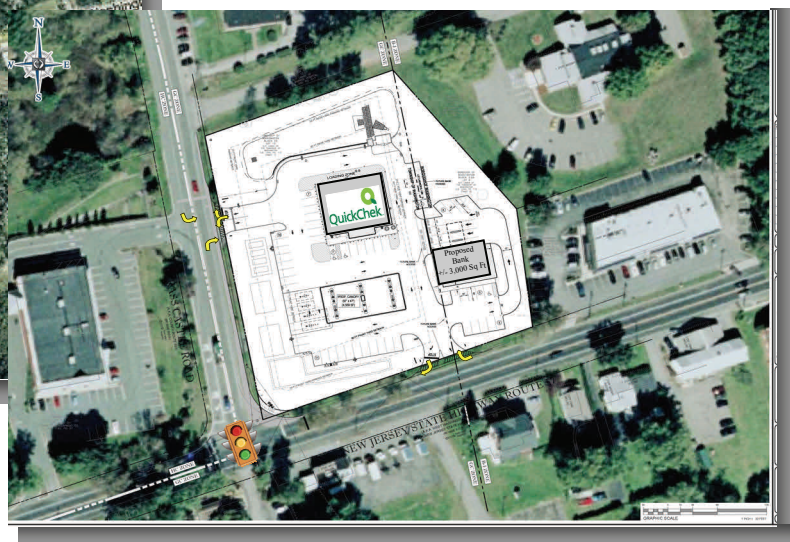
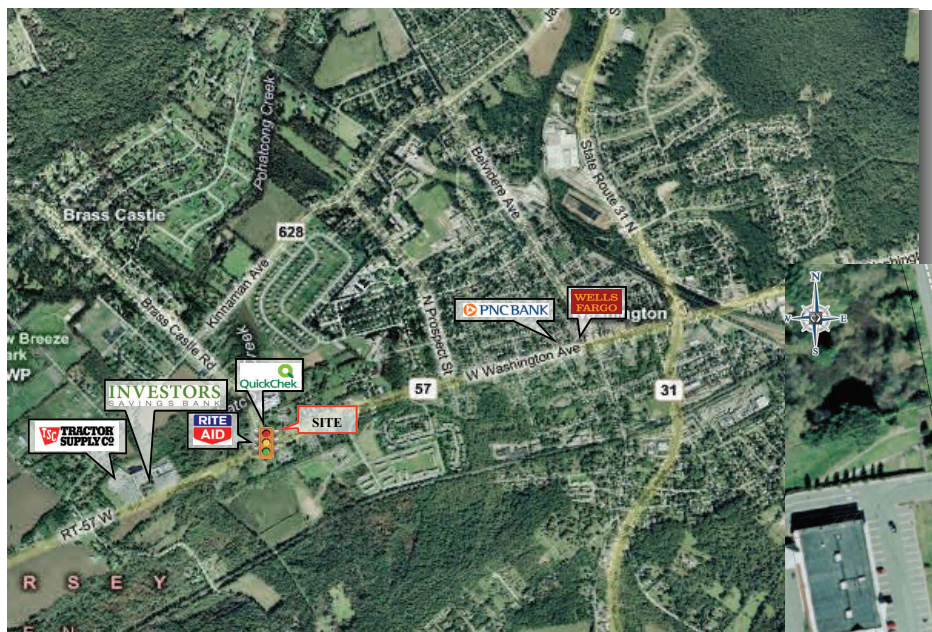




FOR SALE OR LEASE

350 Route 57

Washington, Warren County, NJ



- +/- 0.658 Acres
- Recently Opened Quick Chek with gas
- Located at the traffic controlled intersection of Route 57 and Brass Castle Road
- Brass Castle Road is a major feeder road connecting Route 57 and Route 519
- Area Tenants Include: Quick Chek, Rite Aid, PNC Bank, Investors Savings Bank, Wells Fargo and Tractor Supply Company
- Zoned B-1
- Permitted Uses Include: Banks, Retail, Business and Professional Offices, and Restaurants

For More Information Please Contact:

Gary J. Drechsel, Sr.

Broker—President

(973) 598-1500 Ext 11

Gary@EagleAmericanRealty.com



Eagle American Realty, Inc.

