

661-665 Broadway

Westwood, NJ

FOR LEASE

±3,000 SF

5-Bay Garage & Warehouse

**PRICE
REDUCED**
\$4,300/MO.
NNN

GARAGES/WAREHOUSE
AVAILABLE/VACANT
WITH PARKING

**FOR
LEASE**

**LEASED
AUTO REPAIR**

 **For more
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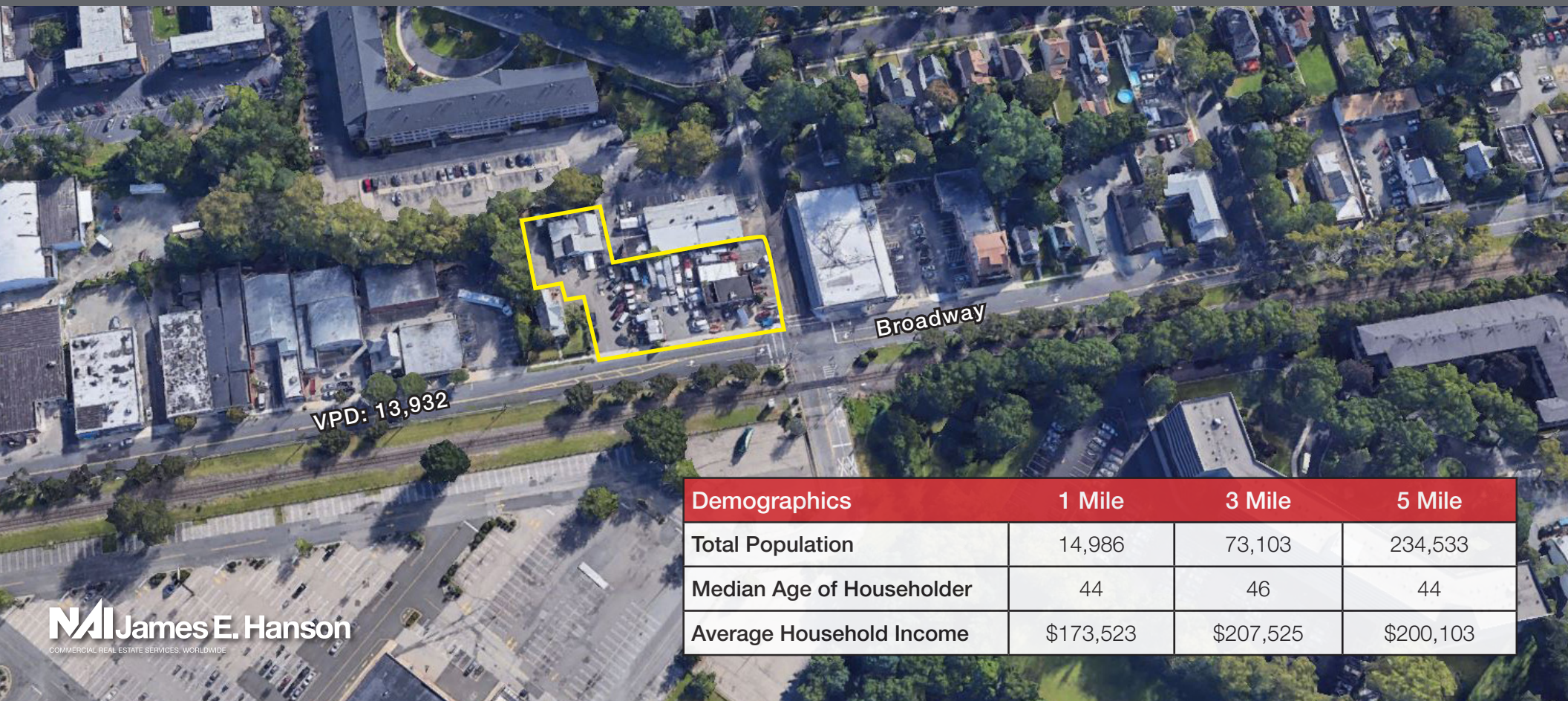
About the Site

- ±3,000 SF 5-Bay Garage + Warehouse
- Ample Parking On-Site
- Zoning LB-1 (Limited Business District 1)
- **Excellent Visibility and Frontage on Broadway!**

One current tenant is an auto repair shop, U-Haul rental facility. Site includes ±3000 SF warehouse-garages available for Lease.

