis  
Broker Salesperson

C: 201.704.3692

O: 973.992.6363

[steve.kitsonidis@foxroach.com](mailto:steve.kitsonidis@foxroach.com)

Annette Mauti  
Sales Associate

C: 908.578.4446

O: 973.992.6363

[annette.mauti@foxroach.com](mailto:annette.mauti@foxroach.com)

## Land Now Available For Sale

100 Union Avenue, Watchung, NJ 08876  
Asking Price for Sale: \$1,700,000  
2.25 Acres (wetlands on site) in B-B Zone

- This site sits on 2.25 acres (wetlands on site) at Union Ave and New Providence Rd with a combined 17k approx. VPD
- High visibility: 300+ ft of Frontage on Union Ave. 500 feet from SW Route 22 entry point (45k VPD)
- B-B Zone District: allows for varied uses including but not limited to office, medical/surgical, dentist, law firm, accountancy, insurance agent, daycare (previously approved), car wash (previously approved)
- IOS Possibility
- Easy access to SW Route 22 and NW Route 22 (via New Providence Road) and moments from I78
- Minutes from local major shopping centers
- Strong neighborhood with a sizeable population growth and high household income



# Property Information



## Growth Potential

- Various development possibilities.
- Highly Visible retail & commercial corridor.
- Strong demographic growth.



## Strategic Location

- B-B Zone
- Exceptional VPD on Rt 22: 45,039.
- Total VPD: Over 60,000 between Union Ave, New Providence Rd, and Route 22
- Flexible accessibility: 500 ft to Route 22 Intersection, Moments to I78 access.



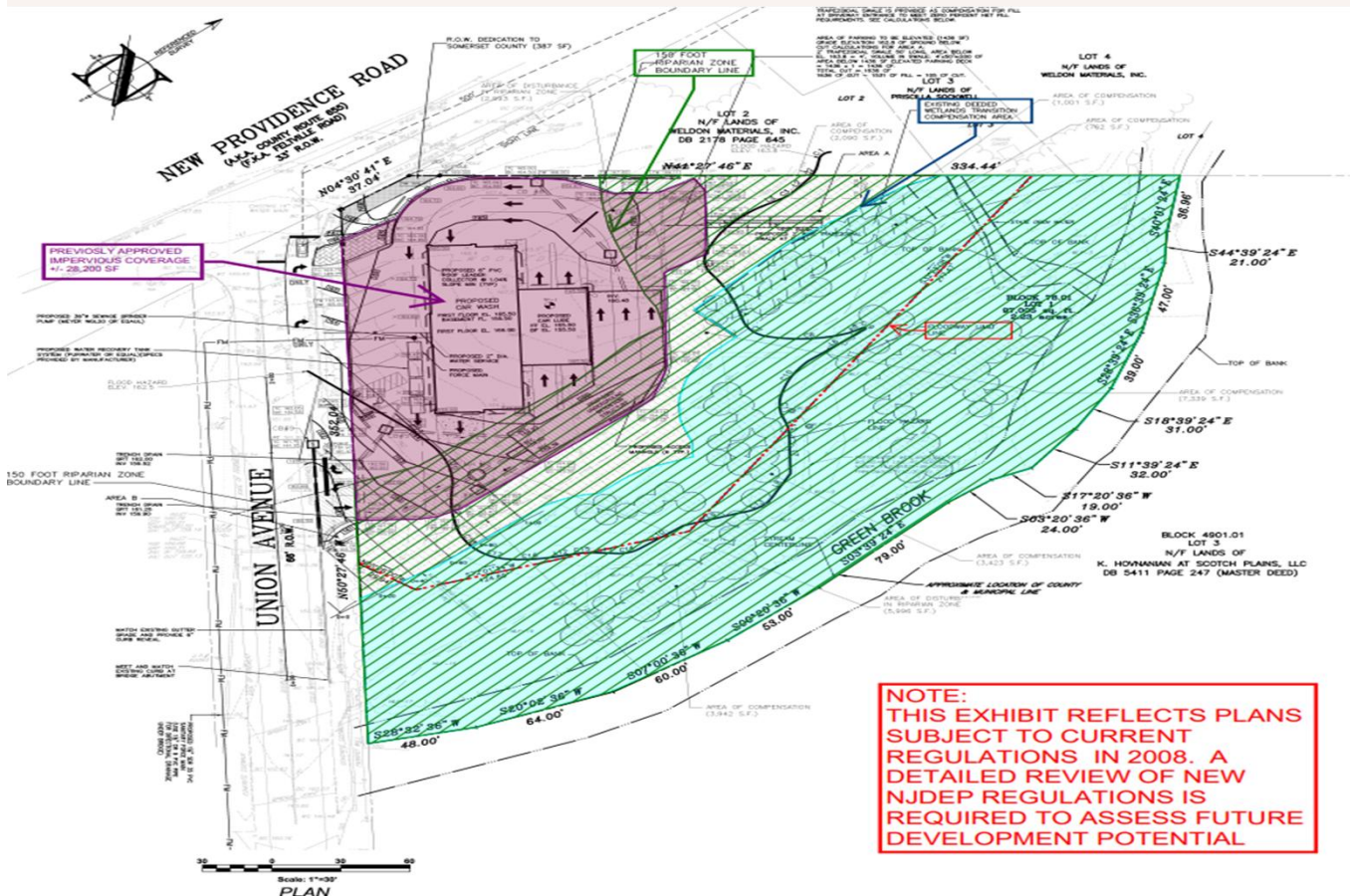
## High Visibility

- Over 300 feet of frontage on Union Ave.
- Close to major shopping centers.



