



464 Route 31, Washington, NJ 07882

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

FOR LEASE

- Land Size 2.2 AC
- Located Near Signalized Intersection
- High Commuter Traffic Exposure
- Great Visibility From Route 31
- Traffic Count Route 31: 20,740 VPD
- Zoning (HC) Highway Commercial: [Click Here For More Info](#)
- Neighboring National Tenants: McDonald's, 7-ELEVEN, Dunkin', Starbucks, Burger King, ShopRite, Dollar General, Jersey Mike's, Taco Bell, Domino's, QuickChek, Unity Bank, PNC Bank, ACE Hardware, AutoZone, Tractor Supply Co. and Many More...

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker – 15 Furler Street, Totowa, NJ 07512 * T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE



Warren County
Technical School



WASHINGTON



Warren County
Community
College

US-31 TRAFFIC COUNT: 20,740 VPD

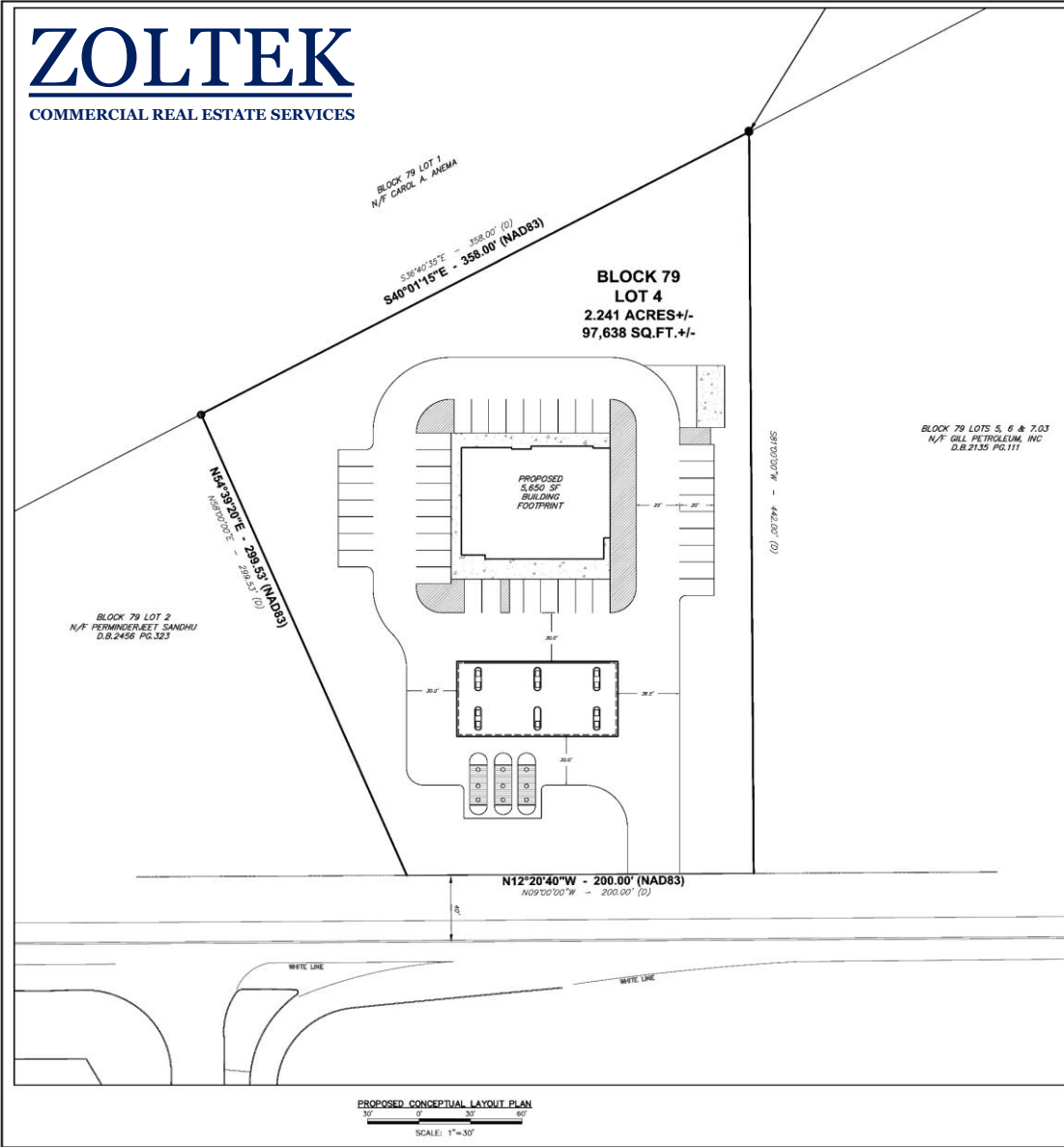
SITE



FRANKLIN
TOWNSHIP



Hampton
Public School



KEY MAP
1/25/25

DATE	REVISIONS	MADE	FILE NO.
1/25/25	REVISE LAYOUT PER CLIENT		2025-010
			1/25/25
			AS NOTED
			DRAWN BY: QV
			CHECKED BY: [Signature]
			DRAWING NO.
			SHEET NO. 1 OF 1

464 STATE HIGHWAY ROUTE 31

PROPOSED CONCEPTUAL LAYOUT PLAN
CONVENIENCE STORE/GAS STATION
FOR
BLOCK 79, LOT 4
WASHINGTON TOWNSHIP, WARREN COUNTY, NEW JERSEY

Greg VanderRydt
Principal Consultant

rydtconsulting



DEMOGRAPHICS	<i>3 Mile</i>	<i>5 Miles</i>	<i>10 Miles</i>
Population	15,191	28,568	100,354
Daytime Population	4,038	7,828	35,713
Households	6,139	11,039	38,062
Average Age	45.8	46.2	46.7
Average HH Income	\$129,649	\$136,423	\$150,905

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone

C: 732.395.0009

D: 973.206.0443

Matt@ZoltekCRE.com

ZOLTEK

COMMERCIAL REAL ESTATE SERVICES