

303 MAIN STREET HACKETTSTOWN, NJ

GROUND LEASE | .62 AC PAD SITE

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SITE INFORMATION

EXISTING SITE SURVEY

BLOCK 72
LOT 7
N/F LANDS OF
KYUNG S. OH
D.B. 2163, PG. 239

CONC. MON.
FOUND

169.51'

74.51'

55.00'

40.00'

S32°00'00"E

IRON PIN
w/CAP SET

139.53'

0H

BLOCK 72
LOT 10
N/F LANDS OF
F & E REALTY CO.
D.B. 2226, PG. 96

LOT LINE TO
BE REMOVED

138.70'

S57°00'00"W

45.33'

LOT LINE TO
BE REMOVED

534°40'00"E

64.35'

26.12'

S56°30'00"E

S33°32'04"W

34.61'

25.0'

1+50

IRON PIPE
FOUND

1 STORY
MASONRY/GLASS BUILDING
"HESS"

FRAME SHED

2 STORY
FRAME DWELLING

BLOCK 72
LOT 8
N/F LANDS OF
JAMES ALEXANDER
D.B. 1063, PG. 21

LOT LINE TO
BE REMOVED

50.00'

534°40'00"E

64.35'

26.12'

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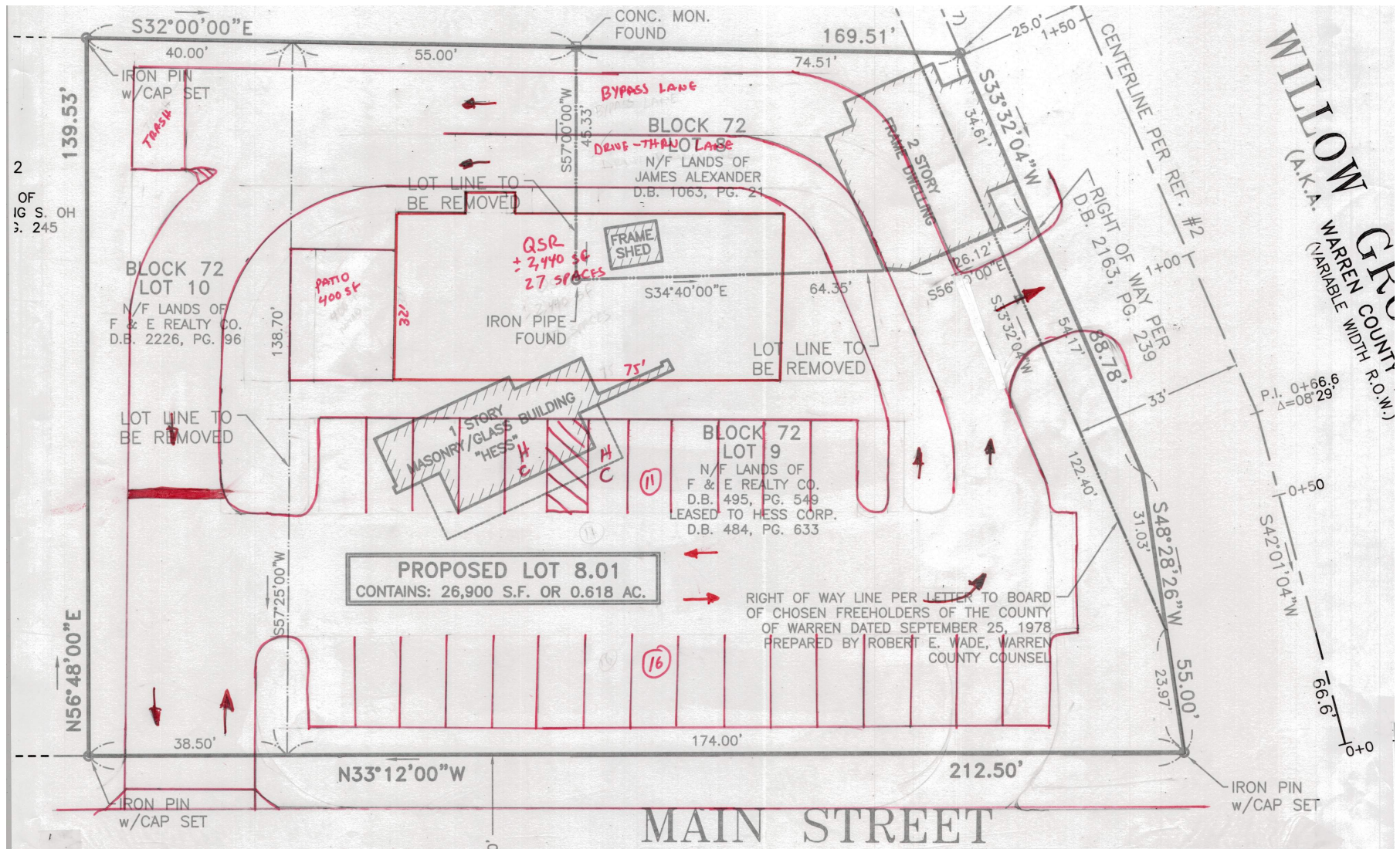
- Signalized intersection
- Former Hess gas station on the corner of Main Street (Route 46) and Willow Grove Street
- Ground lease with two sets of proposed plans