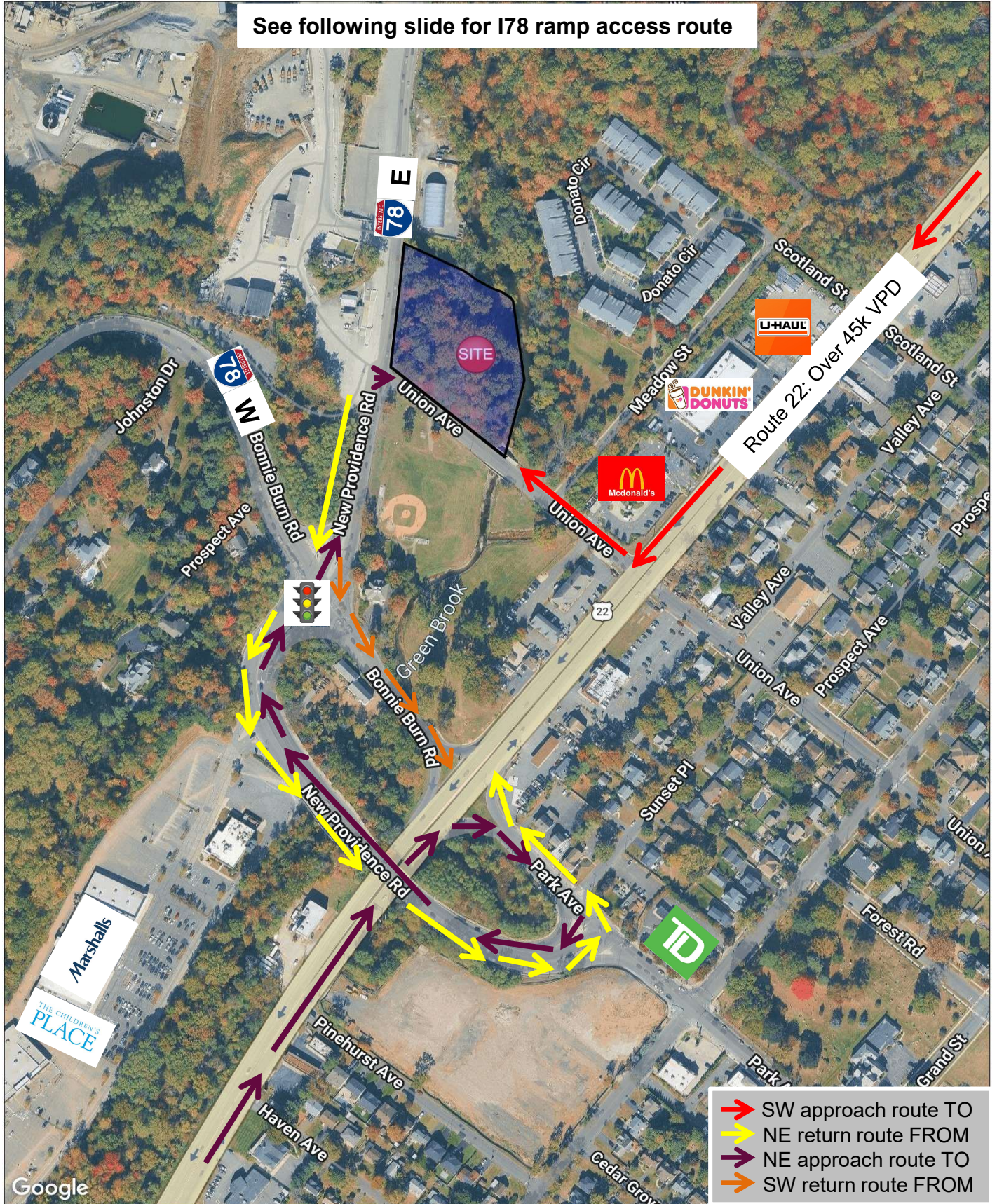
## For Sale

- 2.25 Acre (wetlands on site)
- B-B Zoning Permitted Uses Include: office, medical/surgical, dentist, law firm, accountancy, insurance agent, daycare (previously approved), car wash (previously approved)