Licensed Real Estate Broker

410 Route 10 West

Ledgewood, NJ 07852

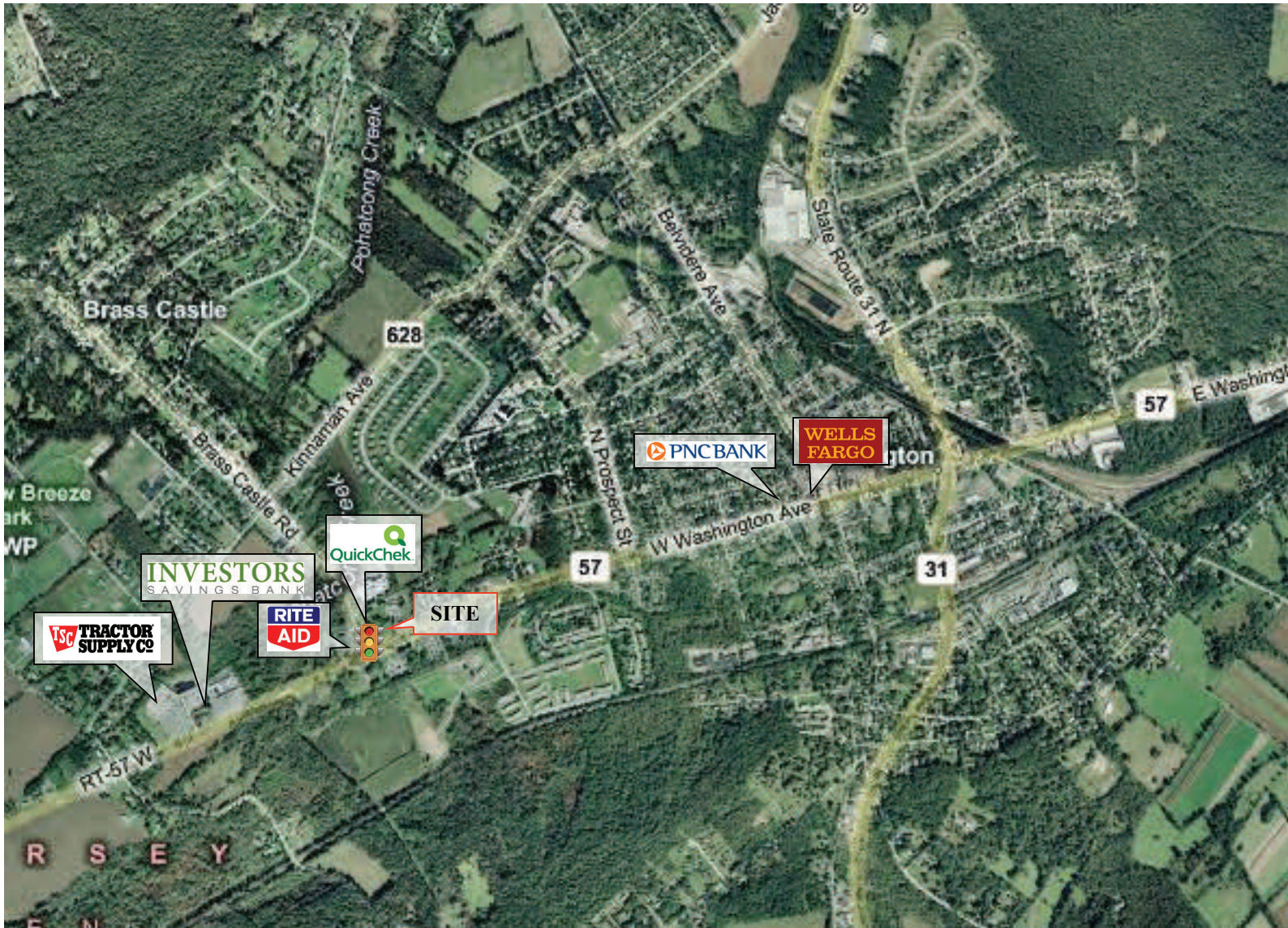
www.EagleAmericanRealty.com



Eagle American Realty, Inc.

AERIAL

350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373



All information is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, change of price and / or terms, prior sale, lease or withdrawal without notice. Broker is not liable for the accuracy of any information provided herein, and all information should be independently verified prior to entering into any binding agreements.



