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Proposed Ground Lease or Possible Built-to-Suit 1251 Route 22, Bridgewater, NJ

- This site sits on 2.09 acres in the center of Somerset County on Rt 22 with high visibility
- Almost 100,000 Vehicles pass this site daily
- Currently, a 7,686 sq. ft. one-story medical building tenanted by Hunterdon Health is occupying a portion of the site
- Preliminary studies based on parking and other factors show that an 11,900 sq. ft. two-story building can be fit on the land to the right of the existing building occupied by Hunterdon Health
- The land to fit the proposed 11,900 sq. ft. building is available for ground lease. Owner will consider a build-to-suit. Permitted uses/conditional uses include professional offices, medical offices, hotels, banks, services stations, personal services uses and more
- New parking lot with new LED lighting finished in 2018
- Easy access to all arterial highways, I-287, I-78, and the Turnpike
- Minutes from Bridgewater Commons Mall & Chimney Rock Crossing Mall
- Affluent neighborhood with a sizeable population employed by Fortune 500



Property highlights



Growth Potential

- Various development possibilities
- Thriving retail & commercial corridor



Strategic Location

- Near major highways
- Exceptional VPD (Rt 22: 96,922)
- Flexible accessibility



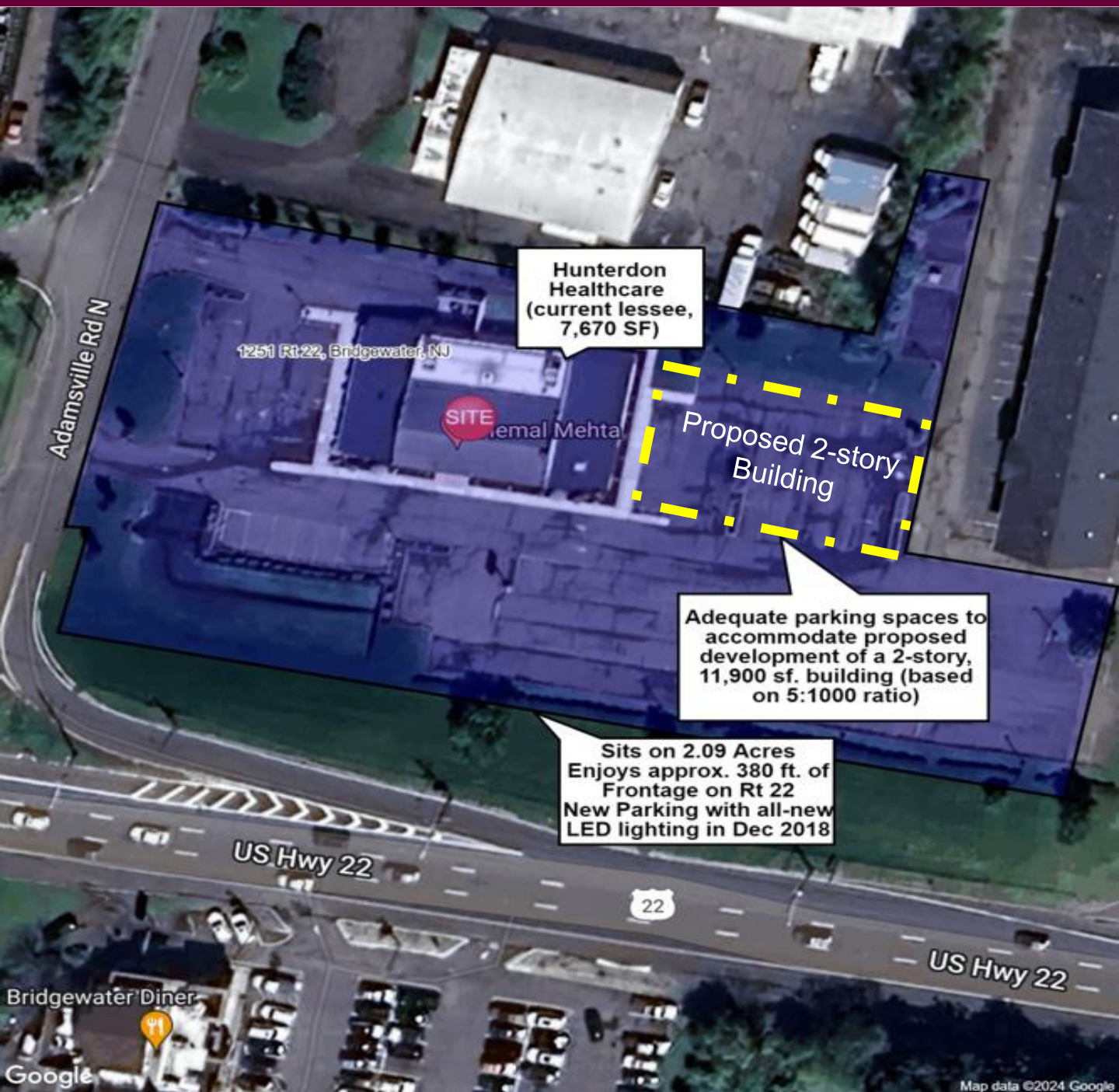
High Visibility

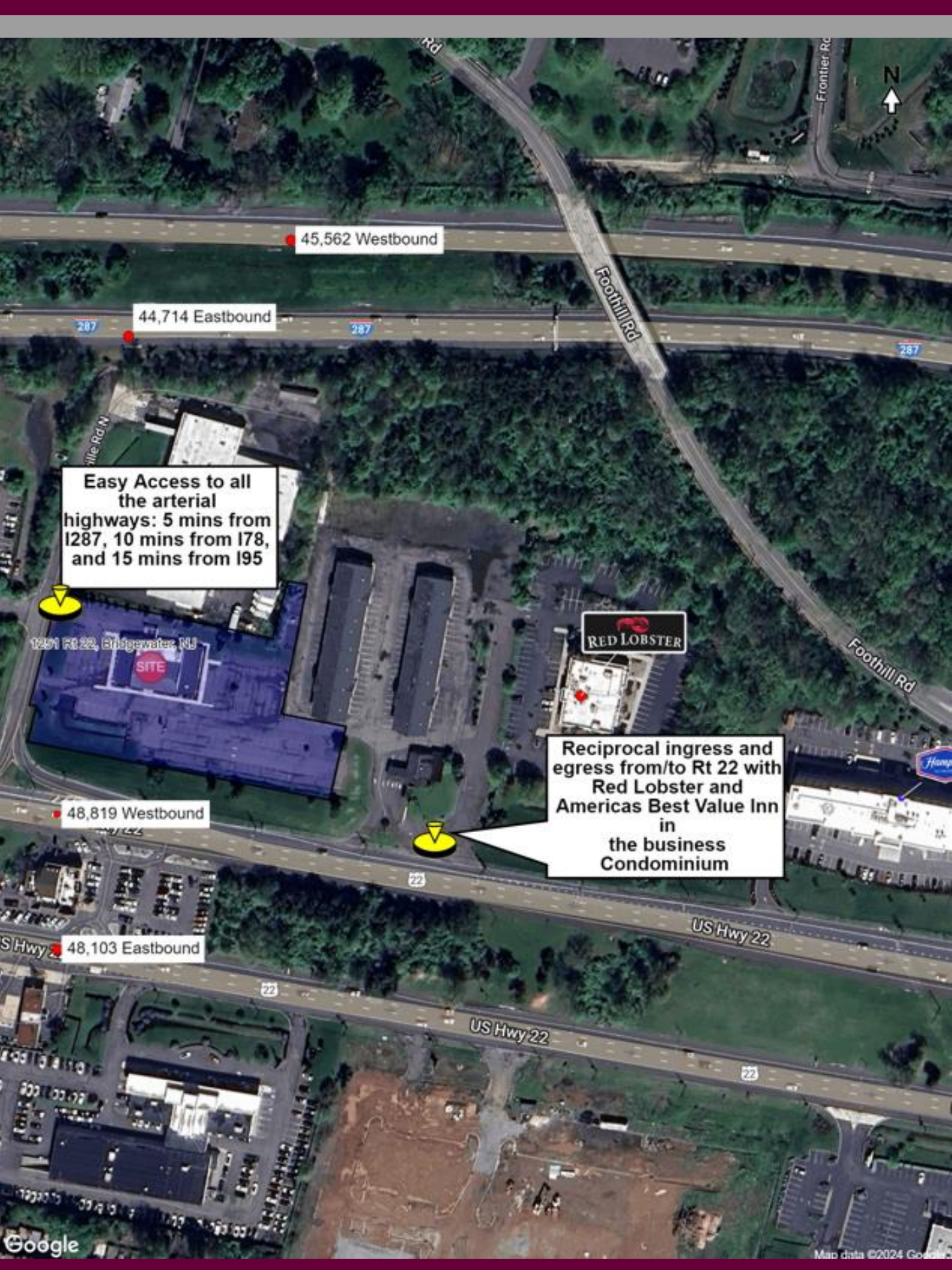
- 380 feet of frontage on Rt 22
- Reciprocal egress/ingress with Red Lobster and Americas Best Value Inn