# Traffic

See following slide for I78 ramp access route

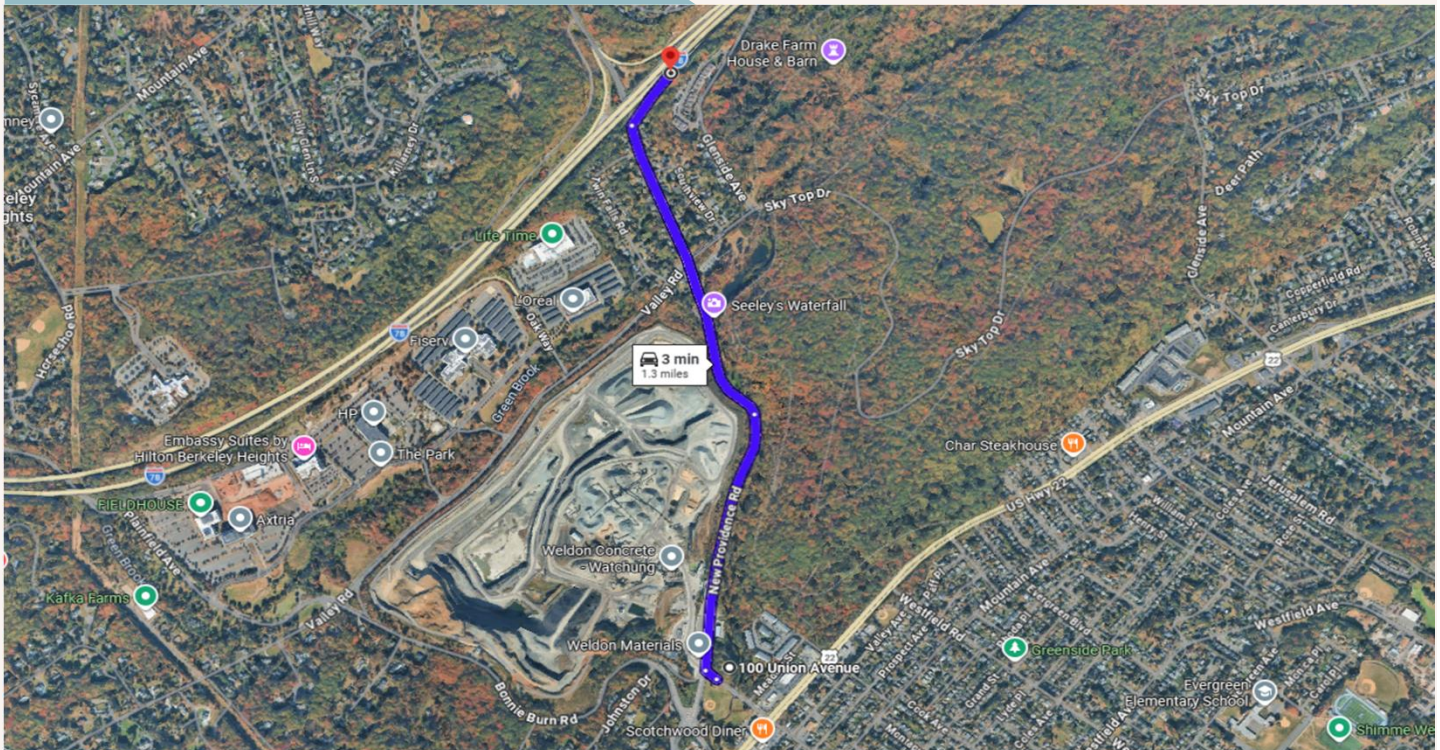


# 178 Access

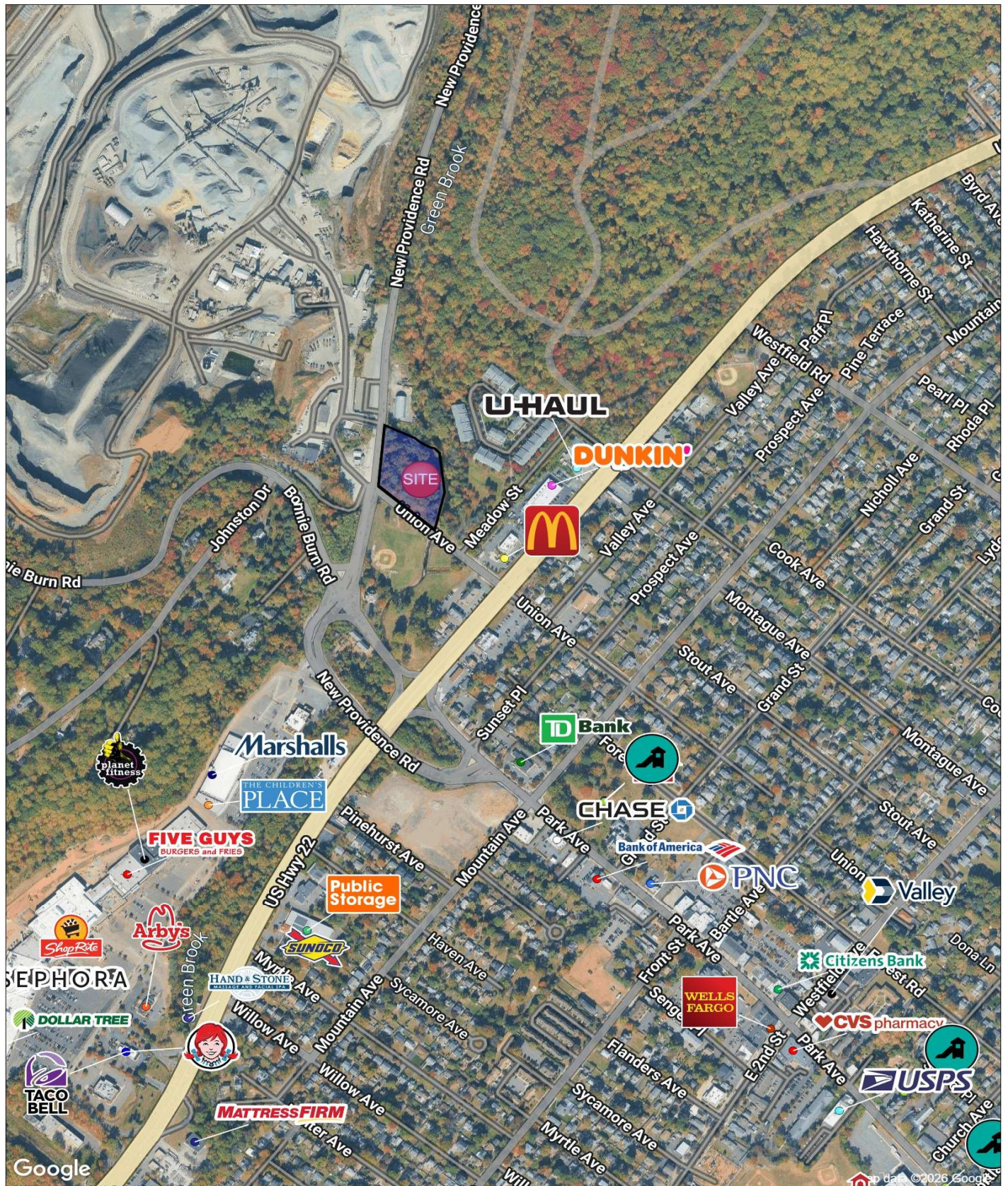
## 178 West Bound Access



## 