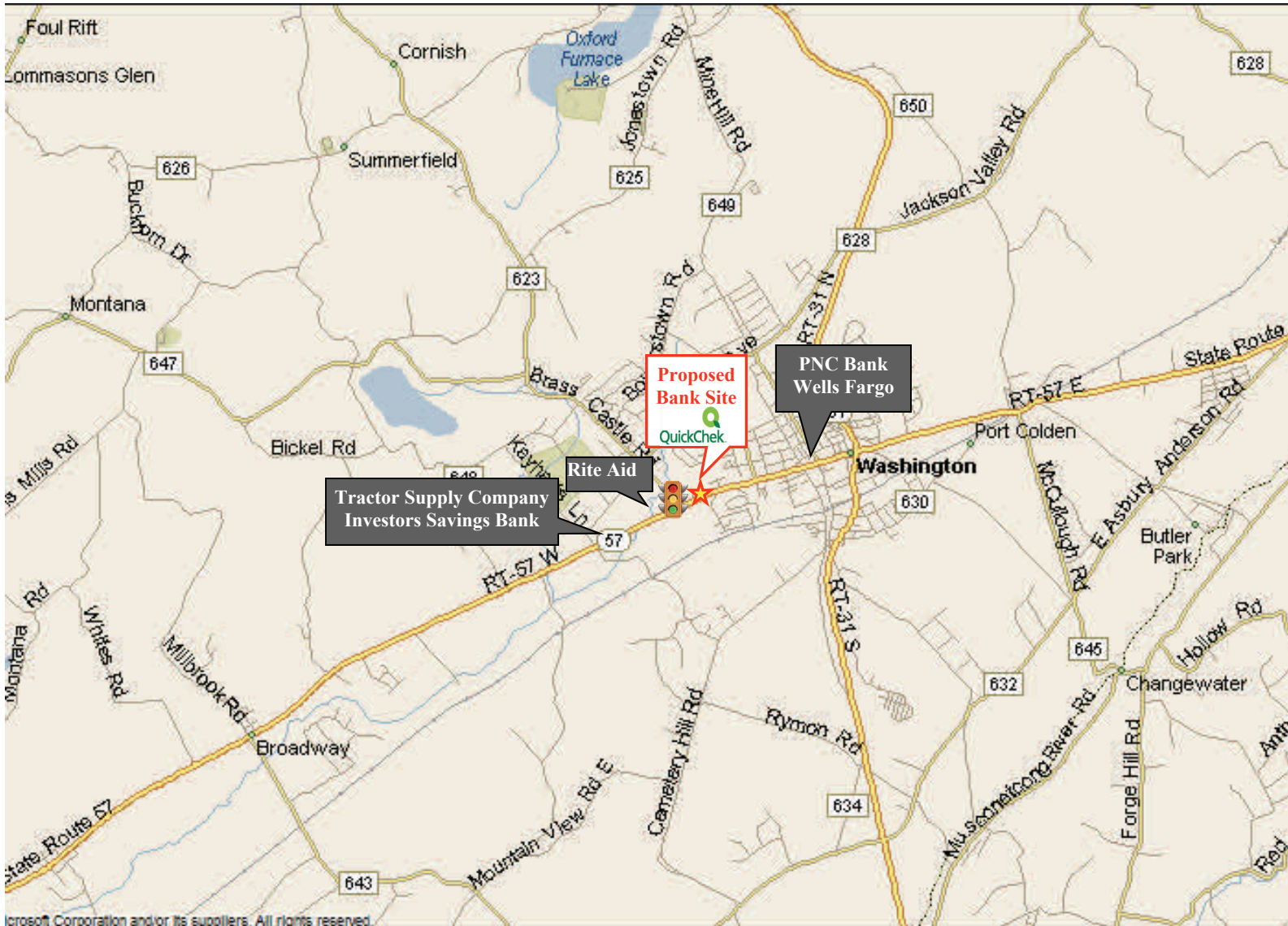
Eagle American Realty, Inc.