Ample Parking

- 98 parking spaces in total, and approx. 60 parking for the proposed building, pro rata.
- New parking with new LED lighting





45,562 Westbound

44,714 Eastbound

Easy Access to all the arterial highways: 5 mins from I287, 10 mins from I78, and 15 mins from I95

12301 Rt 22, Edgewater, NJ

SITE

RED LOBSTER

Reciprocal ingress and egress from/to Rt 22 with Red Lobster and Americas Best Value Inn in the business Condominium

48,819 Westbound

48,103 Eastbound

Martinsville Gardens



Gabriel's Fountain Kitchen & Creamery

1.75 miles east to Bridgewater Commons Mall (more than 1.2 million SF) array of retails, restaurants anchor with department stores

Proposed Development Plan for Ground Lease or BTS at the highly sought-after location



1 mile west of Chimney Rock Crossing Mall (235,000 SF) anchored by Whole Foods, Nordstrom Rack, Saks Off 5th Ave, Container Store



Atlantic Health System

SAFAVIEH HOME FURNISHINGS

INFINITI HONDA ACURA

BUFFALO WILD WINGS

Hampton Inn

Recently approved hotel & Goddard School

CHOICE HOTELS

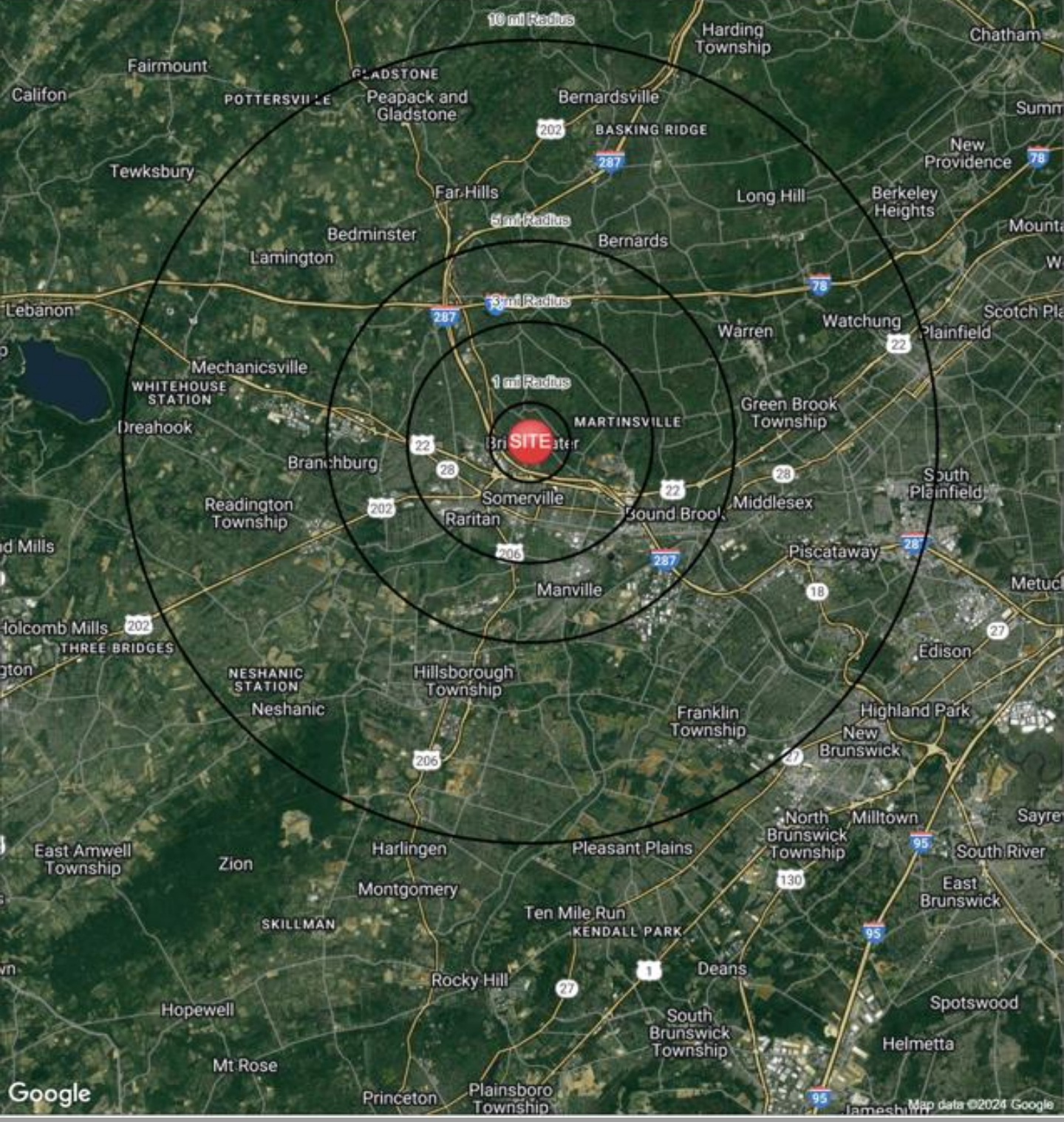
THE GODDARD SCHOOL



Reading Cinemas Manville with TITAN...

Walmart Supercenter

1251 US-22 Bridgewater, NJ 08807	1 mi Radius	3 mi Radius	5 mi Radius	10 mi Radius
Households	2,308	22,925	53,146	200,382
Population	6,052	61,380	143,568	579,606
Population Median Age	41.6	39.6	42.3	39.2
Average HH Income	\$158,169	\$156,546	\$175,547	\$173,677
Employees	6,440	40,861	92,160	281,985