178 East Bound Access



# Local Map and Surrounding Area



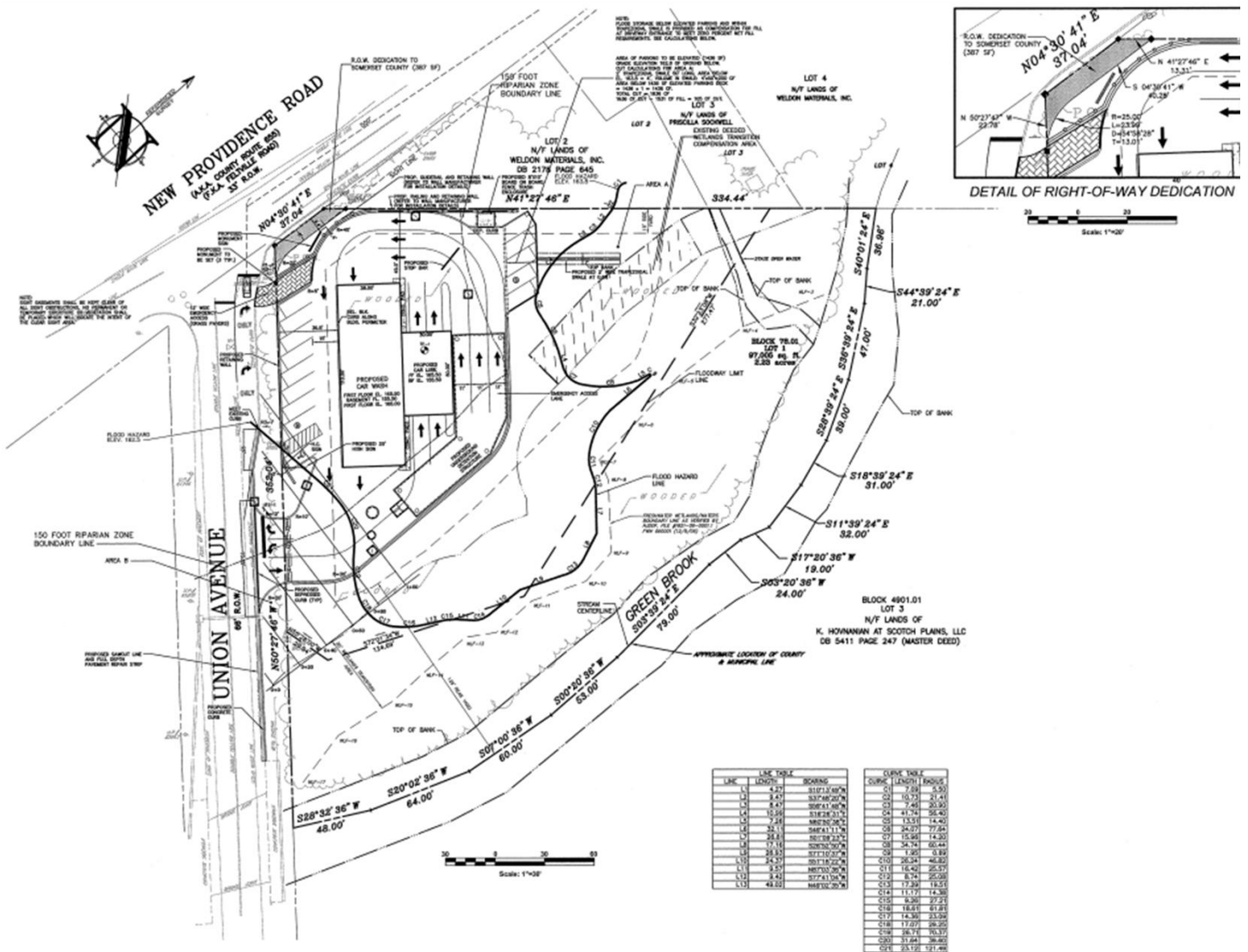
# Location



Strategically located near major routes Interstate and State routes.