LOCATION MAP

350 Route 57, Washington, NJ

Latitude: 40.754573

Longitude: -74.996373



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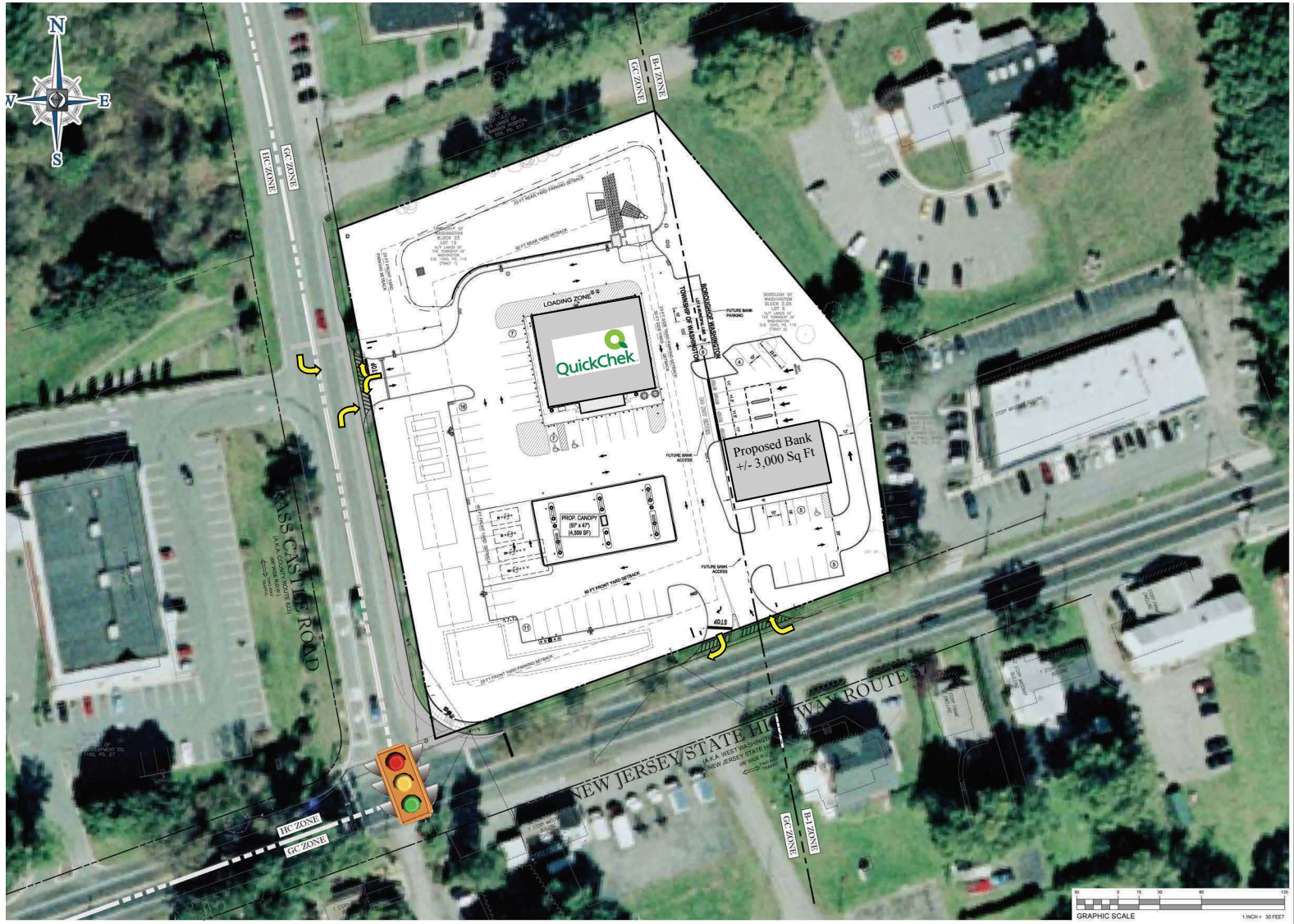


Eagle American Realty, Inc.