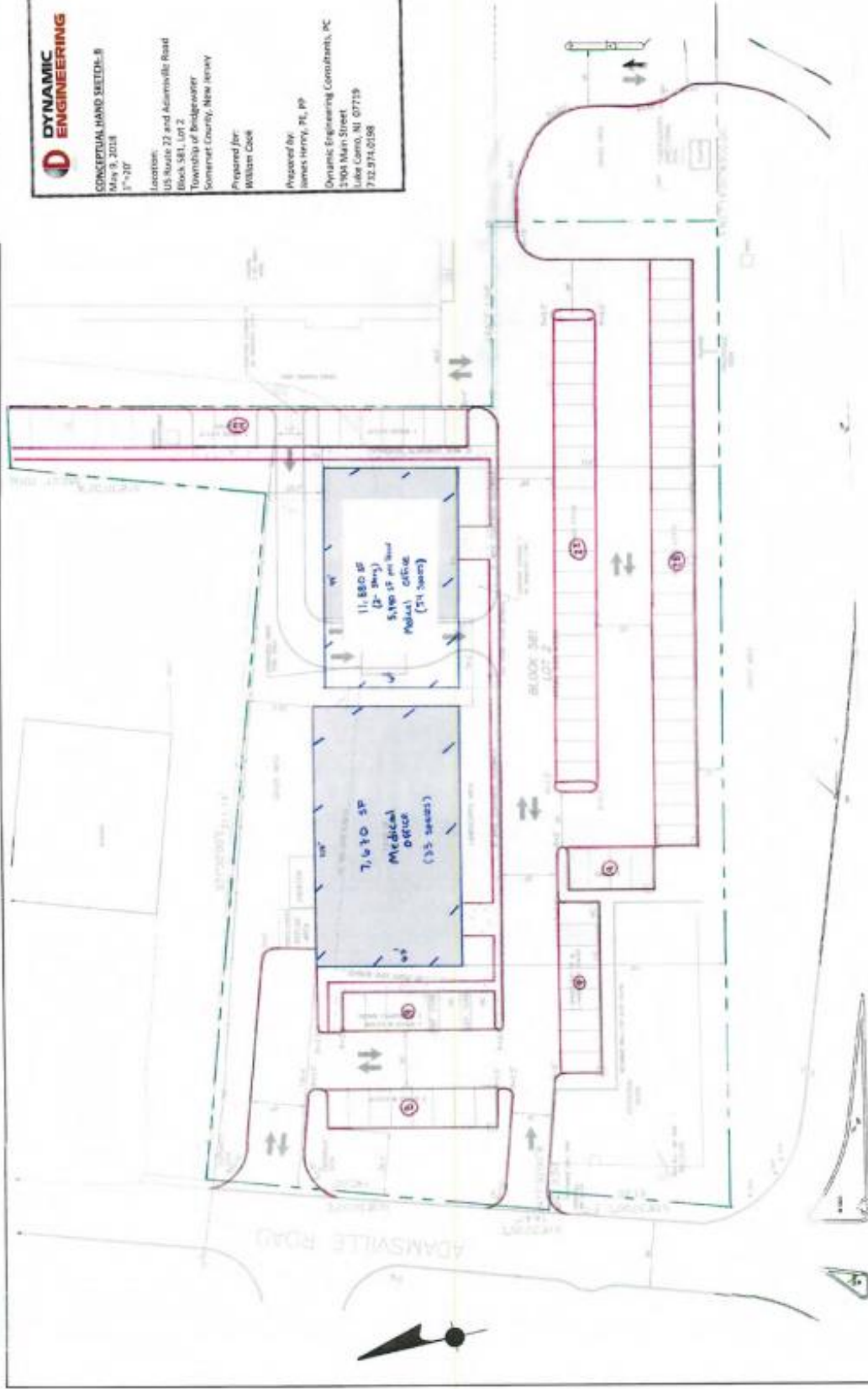
CONCEPTUAL HAND DRAWING-B
July 9, 2018
2"=30'

Location:
US Route 22 and Adamsville Road
Block 381, Lot 2
Township of Bridgewater
Somerset County, New Jersey

Prepared for:
William Cook

Prepared by:
James Henry, PE

Dynamic Engineering Consultants, PC
2704 Main Street
Lake Como, NJ 07719
732.974.0198

