



Eagle Realty USA

For Sale 806 & 816 Route 33, Monroe, Middlesex County, NJ (Block 3 Lots 24.4 & 24.5)

Aerial



Eagle Realty USA

Licensed Real Estate Broker
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“We Close Deals...That’s the Bottom Line”

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All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



PROPERTY HIGHLIGHTS

806 & 816 Route 33, Monroe, Middlesex County, NJ (Block 3 Lots 24.4 & 24.5)

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▪ For Sale

- Retail, Bank & Office Approved Development Site (Status of approvals TBD by buyer)
- Located at the signalized intersection of Route 33 & Prodelin Way – full access to and from Route 33 via Route 33 curb cuts, 2 jug handles and a one-way cross easement to the site from the adjacent property on Prodelin Way.
- +/- 1,095 ' of frontage on Route 33
- +/- 9.47 Acres
- Preliminary site work partially completed
- Existing Auto Repair to be demolished as part of the approvals (buyer responsibility)
- Buildings Proposed Per Site Plan +/- SF:
 - 13,372 SF Retail
 - 12,600 SF Retail
 - 3,358 SF Bank
 - 2,500 SF Office
- Utilities: Approved but not installed
 - Well
 - Septic
- Zoning: HD
- Zoning Code: [Township of Monroe, NJ Zoning District Regulations \(ecode360.com\)](https://www.ecode360.com/township-of-monroe-nj-zoning-district-regulations)
- Zoning Map: GIS Link (click zoning) [Monroe Township GIS \(arcgis.com\)](https://monroetownshipgis.com)
- Area Retailers & Businesses Include: Amazon, Wawa, QuickChek, McDonald's, Tractor Supply, Kiddie Academy, CVS and more....
- Demo's:

Radius:	Population:	Households:	Median Income:
3 Mile	10,595	4,038	\$129,663
5 Mile	44,657	19,694	\$93,638
10 Mile	228,671	88,654	\$102,659

Source: Demographix 2022

- Traffic Count: 33,317 AADT Route 33
Source: NJ DOT 2018



LOCATION MAP

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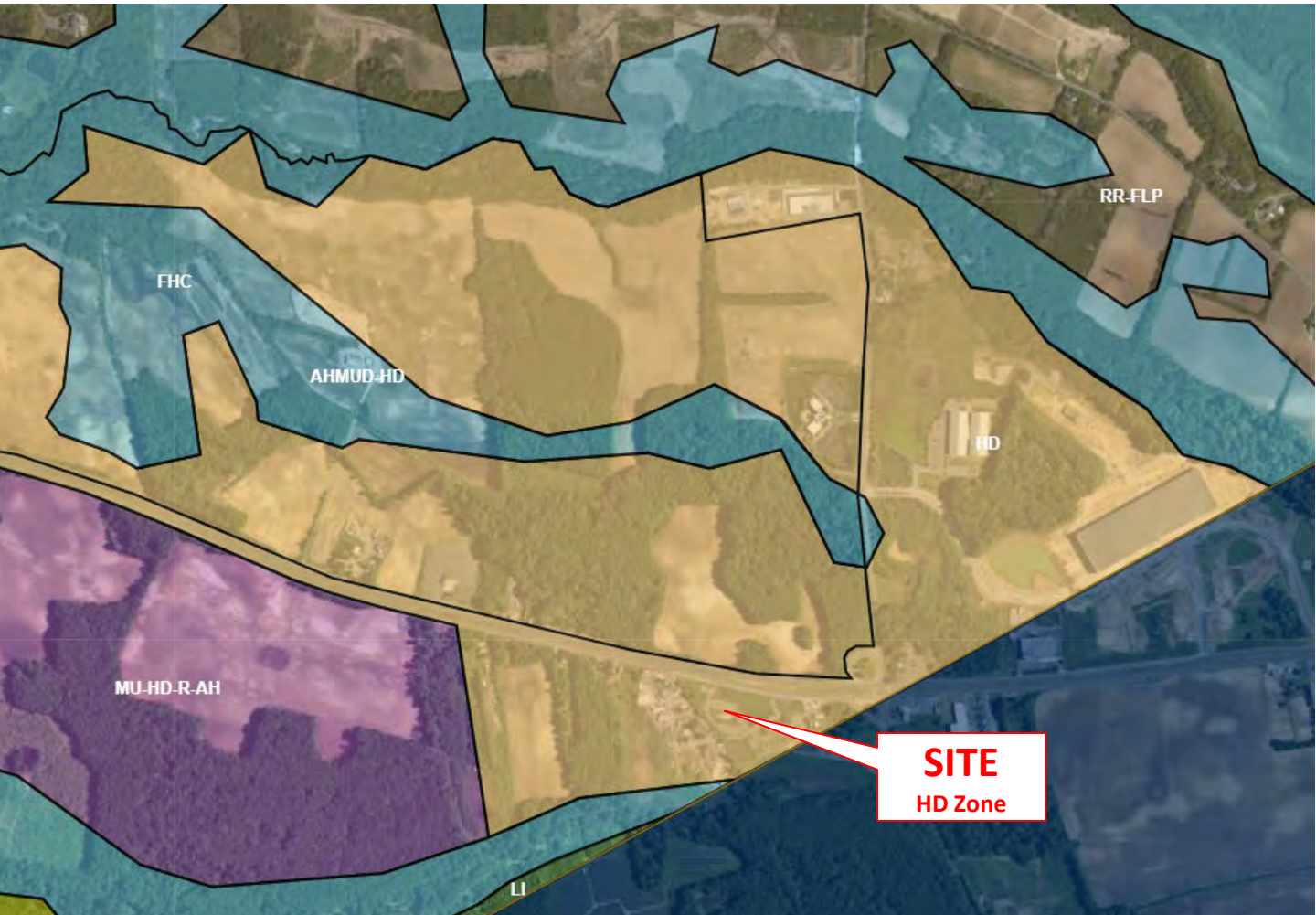
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ZONING MAP

