



PROPERTY HIGHLIGHTS

501 Route 206, Chester Twp, Morris County, NJ

[Link to Google Aerial](#)

- For Lease
- Lot Size: +1.04 Acres
- Building Size:
 - 1st Floor: +/- 1,683 Sq Ft
 - 2nd Floor: +/- 1,683 Sq Ft
 - Lower Level / Basement: +/- 1,650 Sq Ft
- Building description: Former Bank of America with drive thru
- Location: Located adjacent to Chester Spring Shopping Center and across the street from The Streets of Chester shopping center
- Zoning: B (Business)
- Zoning Code: <https://ecode360.com/12403550>
- Zoning Map: [Chester Township Online Zoning Map](#)
- Permitted uses include:
- Traffic: 19,417 AADT (2020 NJ DOT)
- Area Retailers Include: Panera, Starbucks, Jersey Mikes, Chipotle, Five Guys, Wendy's, Shop Rite, PNC, Valley Bank, CVS, Walgreens, Great Clips, Ulta, Verizon, AT&T, Marshalls, Home Goods, Gap, Athleta, Ann Taylor, Talbots, Banana Republic and so much more.
- Parking Spaces: 30 Spaces
- Pylon: Yes
- Taxes: \$25,278.53 (2024)

▪ Demos:

Radius:	Population:	Households:	Median Income:
1 Mile	1,648	663	\$110,577.00
3 Mile	9,502	3,308	\$182,004.00
5 Mile	31,434	11,026	\$167,994.00

Source: The Right Move



SITE PHOTO

501 Route 206, Chester Twp, Morris County, NJ

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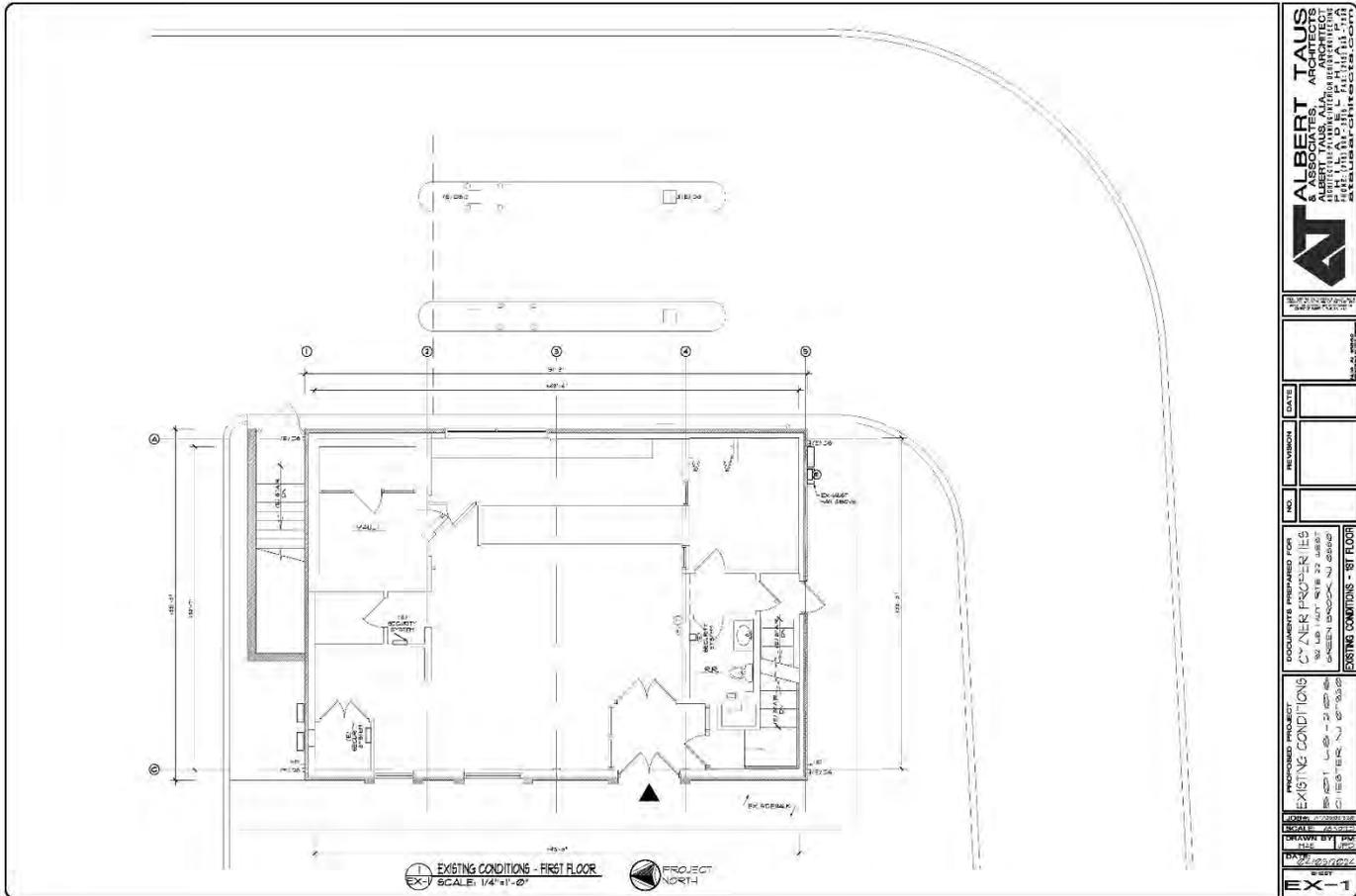