303 MAIN STREET

HACKETTSTOWN, NJ

PROPOSED PLANS

OPTION 1: QSR WITH DRIVE-THRU
2,440 SF BUILDING + 400 SF PATIO
27 PARKING SPACES

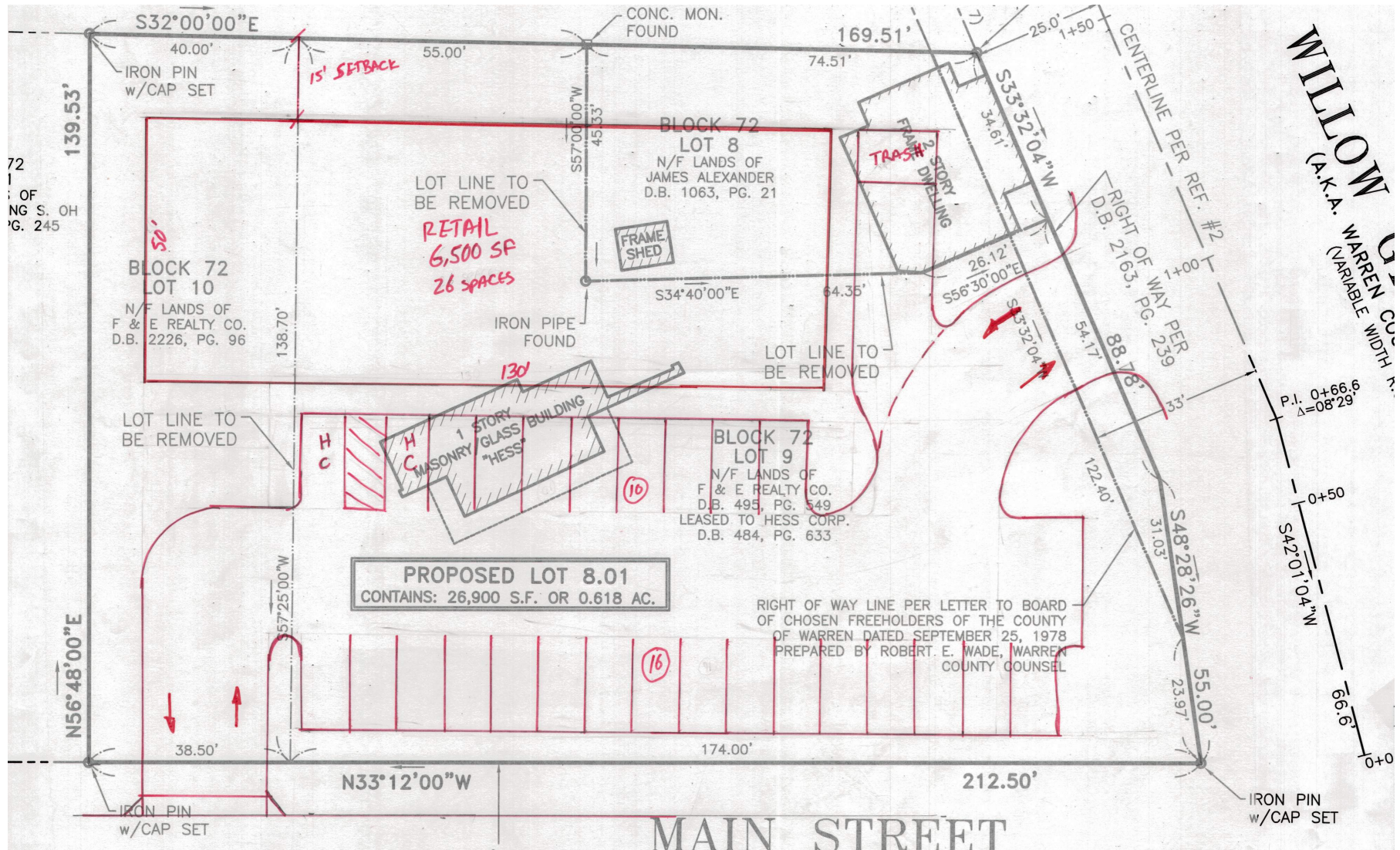


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HACKETTSTOWN, NJ

PROPOSED PLANS

OPTION 2: RETAIL PAD
6,500 SF BUILDING
26 PARKING SPACES



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	1 MILE	3 MILE	5 MILE
POPULATION	9,134	29,266	52,420
AVERAGE HHI	\$126,969	\$147,211	\$156,384
HOUSEHOLDS	3,503	11,675	20,646

For more information, please contact our exclusive brokers:

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