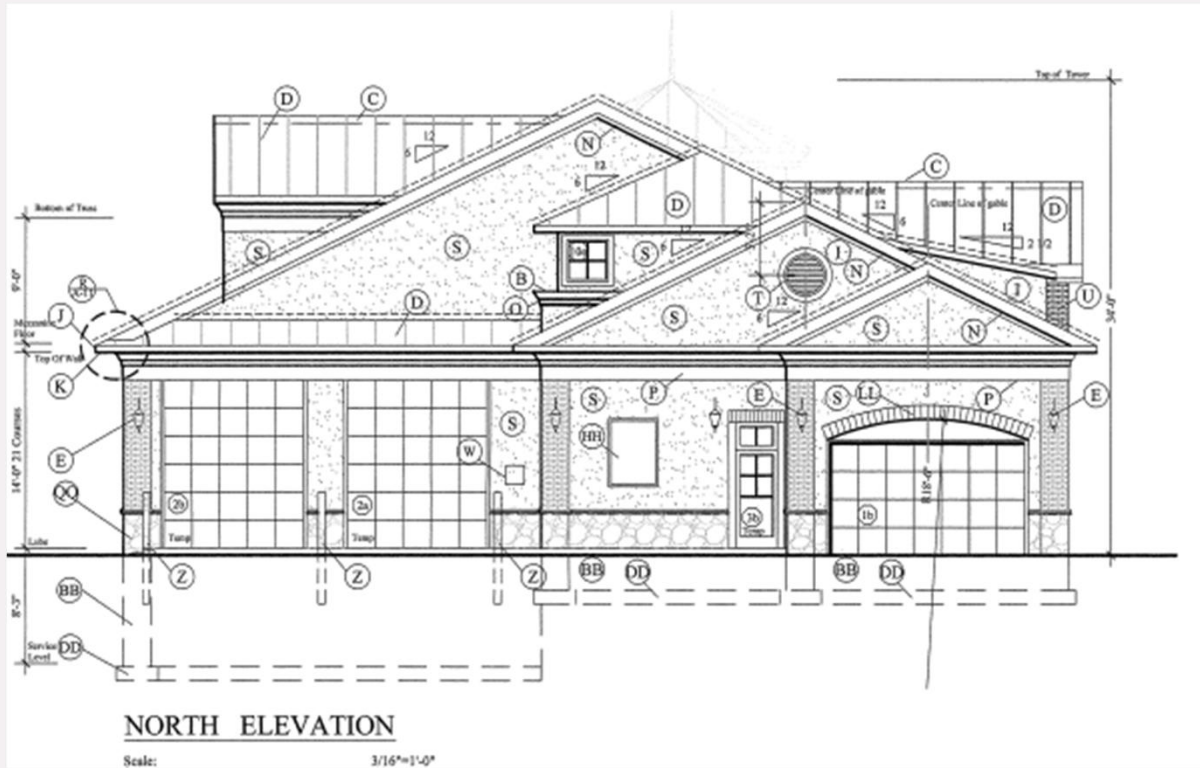
100 Union Ave

# Proposed Use: Car Wash

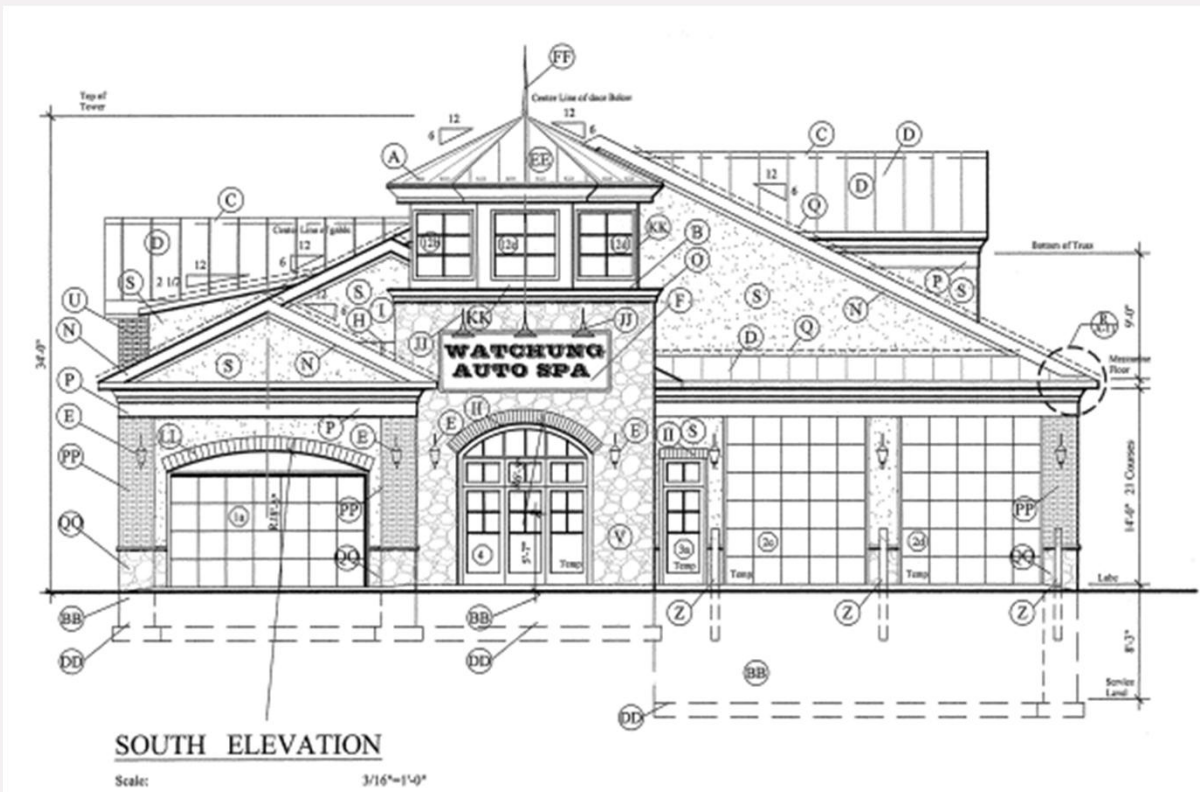


**Disclaimer: Proposed use is contingent upon FEMA constraints becoming more stringent than in previous years**

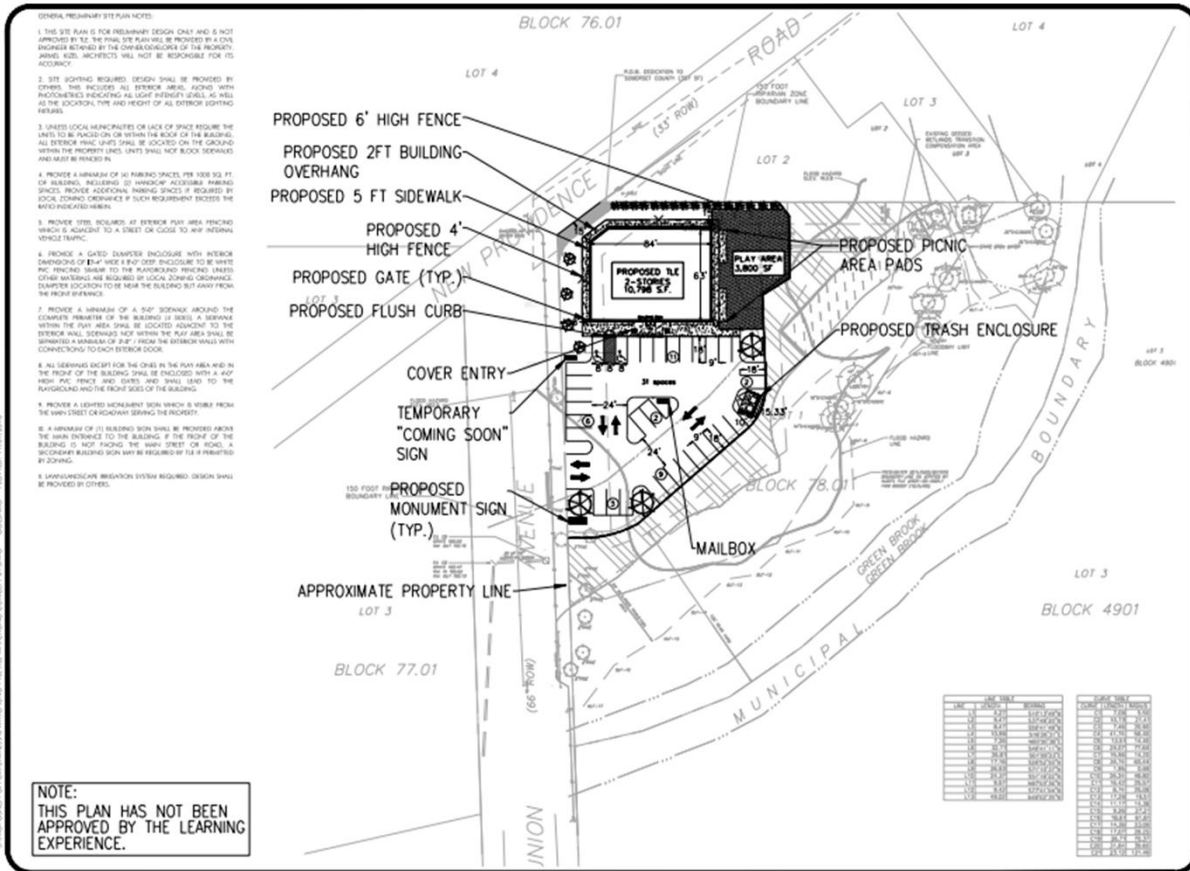
# Proposed Use: Car Wash - Façade Rendering



