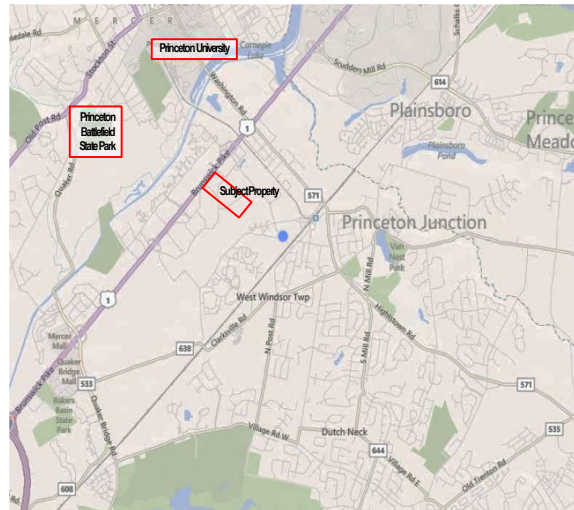


Land for Sale

3496-3500 US Highway 1, Princeton, NJ



**12.61 Acres
for Sale:
\$3,450,000**

- Block 8; Lots 24, 17 & 30
- Zone: ROM1 Research, Office, Manufacturing
- 600 linear feet Frontage US Route One
- Highway Visibility
- Princeton Address
- Primetime Location next to Lowe's Shopping Center
- West Windsor Twp, Mercer County
- Located within the Business Route 1 Corridor
- Easily access to I-295 & NJ Turnpike

POTENTIAL USES:

Hotel, Assisted Living Care, Sports and Office

Contact: Jerry Fennelly

www.Fennelly.com | **609.520.0061** | Fennelly@Fennelly.com

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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Permitted uses, In a ROM-1 District, no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for the following uses:

- Research, testing, analytical and product development laboratories and pilot plant facilities not involving the manufacturing, sale, processing, warehousing distribution or fabrication of material, products or goods, except as incidental to the principal permitted uses.
- General, corporate, administrative and professional offices.
- Data processing and computer centers.
- Limited manufacturing associated with such specialty industry groupings as agriculture, aerospace, computer, telecommunications, instrumentation, biomedical, medical, pharmaceutical and electronics.
- A restaurant or cafeteria primarily for supplying meals only to employees and guests of the principal use; and newsstand, post office, automated banking facilities and similar conveniences serving primarily employees and guests of the principal use
- In-service training schools for employees.
- Custodial living quarters
- Overnight lodgings for visitors to any permitted principal uses provided that such facilities are not open to the general public.
- Branch banks
- Mixed use planned development
- Dwelling unit type, bulk and density standards shall be governed by the criteria contained in § 200-183, regarding the R-4B District .
- Minimum mixed use planned development area: 20 acres in contiguous parcels not separated by an existing street and serviced by public water and sewer systems.
- Minimum lot area within mixed use development: four acres.
- Minimum mixed use development and lot frontage: 300 feet.
- Minimum setback from the street line:
 - 100 feet for lots located along a mixed use development internal access road with a 50 foot landscape area at the street right of way and 125 feet with a 75 foot landscape area at the street right-of-way when located along arterial roads as designated on the Township's Circulation Master Plan.
 - Minimum setback from side and rear property lines: 40 feet, except where such yards are located on the perimeter of the mixed use development, they shall be 50 feet.
 - Maximum building height and placement: 6 stories, but not more than 75 feet
 - Four or more storied buildings shall be located only within a band 1,800 feet in width
 - Building heights may vary up to 6 stories provided that the maximum floor area of the stories above a 3-storied building shall not exceed 25% of the total FAR for the planned development as may be approved on a preliminary development application
 - Veterinary clinics, special requirements: Minimum lot area: 3 1/3 acres.
- § 200-210, ROM-1 District bulk and area regulations:
 - Minimum lot area: seven acres
 - Minimum lot frontage: 350 feet
 - Minimum lot width: 400 feet
 - Front yard: 125 feet with a 75 foot landscape area at the street right-of-way
 - Rear yard: 40 feet
 - Side yards: there shall be 2 side yards with a minimum of 40 feet each.
 - For buildings and structures the minimum setback shall be 500 feet
 - Maximum FAR: the maximum permitted FAR shall be allowed to vary according to the following schedule:
 - Use in 1-story buildings Maximum FAR 0.22
 - Use in multistory buildings Maximum FAR 0.30
 - Maximum improvement coverage: 50%
 - Maximum building height: three stories, but no more than 45 feet.

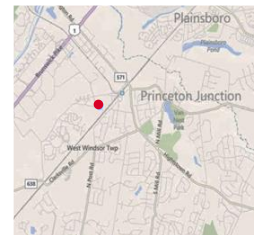
**3496-3500 Brunswick Pike
Princeton, NJ 08540**

Land for Sale



Rom-1 District

It is proposed that zoning be expanded to allow limited retail convenience goods and services as accessory uses in large planned developments. It is recommended that limited retail and service uses also be permitted as parts of large planned office developments and open to both office project tenants and the public. The intent is to reduce lunchtime traffic from these large employment centers by providing economically viable retail uses on site. It is envisioned that a center would provide approx. 25,000 SF of retail use.



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