

PISCATAWAY, NJ

30 Seeley Ave, Piscataway, NJ 08854

FOR SALE - 5 Acres Prime Hotel Development

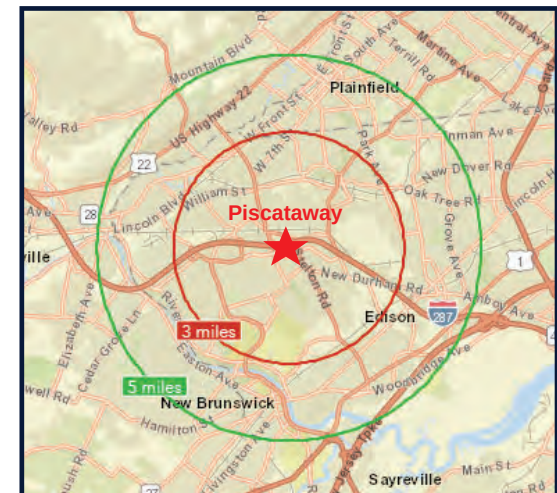


LOCATION HIGHLIGHTS

- 5 acres available located in major retail trade area surrounded by over 2 million square feet of retail
- Positioned just off Stelton Road (29,023 VPD) and adjacent to I-287 exchange (121,324 VPD)
- Dense Population
- Zoned SC (Shopping Center)
- Approved for 4 story, 117 unit hotel with indoor pool, business center, meeting room, and outdoor amenities including putting green, gazebo, sports court and seating areas.

DEMOGRAPHICS

	3 Miles	5 Miles
Population	113,563	354,852
Households	37,883	118,710
Avg HH Income	\$135,178	\$124,490



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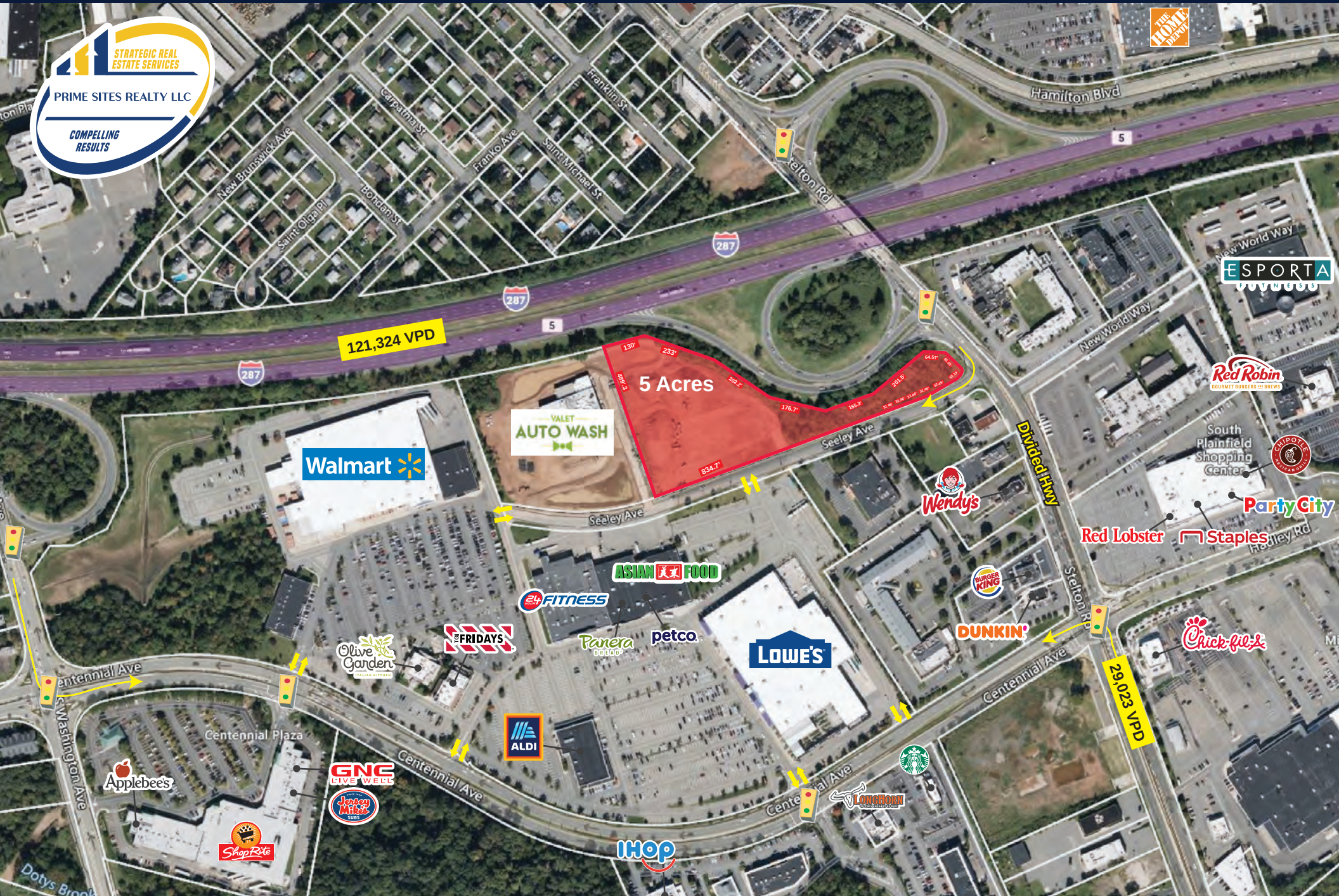
GROUND LEASE PREFERRED
MIGHT CONSIDER SALE OR BTS



