211 RIVER ROAD

PISCATAWAY, NJ

FOR SALE | LAND DEVELOPMENT | 1 ACRE

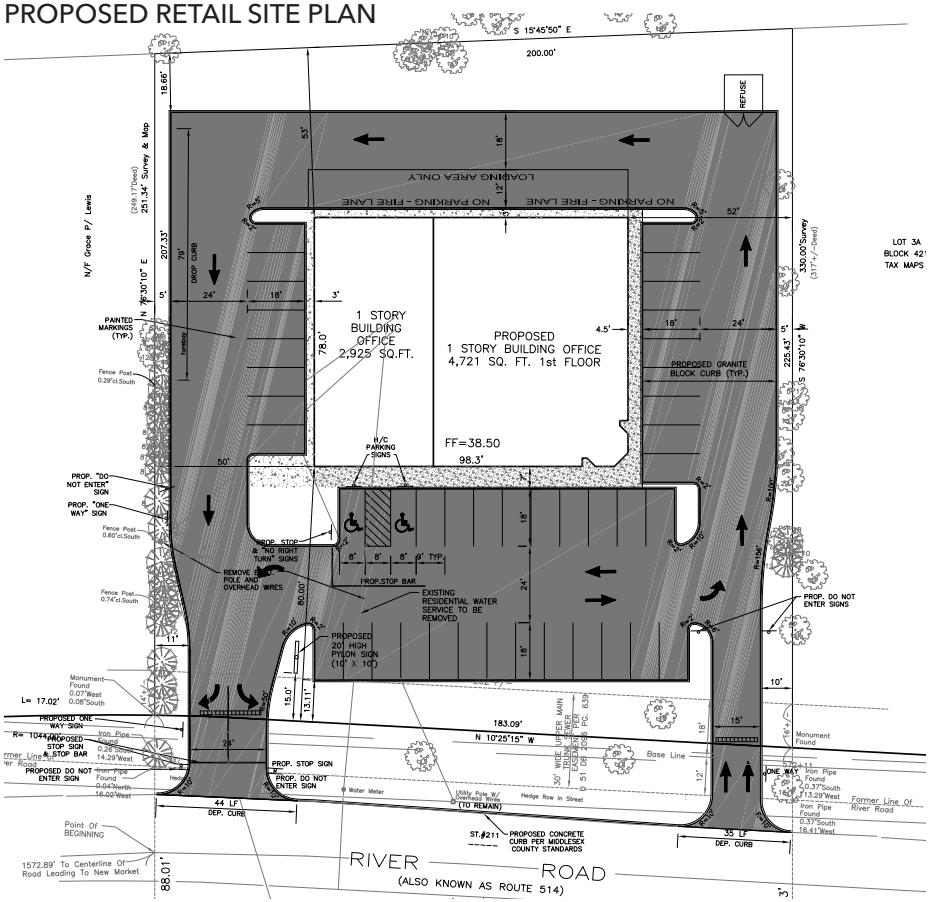
SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781



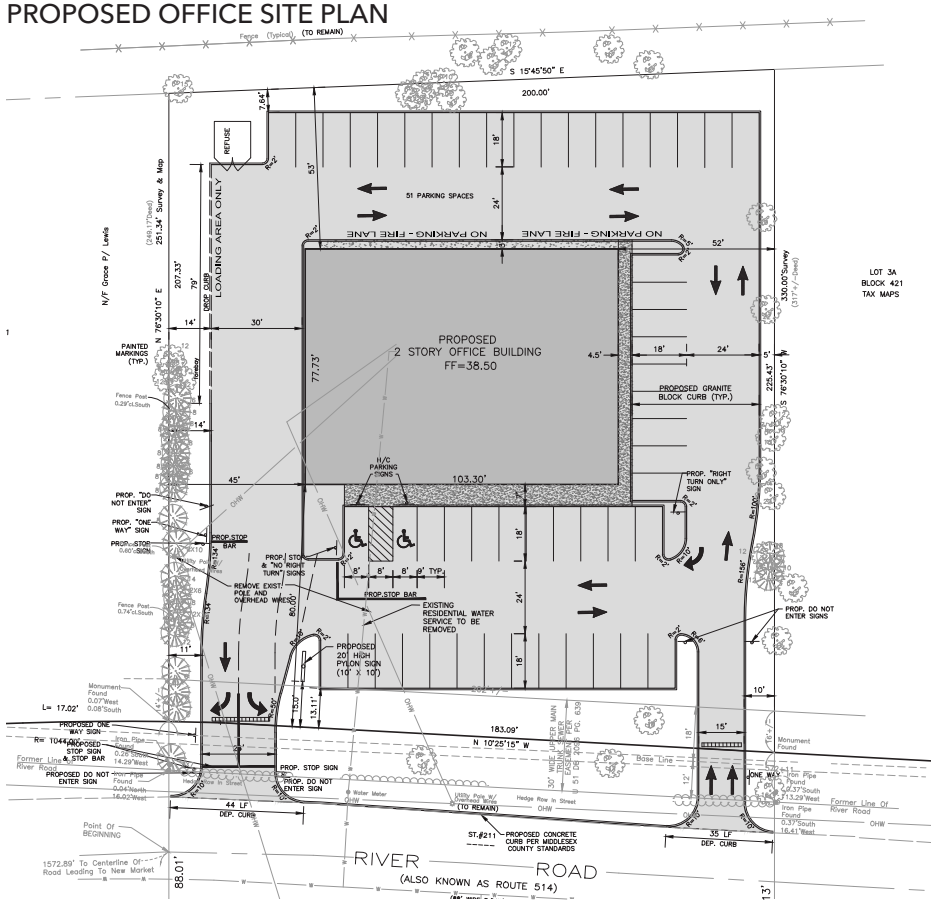
211 RIVER ROAD
PISCATAWAY, NJ

SITE INFORMATION

PROPOSED RETAIL SITE PLAN



PROPOSED OFFICE SITE PLAN



LOT SIZE
1.04 AC / 45,302 SF

LOT DIMENSIONS
200 FT x 225 FT

ZONING
LI5 (Light Industrial)