FLOOR PLAN – 1ST FLOOR

501 Route 206, Chester Twp, Morris County, NJ

[Link to Google Aerial](#)



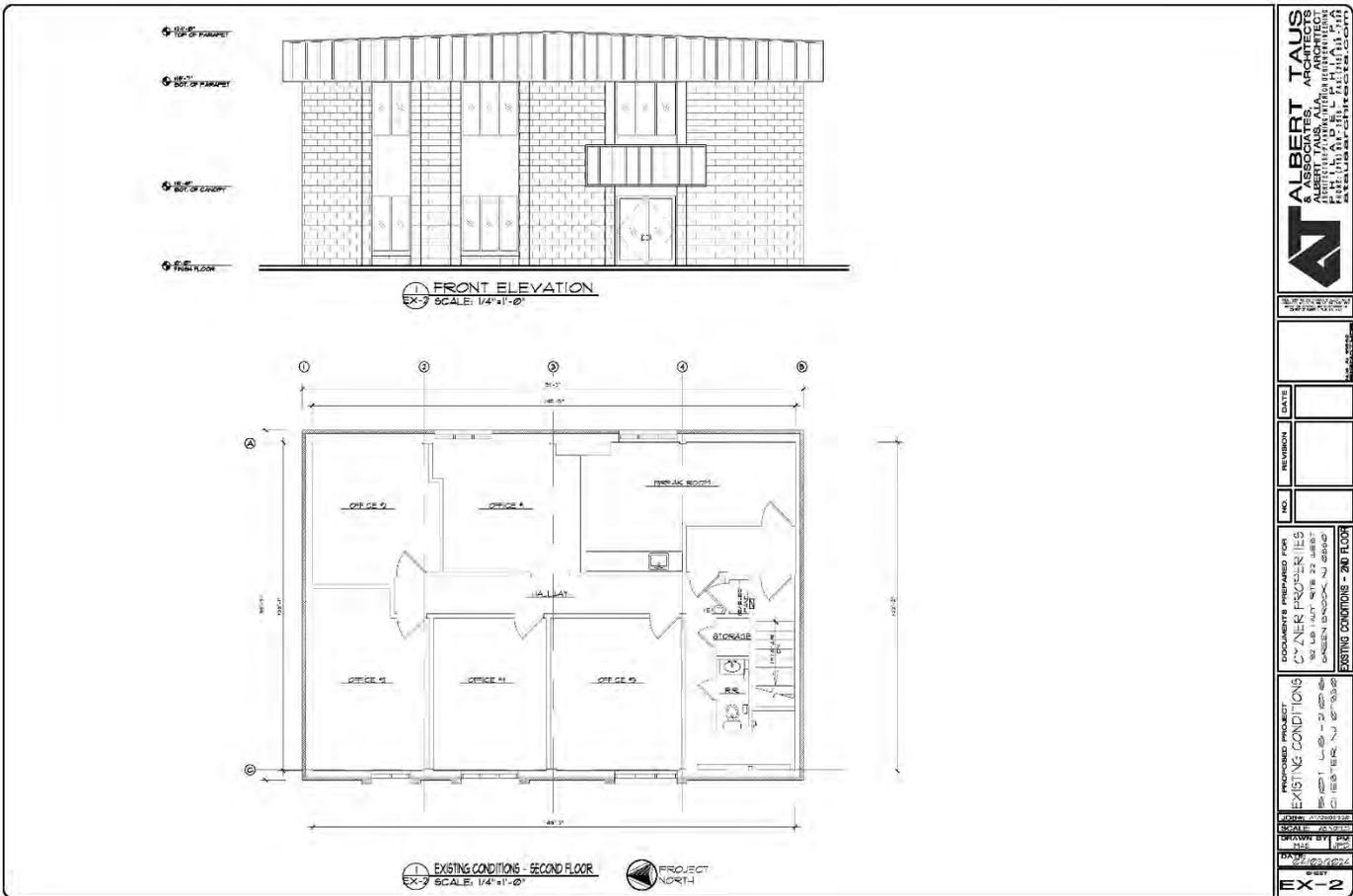
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FLOOR PLAN – 2ND FLOOR

