



464 Route 31, Washington, NJ 07882

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

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AVAILABLE

FOR LEASE

- Land Size 2.2 AC
- Located Near Signalized Intersection
- High Commuter Traffic Exposure
- Great Visibility From Route 31
- Traffic Count Route 31: 20,740 VPD
- Zoning (HC) Highway Commercial: [Click Here For More Info](#)
- Neighboring National Tenants: McDonald's, 7-ELEVEN, Dunkin', Starbucks, Burger King, ShopRite, Dollar General, Jersey Mike's, Taco Bell, Domino's, QuickChek, Unity Bank, PNC Bank, ACE Hardware, AutoZone, Tractor Supply Co. and Many More...

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

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Warren County
Technical School



WASHINGTON



Warren County
Community
College

US-31 TRAFFIC COUNT: 20,740 VPD

SITE



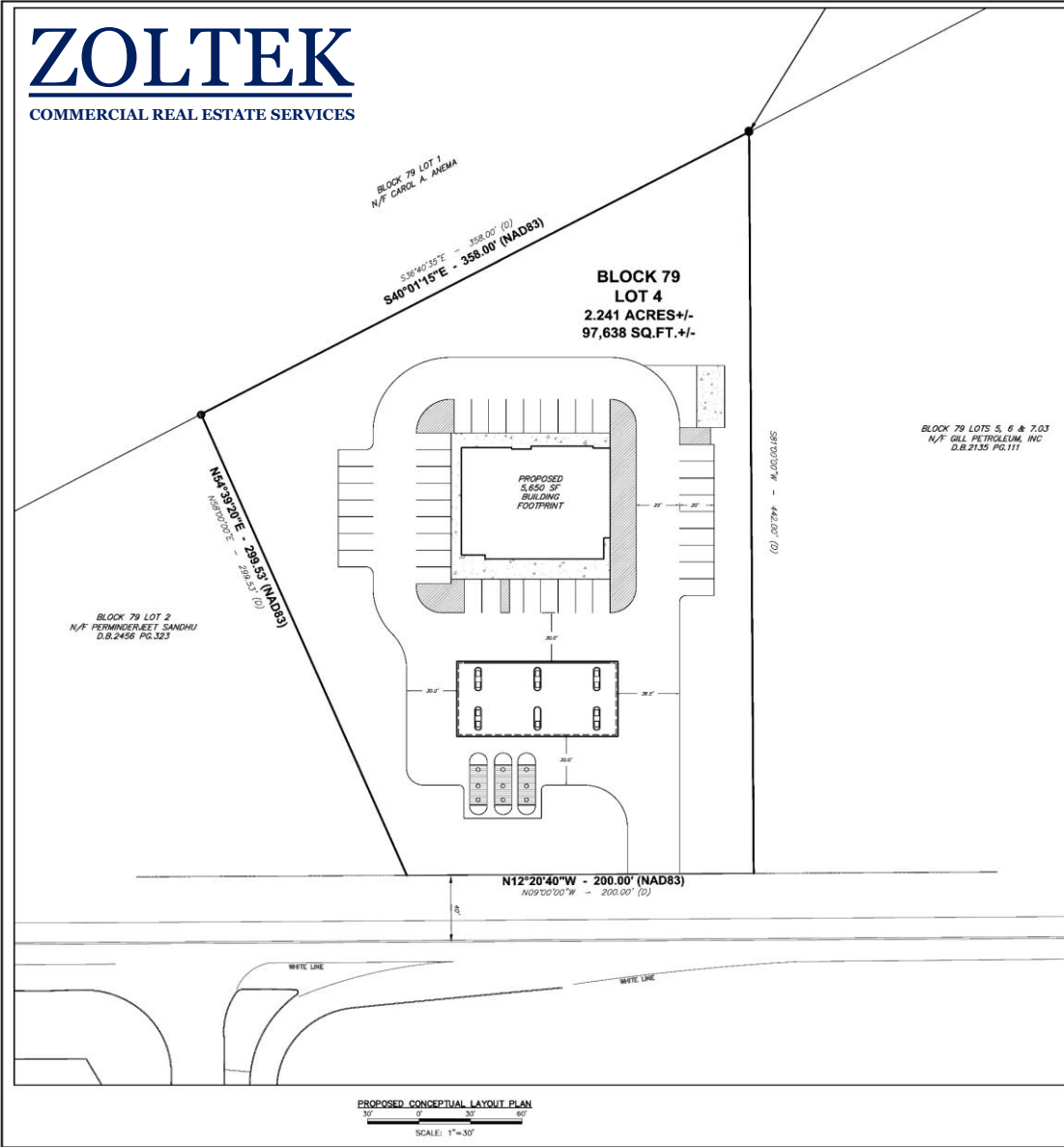
FRANKLIN
TOWNSHIP



Hampton
Public School

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KEY MAP
1/25/25

DATE	REVISIONS	MADE	FILE NO.
1/25/25	REVISE LAYOUT PER CLIENT		2025-010
			DATE: 1/25/25
			SCALE: AS NOTED
			DRAWN BY: QV
			CHECKED BY: [Signature]
			DRAWING NO.
			SHEET NO. 1 OF 1