806 & 816 Route 33, Monroe, Middlesex County, NJ (Block 3 Lots 24.4 & 24.5)

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[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

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☐ § 108-6.18 H-D Highway Development District.

The following regulations shall apply in the H-D Highway Development District.

A. Permitted uses.

- (1) Business and professional offices, corporate centers including facilities used for business, professional and corporate training, education or other similar services.
- (2) Theaters and other fully enclosed commercial entertainment establishments.
- (3) Regional shopping centers, subject to yard, bulk and buffer requirements contained in Article VII of this chapter.
- (4) New auto sales and showroom establishments, but not including used car lots or auto body repair shops exclusively as principal uses.
- (5) Fully enclosed establishments for the sale and repair of machinery and equipment.
- (6) Wholesale, distributive and storage establishments.
- (7) Data processing and computer centers.
- (8) Fully enclosed restaurants.
- (9) Medical offices and clinical laboratories.
- (10) Banks and other "fiduciary institutions."
- (11) Law and accounting offices.
- (12) Hotels, motels, convention centers.
- (13) Highway development parks:
 - (a) Planned park development may be permitted in the H-D Zone, provided that the site to be developed shall contain a minimum of 40 acres.
 - (b) All uses permitted in the L-I Light Industrial District.
 - (c) Area, yard and building requirements shall be as follows:
 - [1] Minimum lot size: five acres.
 - [2] Minimum lot width: 200 feet.
 - [3] Minimum lot depth: 200 feet.
 - [4] Minimum side and rear yard setbacks. Minimum rear and side yard setbacks may be reduced proportionately to the individual reductions in lot area.
 - (d) Other provisions. All other requirements for industrial development shall conform to those established under § 108-6.19 of this article.

Zoning Map

Zoning Code

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- B. Permitted accessory uses.
 - (1) Parking and loading facilities for principal uses.
 - (2) Customary accessory uses and buildings which are clearly incidental to the main use.
- C. The area, yard and building requirements are as specified for this zone in the schedule of requirements in § 108-6.4 of this article and the applicable subsections of this chapter.
- D. Conditional uses requiring a conditional use permit, subject to the provisions of Article VII of this chapter.
 - (1) Funeral homes.
 - (2) Public transportation terminal facilities.
 - (3) Car washes.
 - (4) Hospitals, clinics and medical centers.
 - (5) Shopping centers.
 - (6) Commercial recreation facilities.
 - (7) Automotive gasoline stations, automotive repair garages, automotive service stations, automotive sales and service facilities.
 - (8) Satellite antennas.
 - (9) Wireless communication antennas and wireless communication towers in accordance with the conditions, standards and limitations specified in § 108-7.3 of this chapter.
 - (10) Public utility installations.
- E. Signs are permitted as per Article X of this chapter.
- F. Parking is required as per Article IX of this chapter.
- G. Fences are permitted as per Article VIII of this chapter.
- H. Landscape buffer requirements.