**Disclaimer: Proposed use is contingent upon FEMA constraints becoming more stringent than in previous years**



# Proposed Use: Daycare



**Jk**  
**Jarmel Kizel**  
 ARCHITECTS AND ENGINEERS INC.  
 42 CHINER PARKWAY  
 LIVINGSTON, NEW JERSEY 07039  
 TEL: 973-994-8669  
 FAX: 973-994-8059  
 www.jarmelkizel.com  
 Architecture  
 Engineering  
 Interior Design  
 Implementation Services

**CONTRACTORS**

ARCHITECT: JARMEL KIZEL, INC.	DATE: 10/21/18
OWNER: LEARNING EXPERIENCE	SCALE: 1" = 60'
DESIGNER: JARMEL KIZEL, INC.	APPROVED BY: OPD
DATE: 10/21/18	

**PROJECT:**  
 THE LEARNING EXPERIENCE  
 100 UNION AVENUE  
 WASHINGTON, NEW JERSEY

**CONCEPT PLAN 01**

Drawing Number:  
**CP-01**

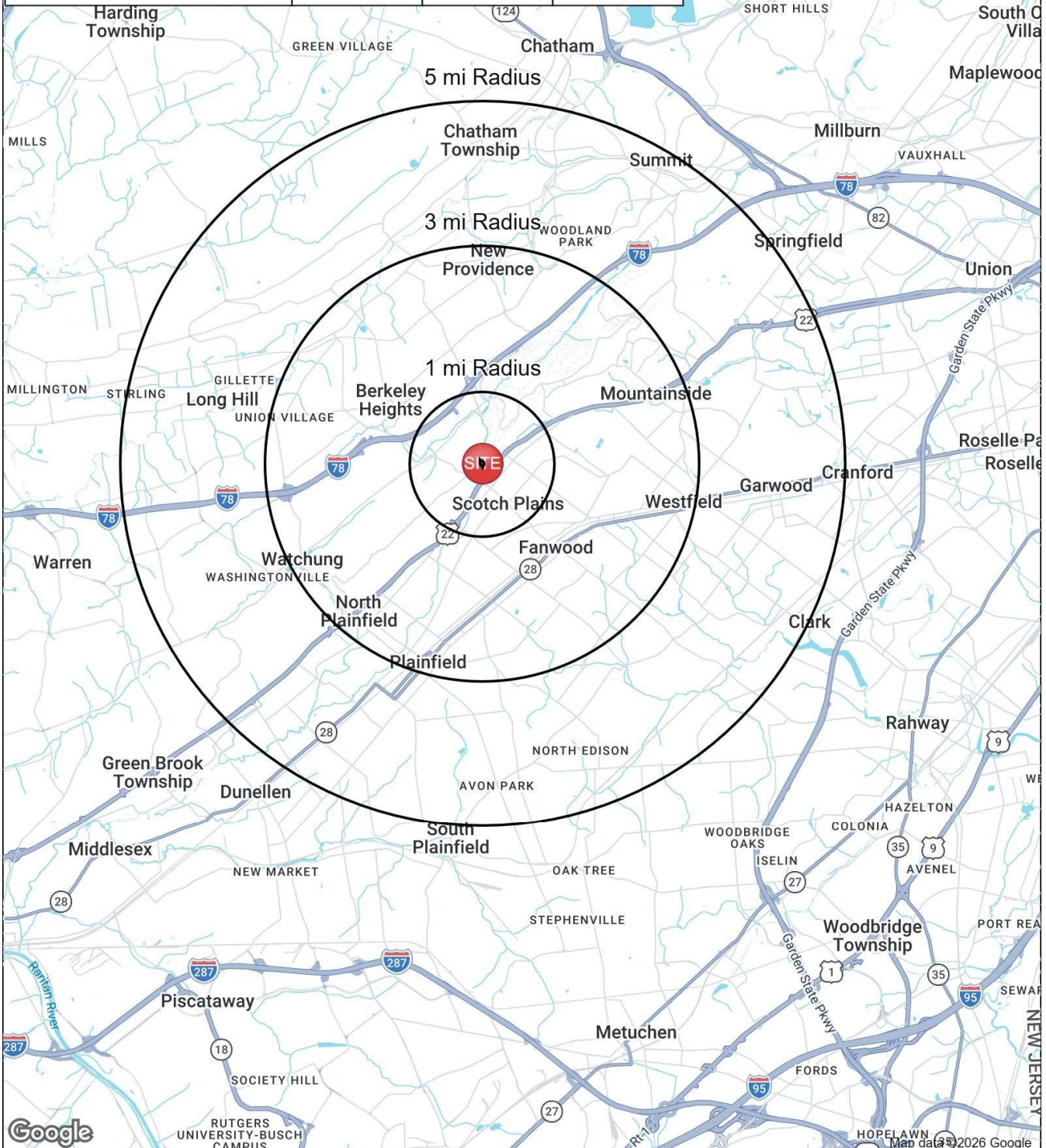
Scale Date: 10/21/18

**Disclaimer: Proposed use is contingent upon FEMA constraints becoming more stringent than in previous years**

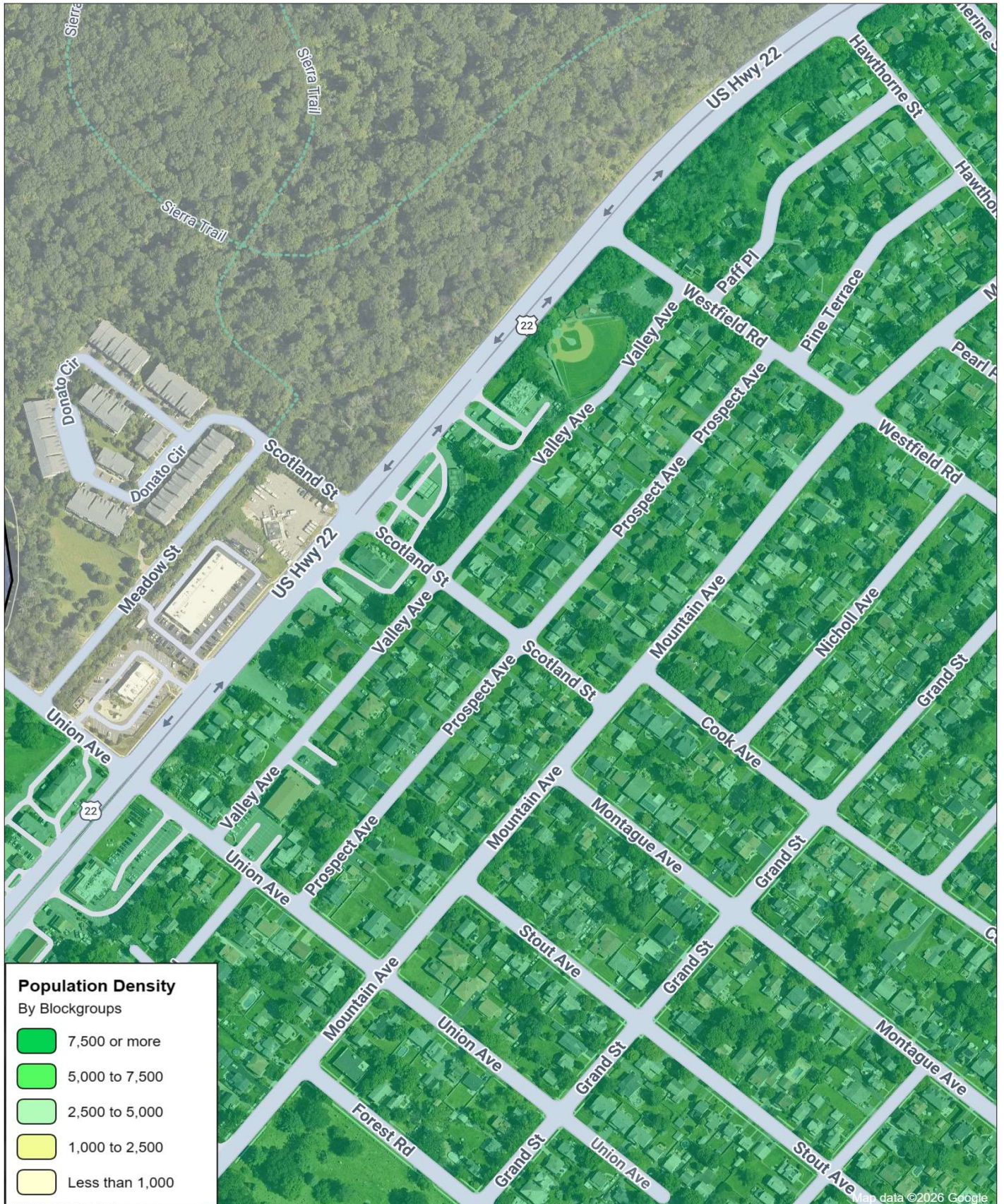


# Demographics: Summary

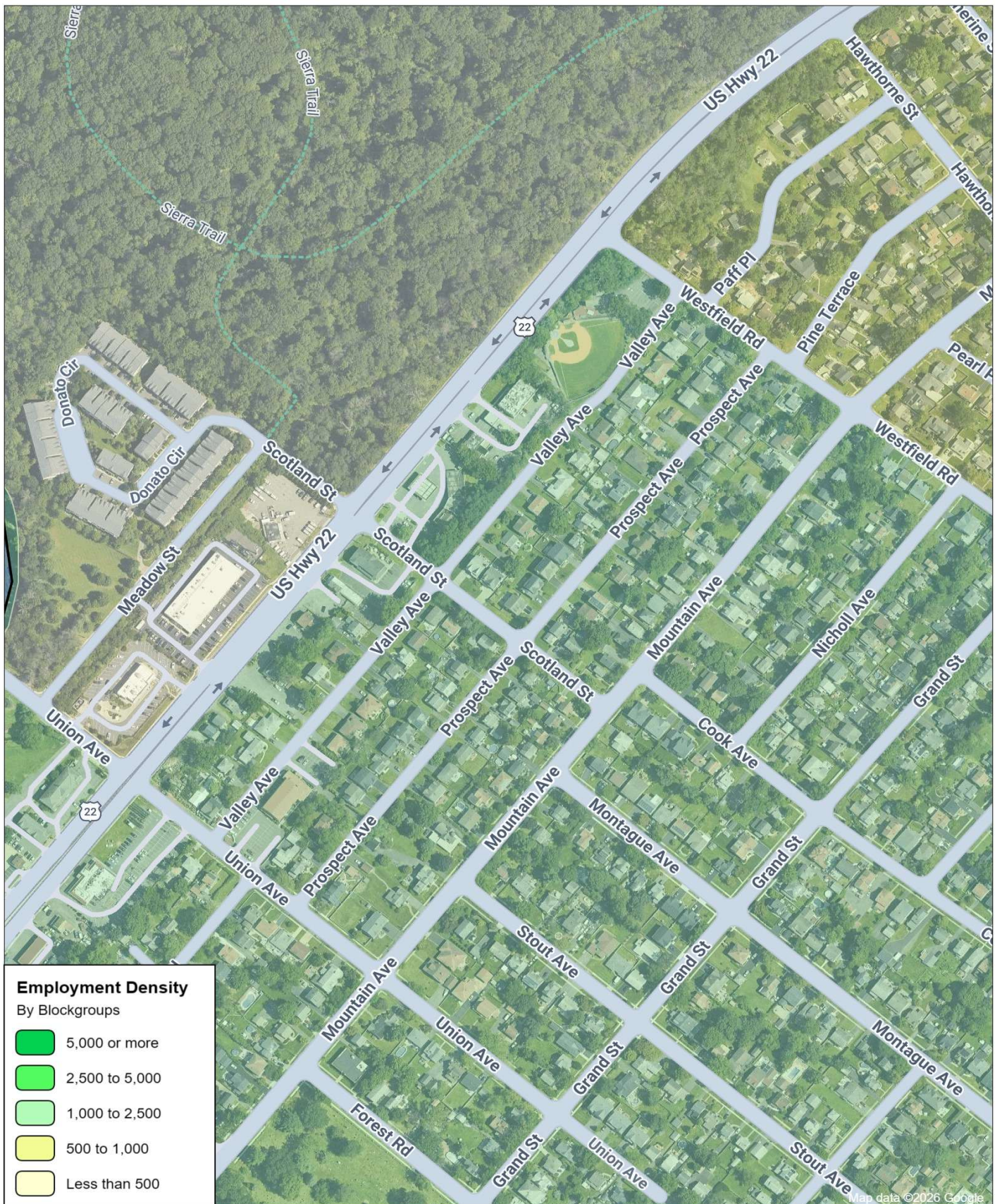
100 Union Ave Watchung, NJ 07069	1 mi Radius	3 mi Radius	5 mi Radius
Population	9,056	108,855	266,906
Median HH Income	\$160,534	\$160,653	\$160,456
Population Median Age	39.9	39.8	40.1
Households	3,176	37,103	91,442