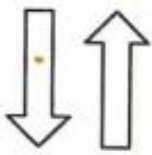
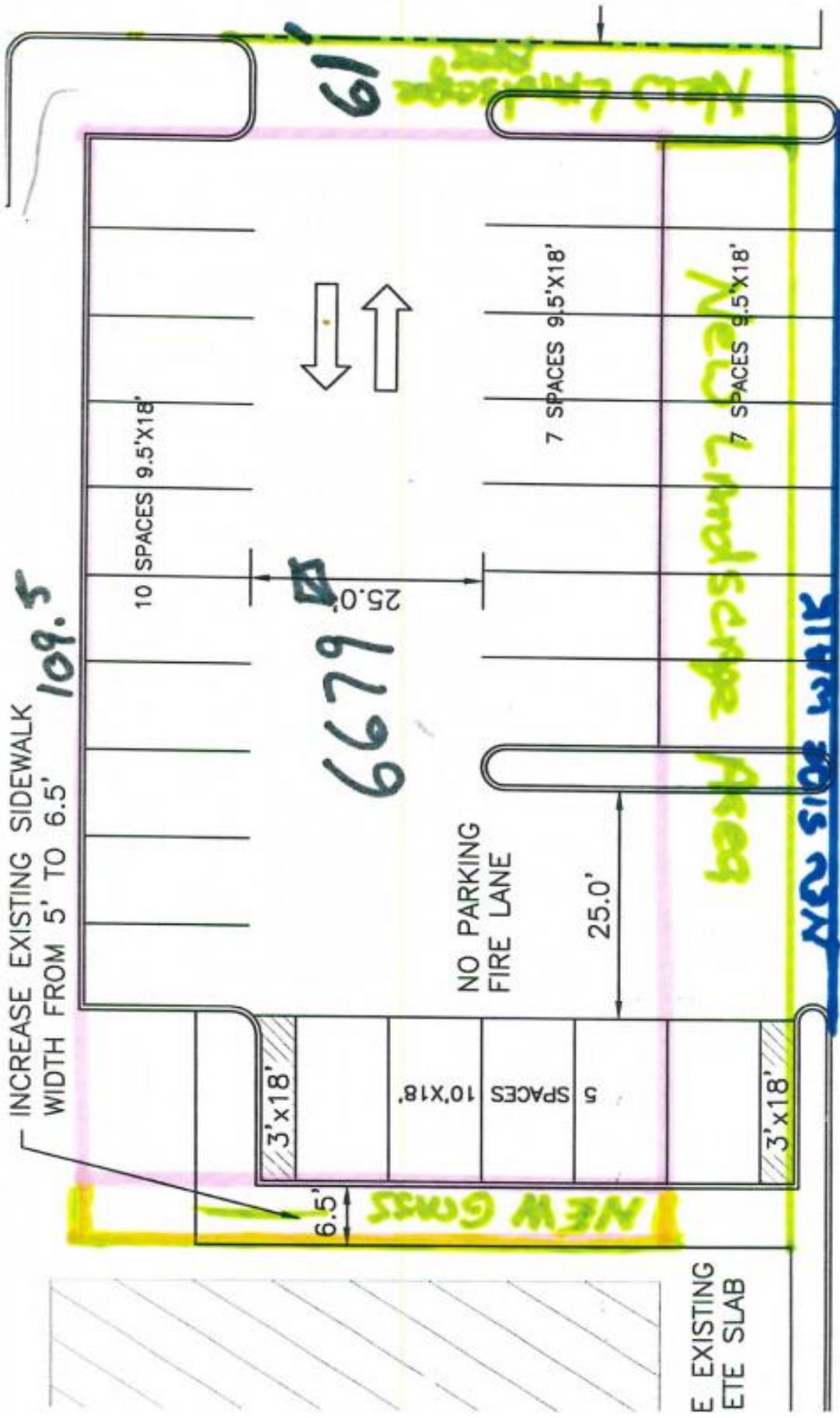


U.S. HIGHWAY ROUTE 22



INCREASE EXISTING SIDEWALK
WIDTH FROM 5' TO 6.5'

109.5



6679

25.0'

NO PARKING
FIRE LANE

25.0'

10 SPACES 9.5'X18'

7 SPACES 9.5'X18'

7 SPACES 9.5'X18'

3'x18'

5 SPACES 10'X18'

3'x18'

EXISTING
ETE SLAB