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CHESTER TOWNSHIP HIGHLIGHTS

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Chester Township is a township in southwestern Morris County, in the U.S. state of New Jersey. As of the 2020 United States census, the township's population was 7,713, a decrease of 125 (-1.6%) from the 2010 census count of 7,838, which in turn reflected an increase of 556 (+7.6%) from the 7,282 counted in the 2000 census. The township's name is derived from Chestershire in England. Periodically recognized as part of the Somerset Hills, Chester Township is located in the Raritan Valley region within the New York Metropolitan area. It is known as the "doughnut" around Chester Borough since it completely surrounds it, making it part of 21 pairs of "doughnut towns" in the state, where one municipality entirely surrounds another. Located about 40 miles (64 km) west of New York City, Chester Township is a semi-rural residential community known for its agricultural and equestrian farms along with its country estates. The township is characterized by undeveloped, residentially zoned areas that largely contain vast amounts of open space comprised of farmland — much of which is preserved — in addition to public parks. The township has been one of the state's highest-income communities. Based on data from the 2014–2018 American Community Survey, the township residents had a median household income of \$160,625, more than double the statewide median of \$79,363. In 2010, *Forbes* ranked Chester Township at 321st in its listing of "America's Most Expensive ZIP Codes," with a median home price of \$823,691.

Source: [Chester Township, New Jersey - Wikipedia](#)



MAJOR EMPLOYERS IN MORRIS COUNTY

501 Route 206, Chester Twp, Morris County, NJ

[Link to Google Aerial](#)

Major Employers in Morris County, 2025

Employer	Full Time Employees
Atlantic Health System	10,581
Picatinny Arsenal	6,200
Novartis	6,178
Barclays	4,320
ADP	2,600
Accenture*	2,134
PricewaterhouseCoopers	1,911
Bayer	1,730
Cigna	1,629
Deloitte & Touche	1,627
Saint Clare's Health	1,553
County of Morris	1,484
UPS	1,431
Greystone Park Psychiatric Hospital	1,205
Mondelēz International	1,092
Teva Pharmaceutical Industries	1,056
Reckitt Benckiser	1,000
BASF	943
Zoetis	922
Howmet Aerospace	860
GAF	859
Tiffany & Co.	794
MetLife	733
Ferring Pharmaceuticals	693
Wyndham Hotels and Resorts	628
Lincoln Park Care Center	552

**SOURCE: Morris County Office of Planning and Preservation
January - March 2025 Survey**

Source: [Major Employers in Morris County, 2025](#)

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ZONING MAP

501 Route 206, Chester Twp, Morris County, NJ

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[Zoning Map](#)

[Zoning Code](#)

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ZONING CODE

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Within the B Zone, no lot or structure shall be used, and no structure shall be erected or altered to be used, in whole or in part, unless it complies with Schedule I^[1] and the following regulations:

A. Agricultural uses, as permitted in the R-1, R-2, R-3, R-5 and R-10 Zones.

[Amended 6-2-1997; 3-5-2002]

B. Retail sales and personal services establishments.

[Amended 4-18-2023 by Ord. No. 2023-04]

C. Restaurants and taverns, excluding drive-through restaurants.

[Amended 4-18-2023 by Ord. No. 2023-04]

D. Business, medical, and professional offices, including banks and telephone exchanges.

[Amended 4-18-2023 by Ord. No. 2023-04]

E. Funeral homes.

F. Theaters, except drive-in; clubs and lodges.

G. Commercial recreation buildings such as bowling alleys and tennis centers.

H. Veterinary hospitals.

I. Customary accessory uses and structures which are clearly incidental to the principal structure or use.^[2]

[2] Editor's Note: Former Subsection J, regarding motor vehicle sales, service and repair facilities, was repealed 5-18-2004. This ordinance also provided for the redesignation of former Subsections K and L as Subsections J and K, respectively.