# Demographics: Population Density



# Demographics: Employment Density



# Watchung Borough



Strong economic growth and a high quality of life are the hallmarks of the Watchung Borough community, **strategically located off Route 22 and moments from I78**. Watchung Borough is located in Somerset County and contains various office parks, warehouse districts, and shopping centers that make it a center for business and commerce alike. Watchung is home to a number of distinctive housing developments as well as a strong school system which makes it a popular place for families.

★ Designed by TownMapsUSA.com

➡  
Watchung Reservation's Deserted Village and Enchanted Forest



←  
View of I78 and State Route 22 in relation to 100 Union Avenue site

## Connect & Disclaimer



MANAGING DIRECTOR

**Jamie DiOrio**

C: 201.696.5363  
james.diorio@foxroach.com



BROKER SALESPERSON

**Steve Kitsonidis**

C: 201.704.3692  
steve.kitsonidis@foxroach.com



SALES ASSOCIATE

**Annette Mauti**

C: 908.578.4446  
annette.mauti@foxroach.com

### DISCLAIMER

ALL INFORMATION CONTAINED HEREIN, INCLUDING INFORMATION ON THE PROPERTY, AND ANY ESTIMATES OR PROJECTIONS, IS BASED UPON INFORMATION PROVIDED BY THE PRINCIPLE OR THIRD PARTIES. CERTAIN OF THE ECONOMIC AND FINANCIAL MARKET INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM PUBLISHED SOURCES AND/OR PREPARED BY OTHER PARTIES. WHILE SUCH SOURCES ARE BELIEVED TO BE RELIABLE, THE PRINCIPLE, FOX & ROACH, OR THEIR RESPECTIVE AFFILIATES OR ANY OTHER PERSON ASSUMES ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION, AND NO REPRESENTATION OR WARRANTY IS MADE WITH RESPECT THERETO. UNLESS OTHERWISE SPECIFIED HEREIN OR IN A SUPPLEMENT TO THIS MARKETING BROCHURE, ALL INFORMATION CONTAINED IN THIS MARKETING MATERIAL RELATING TO THE PROPERTY, FOX & ROACH, OR THEIR RESPECTIVE AFFILIATES HAS BEEN COMPILED AS OF THE DATE SET FORTH ON THE COVER PAGE OF THIS MARKETING MATERIAL. ANY TARGETED RETURNS, PROJECTIONS OR OTHER FORECASTS CONTAINED HEREIN ARE BASED ON SUBJECTIVE ESTIMATES AND ASSUMPTIONS ABOUT CIRCUMSTANCES AND EVENTS THAT HAVE NOT YET TAKEN PLACE, MAY NEVER TAKE PLACE, AND ARE SUBJECT TO MATERIAL VARIATION. ACCORDINGLY, THERE CAN BE NO ASSURANCE THAT ANY PROJECTED, TARGETED OR FORECASTED RESULTS WILL BE ATTAINED. TARGETED OR POTENTIAL PERFORMANCE RESULTS MAY NOT BE ACHIEVED, AND THERE CAN BE NO ASSURANCE THAT THE INVESTORS OR PURCHASERS WILL ACHIEVE THE PROFFERED RESULTS. ANY BUYER AND/OR INVESTOR MUST VERIFY THE INFORMATION PROVIDED, AND CONDUCT THEIR OWN DUE DILIGENCE ON THE ASSUMPTIONS MADE HEREIN. BUYER SHALL CONDUCT SUCH INSPECTIONS, INVESTIGATIONS AND OTHER INDEPENDENT EXAMINATIONS OF THE PROPERTY AND RELATED MATTERS AS BUYER DEEMS NECESSARY, INCLUDING, BUT NOT LIMITED TO, THE PHYSICAL AND ENVIRONMENTAL CONDITIONS THEREOF, AND WILL RELY UPON SAME AND NOT UPON ANY WRITTEN OR ORAL STATEMENTS OF FOX AND ROACH, NOR OF ANY OFFICER, DIRECTOR, EMPLOYEE, AGENT, CONSULTANT, CONTRACTOR. BUYER ACKNOWLEDGES THAT ALL INFORMATION OBTAINED BY BUYER WAS OBTAINED FROM A VARIETY OF SOURCES, AND SELLER WILL NOT BE DEEMED TO HAVE REPRESENTED OR WARRANTED THE COMPLETENESS, TRUTH OR ACCURACY OF ANY OF THE DOCUMENTS OR OTHER SUCH INFORMATION HERETOFORE OR HEREAFTER FURNISHED TO BUYER.