464 STATE HIGHWAY ROUTE 31

PROPOSED CONCEPTUAL LAYOUT PLAN
CONVENIENCE STORE/GAS STATION
FOR
BLOCK 79, LOT 4
WASHINGTON TOWNSHIP, WARREN COUNTY, NEW JERSEY

Greg VanderRydt
Principal Consultant

rydtconsulting



DEMOGRAPHICS	<i>3 Mile</i>	<i>5 Miles</i>	<i>10 Miles</i>
Population	15,191	28,568	100,354
Daytime Population	4,038	7,828	35,713
Households	6,139	11,039	38,062
Average Age	45.8	46.2	46.7
Average HH Income	\$129,649	\$136,423	\$150,905

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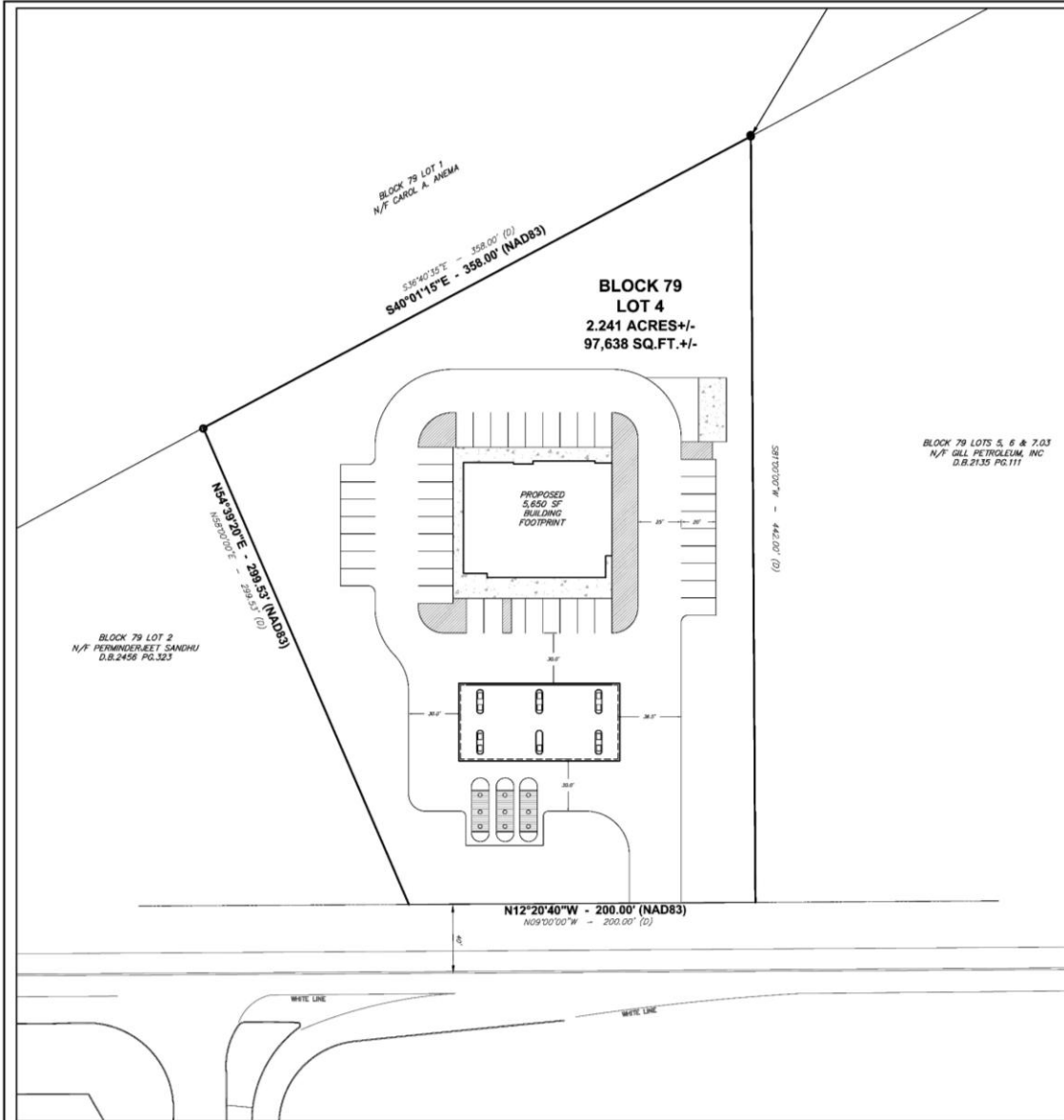
D: 973.206.0443

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SITE PLAN



KEY MAP
T-202

PROPOSED CONCEPTUAL LAYOUT PLAN
SCALE: 1"=30'

DATE	REVISIONS MADE	484 STATE HIGHWAY ROUTE 31		FILE NO.
		PROPOSED CONCEPTUAL LAYOUT PLAN CONVENIENCE STORE/GAS STATION FOR BLOCK 79, LOT 4 WASHINGTON TOWNSHIP, WARREN COUNTY, NEW JERSEY		2025-010
				DATE: 1/25/25
				SCALE: AS NOTED
				DRAWN BY: DV
				CHECKED BY:
		GREG VANDERBYTT PROJECT MANAGER 		DRAWING NO.
1/25/25	REVISE LAYOUT PER CLIENT			SHEET NO. 1 OF 1