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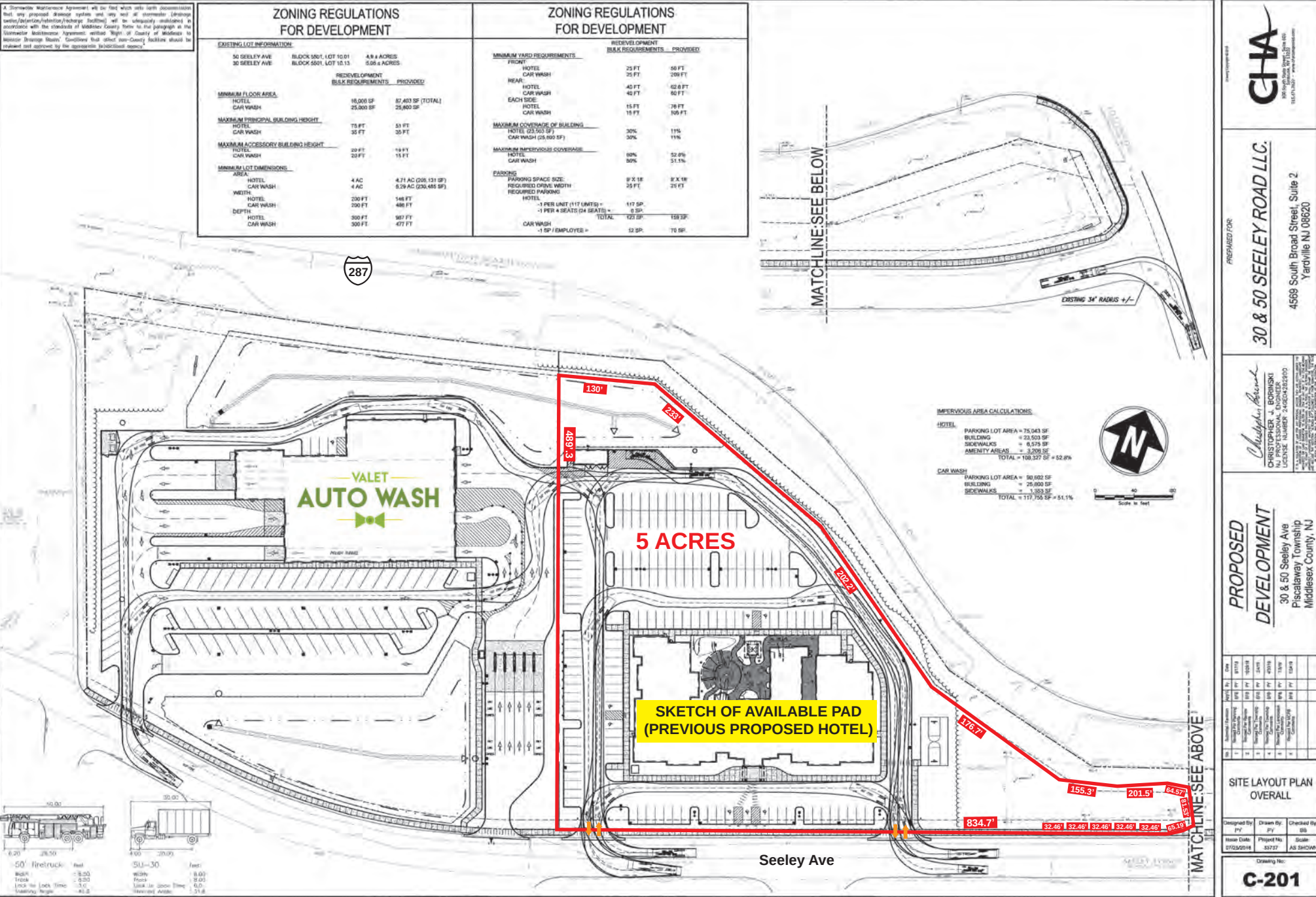


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ZONING 21 Attachment 2

Township of Piscataway Schedule of Use Requirements (§ 21-501.2)

[1972 Code § 21-501; Ord. No. 10-05; New; Ord. No. 11-25; Ord. No. 13-30; amended 6-14-2018 by Ord. No. 18-12; 11-26-2019 by Ord. No. 19-29; 2-9-2021 by Ord. No. 2021-05]

Zone	Principal Uses Permitted	Accessory Uses Permitted	Conditional Uses Permitted
SC	1. Shopping centers	1. Same as C Zone	1. Same as G-B Zone
C	1. Business and professional offices and banks 2. Retail and personal service stores 3. Governmental buildings and uses	1. Private garages for business vehicles uses for a permitted use 2. Other accessory uses customarily incidental to the main use 3. Off-street parking lots for customers, clients, patrons.	1. Public utility installations 2. Solar energy systems (see § 21-1014) 3. Tutoring and learning centers 4. Firearms Sales (see § 21-1018) 5. Vaping Products/E-Cigarette Sales (see § 21-1019)
G-B	1. Same as C Zone 2. Wholesale trade establishments 3. Commercial recreation establishments	1. Same as C Zone	1. Public utility installations 2. Service stations and public garages 3. Drive-in restaurants 4. Solar energy systems (see § 21-1014) 5. Firearms sales (see § 21-1018) 6. Vaping Products/E-Cigarette Sales (see § 21-1019)