ASKING RENT: \$4,300/month NNN + Taxes, Utilities, Snow Plowing

661-665 Broadway
Westwood, NJ



Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,986	73,103	234,533
Median Age of Householder	44	46	44
Average Household Income	\$173,523	\$207,525	\$200,103

661-665 Broadway
Westwood, NJ



LAKE STREET

§ 195-122. LB-1 Limited Business District 1

A. The purpose of the LB-1 District is to encourage integrated wholesale uses, a limited number of retail uses where retail activity is associated with distribution activity, and specified business and office uses.

B. The principal permitted uses allowed in the LB-1 District include the following:

- (1) Retail sales of durable products, such as furniture manufactured, stored or assembled for sale on site with a minimum retail area of 25% of the total building area.
- (2) Retail sales of appliances, furniture, office equipment or similar bulky, durable items.
- (3) Retail stores not exceeding 2,500 square foot of gross leasable area stocking a limited selection of merchandise, including dairy products, fresh fruits and vegetables, frozen foods, grocery items, newspapers and magazines, and lottery tickets. [Added 12-21-2010 by Ord. No. 10-28]
- (4) Restaurants and fast-food restaurants.
- (5) Health clubs.
- (6) Recreation uses.
- (7) Banks, including drive-through banks.
- (8) Business, professional and medical (including veterinarian) offices. [Amended 12-21-2010 by Ord. No. 10-28]
- (9) Child-care centers subject to§ 195-129B.
- (10) Dry-cleaning stores (retail distribution only).
- (11) Furniture or home furnishing store.
- (12) Instructional dance or martial arts studios.
- (13) Music studios and music instruction studios. [Amended 12-21-2010 by Ord. No. 10-28]
- (14) Appliance or electronic supply shops.
- (15) Retail custom packaging and mail services.
- (16) Retail office supplies.
- (17) Antique shops.
- (18) Parking lots, subject to applicable standards in Article XX, Off-Street Parking Requirements, of this chapter.

(19) Passenger car rental uses. [Added 12-21-2010 by Ord. No.10-28]

C. Accessory permitted uses allowed in the LB-1 District include the following:

- (1) Off-street parking, subject to Article XX, Off-Street Parking Requirements, of this chapter.

(2) Fences and walls, subject to§ 195-130G.

(3) Signs, subject to Article XIX, Sign Regulations, of this chapter.

(4) Seasonal farmers' markets or plant sales, subject to permitting regulations.

(5) Child-care facilities, subject to§ 195-129B.

D. Conditional permitted uses allowed in the LB-1 District include the following:

(1) Fast-food restaurants with a drive-through, subject to the following conditional use regulations:

(a) Minimum lot area shall be 20,000 square feet.

(b) No part of any principal structure used as a fast-food restaurant shall be located within 100 feet of any singlefamily zone boundary line. [Amended 1-18-2011 by Ord. No. 11-04]

(c) Minimum landscape buffer width from adjacent residentially developed property shall be 20 feet.

(d) No part of any fast-food restaurant building, nor any ancillary driveway entrance or exit, shall be located within 300 feet of any lot line of any other fast-food restaurant within the same zone.

(e) Driveway curblines to and from a fast-food restaurant shall be at least 100 feet from a street intersection rightof-way to the driveway curblines.

(f) Drive-through lanes shall provide length for a minimum of five cars in queue for the drive-up window.

(g) No queuing area for the drive-through lanes shall be in the front yard of a lot, with the exception of the entrance and exit lanes.

(h) Drive-through lanes shall be separated from adjacent parking areas by a landscaped island of at least five feet from adjacent parking areas and at least 10 feet from side property lines.

E. The applicable area and bulk requirements are presented in the accompanying Schedule of Area and Bulk Requirements set forth at the end of this chapter.