[Zoning Map](#)

[Zoning Code](#)

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MONROE TOWNSHIP HIGHLIGHTS

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Monroe Township, Middlesex County, New Jersey

From Wikipedia, the free encyclopedia

Monroe Township is a [township](#) in southern [Middlesex County, New Jersey](#), United States. It is part of the outer-ring suburbs of the [New York metropolitan area](#).^[18] The township is also centrally located within the [Raritan Valley region](#). As of the [2020 United States Census](#), the township's population was 48,594,^{[9][10][11]} reflecting an increase of 9,462 (+24.2%) from the 39,132 counted in the [2010 Census](#).

Monroe Township was incorporated as a township by an act of the [New Jersey Legislature](#) on April 9, 1838, from portions of [South Amboy Township](#), based on the results of a [referendum](#) held that same day. Portions of the township were taken to form [East Brunswick](#) (February 28, 1860), [Cranbury](#) (March 7, 1872), and [Jamesburg](#) (March 19, 1887).^[19]

There are several [age-restricted communities](#) in Monroe Township.^{[20][21][22][23]} Despite significant [senior citizen](#) population growth, the median age in Monroe has changed from 52.5 in 1990, increasing to 58.9 in 2000, before decreasing to 53.2 in 2010, as more growth recently has resulted from [single-family detached homes](#) than from senior citizen developments.

The municipality experienced the third-largest increase in population in the state between 2010 and 2014, growing by 3,678 to 42,810, following two more urban locations, [Jersey City](#) and [Elizabeth](#).^[24] Monroe Township has been ranked as one of the safest cities in the United States.^[25]

Source: [Monroe Township, Middlesex County, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN MIDDLESEX COUNTY

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Major Employers in Middlesex County

	Company	Number of Employees
1	Robert Wood Johnson University Hospital	5,000 – 5,249
2	Novo Nordisk	4,500 – 4,579
3	Wakefern Food Corp., Edison, NJ	3,500 – 3,749
4	J.F.K. Medical Center, Edison, NJ	3,000 – 3,369
5	Bristol-Myers Squibb	3,000 – 3,249
6	St. Peter's Healthcare System	2,750 – 2,999
7	Silverline Building Products	2,250 – 2,299
8	Johnson & Johnson	2,000 – 2,249
9	Raritan Bay Medical Center	2,000 – 2,249
10	Home Depot, Edison, NJ	1,750 – 1,999
11	United Parcel Service, Edison, NJ	1,750 – 1,999
12	Amerada Hess Corporation	1,500 – 1,749
13	Walmart Stores Inc., Edison, NJ	1,250 – 1,499
14	Ericsson	1,000 – 1,249
15	Prudential Insurance Company, Edison, NJ	1,000 – 1,249
16	Aetna/US Healthcare	1,000 – 1,249
17	BASF Catalyst, LLC, Edison, NJ	1,000 – 1,249
18	Colgate-Palmolive	1,000 – 1,249
19	Dow Jones & Company	1,000 – 1,249
20	White Rose Inc.	750 – 1,000
21	International Technidyne Corporation	

Other Top Companies: 7-Eleven, Acme, Aramark, AT&T, Bank of America, Bed Bath & Beyond, Best Buy, Citigroup, Comcast, Costco, CVS, FedEx, Hess, JC Penny, JP Morgan Chase & Company, Lowe's, Macy's, Marriott, MetLife, PNC Bank, PSE&G, Quest Diagnostics, Quick Chek, Rite Aid, Staples, Stop & Shop, Target, TD Bank, Toys "R" Us, Tyco International, UBS, Valley National Bank, Verizon, Wawa, Wegmans Wells Fargo

Source: [Major Employers in Middlesex County - Edison Chamber of Commerce, NJ](#)