J. Kennels on lots of not less than five acres.

K. Upper-story apartments, provided that a minimum of 20% of the total number of units shall be set aside for very-low-, low- and moderate-income units if they are for sale or for rent.

[Amended 4-18-2023 by Ord. No. 2023-04]

L. Urgent care centers and outpatient surgical facilities.

[Added 4-18-2023 by Ord. No. 2023-04]

M. Health clubs and physical fitness centers.

[Added 4-18-2023 by Ord. No. 2023-04]

*[1] Editor's Note: Schedule I is **included at the end of this chapter.***

§ 113-310 Conditional uses.

The following uses are permitted in the B Zone as conditional uses, subject to Planning Board or Zoning Board of Adjustment approval and the standards specified in Article **50**.

A. Nursery or day schools on lots of not less than five acres.

B. Hospitals on lots of not less than 15 acres and nursing homes on lots of not less than 10 acres.

[Zoning Map](#)

[Zoning Code](#)



ZONING CODE

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C. Community buildings, clubs, social halls, recreational and athletic clubs and facilities and similar uses on lots of not less than five acres.¹¹

[1] *Editor's Note: Former Subsection D, regarding motor vehicle filling stations and garages, was repealed 5-18-2004. This ordinance also provided for the redesignation of former Subsections E and F as Subsections **D** and **E**, respectively.*

D. Public utility uses necessary and convenient for the satisfactory provision of service by the utility to the neighborhood or area in which the particular use is to be located. No service or storage yards shall be permitted as conditional uses under this subsection.

E. Cemeteries, subject to the terms and conditions of Article **42**.

[Added 12-19-1989 by Ord. No. 2:19H-89]

§ 113-310.1 Outdoor business and outdoor dining in B Zone.

[Added 4-18-2023 by Ord. No. 2023-04]

Outdoor business and outdoor dining in the B Zone shall be permitted, subject to the following standards:

A. Any such outdoor business area or outdoor dining area shall be subject to minor site plan review, except where variance relief is required, such outdoor business area or outdoor dining area shall be subject to preliminary and final site plan review.

B. Standards. Outdoor business areas and outdoor dining areas shall be subject to the following standards:

(1) An outdoor business area or outdoor dining area must be located on private property. No portion of an outdoor business area or outdoor dining area may be located on a sidewalk or within the public right-of-way.

(2) No outdoor business area or outdoor dining area shall provide less than five feet of clear, unobstructed passageway between outdoor dining areas and any curb lines, street trees, bicycle racks, signposts, or other fixture or obstruction.

(3) No outdoor business area or outdoor dining area shall impede upon current exit access and/or means of egress for the main entrances of any building or for areas designed by the Township Fire Official as necessary for public safety.

(4) Except for plant material nurseries and garden centers, outdoor business areas shall be limited to 25% of the total floor area of the principal building devoted to business purposes.

(5) Outdoor dining areas shall be limited to not more than 20% of the total maximum permitted seating for the interior of the establishment.

[Zoning Map](#)

[Zoning Code](#)



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(6) The highest standards of cleanliness of the outdoor dining areas shall be maintained at all times, including frequent litter removal within and around the outdoor dining area. Outdoor trash receptacles shall be required for all outdoor dining areas where there will be no table service.

(7) Permissible hours of operation shall be from 7:00 a.m. to 10:00 p.m.

(8) Lighting servicing the outdoor business area or outdoor dining area shall be kept at the minimum necessary to ensure the safety of the public and patrons and servers of the establishment. All lighting shall be directed towards the principal restaurant and shall comply with the lighting regulations set forth in the Township's Land Use and Development Regulations, except that the maximum lighting fixture and mounting height shall be 12 feet. Lighting for outdoor dining areas shall be restricted to its hours of operation.

(9) Exterior live music, outdoor loudspeakers, public address systems, radios, or any type of exterior sound system shall not be permitted after 10:00 p.m. Noise shall be kept as such levels as to comply with all provisions of the Township ordinances, including Chapter **121**, Noise.

[Zoning Map](#)

[Zoning Code](#)