ASKING PRICE
$900,000

TAXES
TBD by development

TRAFFIC
8,462 VPD on River Rd

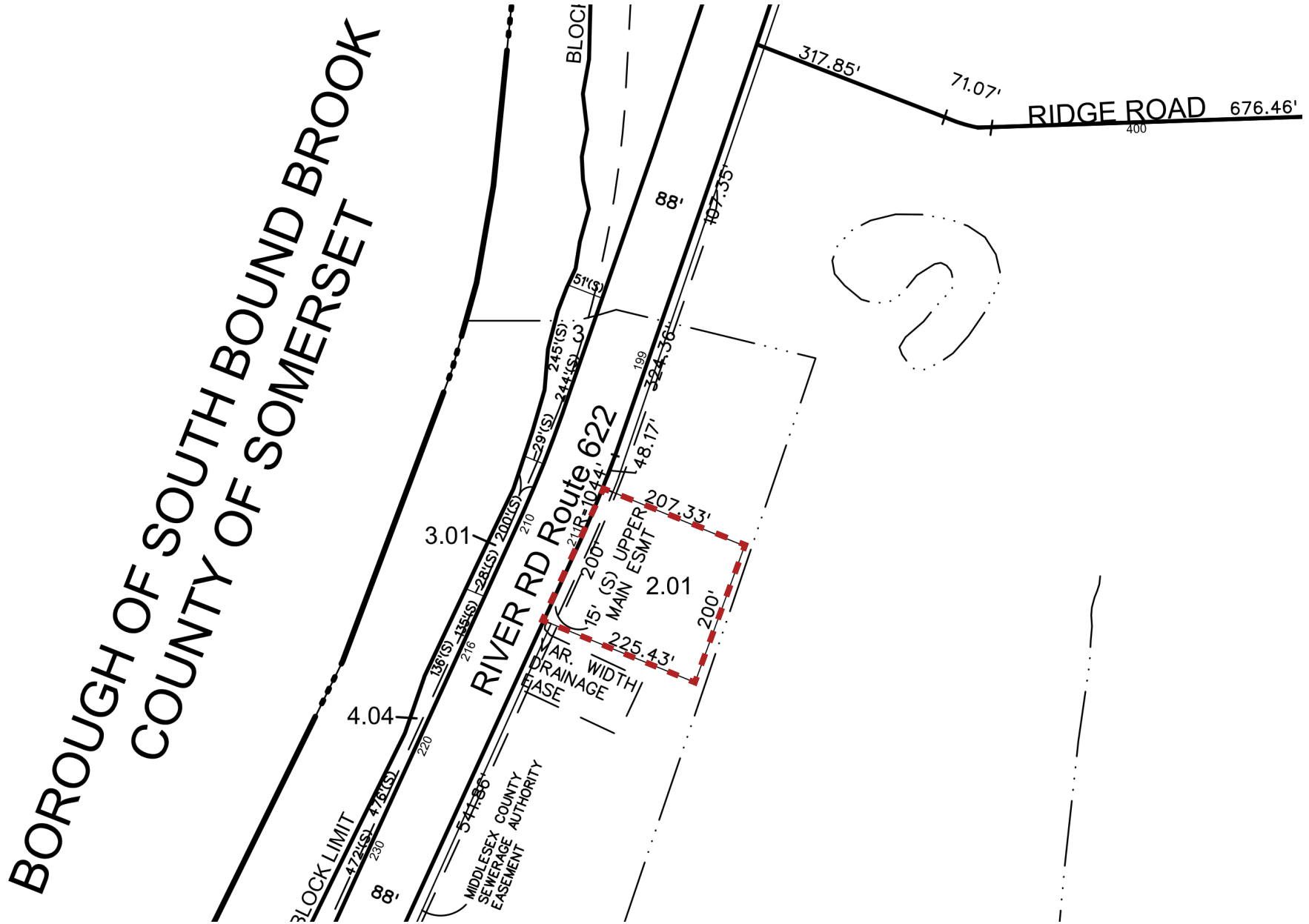
NOTES

- Site includes proposed plans for a two-story office building and a 7,646 SF retail building
- The site sits just off Exit 9 on I-287
- Zoned for light industrial, research, or office-type uses

211 RIVER ROAD

PISCATAWAY, NJ

TAX MAP



211 RIVER ROAD
PISCATAWAY, NJ

MARKET AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,539	74,276	208,568
AVERAGE HHI	$144,978	$168,412	$166,178
HOUSEHOLDS	4,107	27,745	72,105

For more information, please contact our exclusive brokers:

SHANE WIERKS
swierks@jefferyrealty.com
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.