SITE PLAN

350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373

Concept 1



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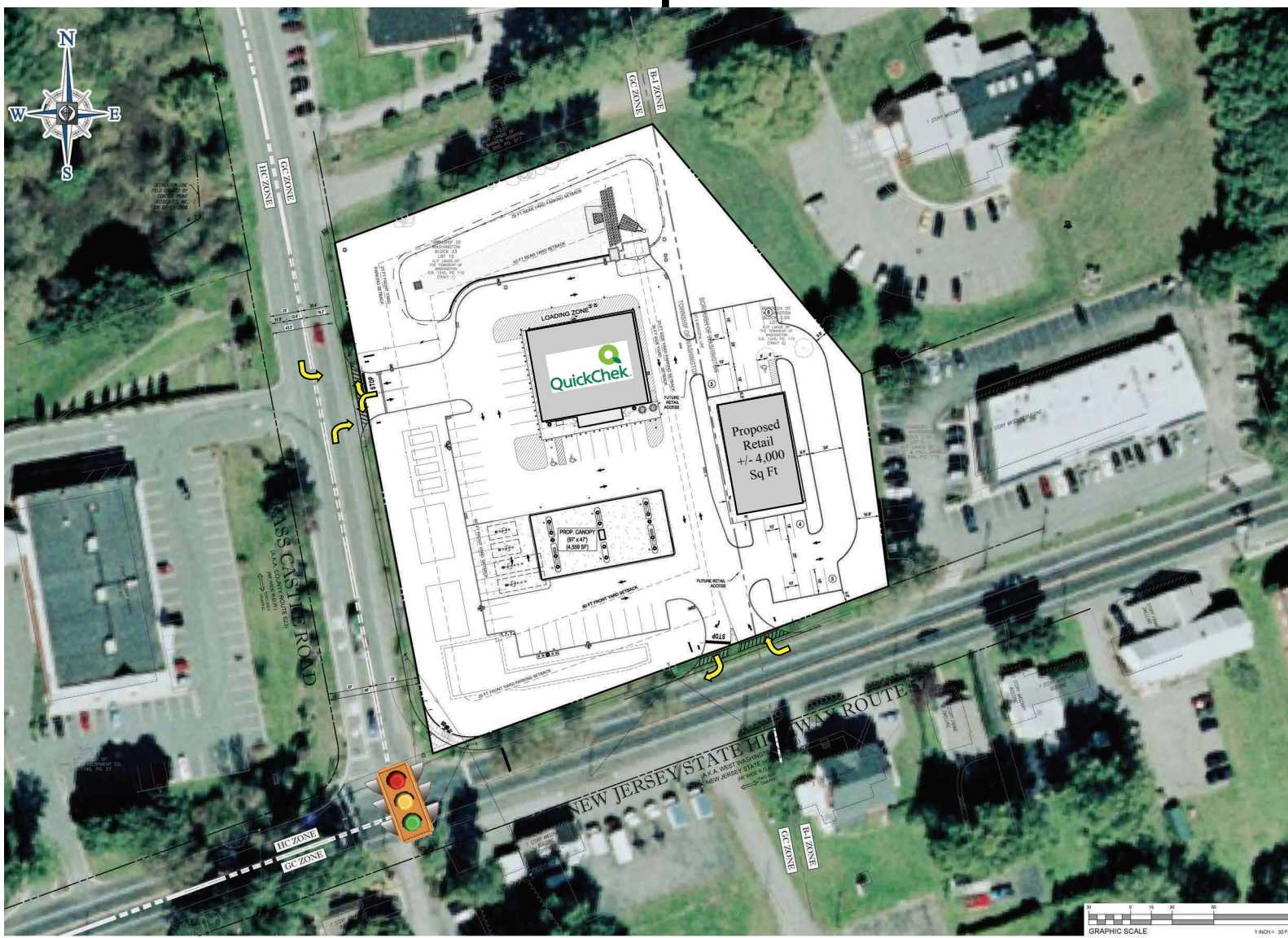


Eagle American Realty, Inc.

SITE PLAN

350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373

Concept 2



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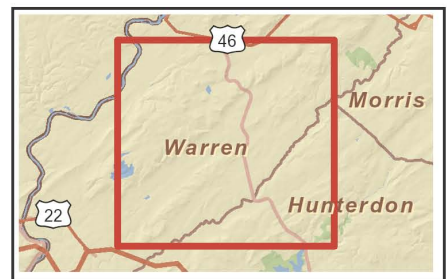
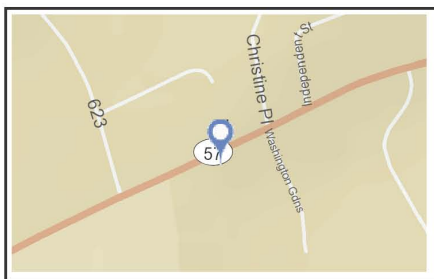
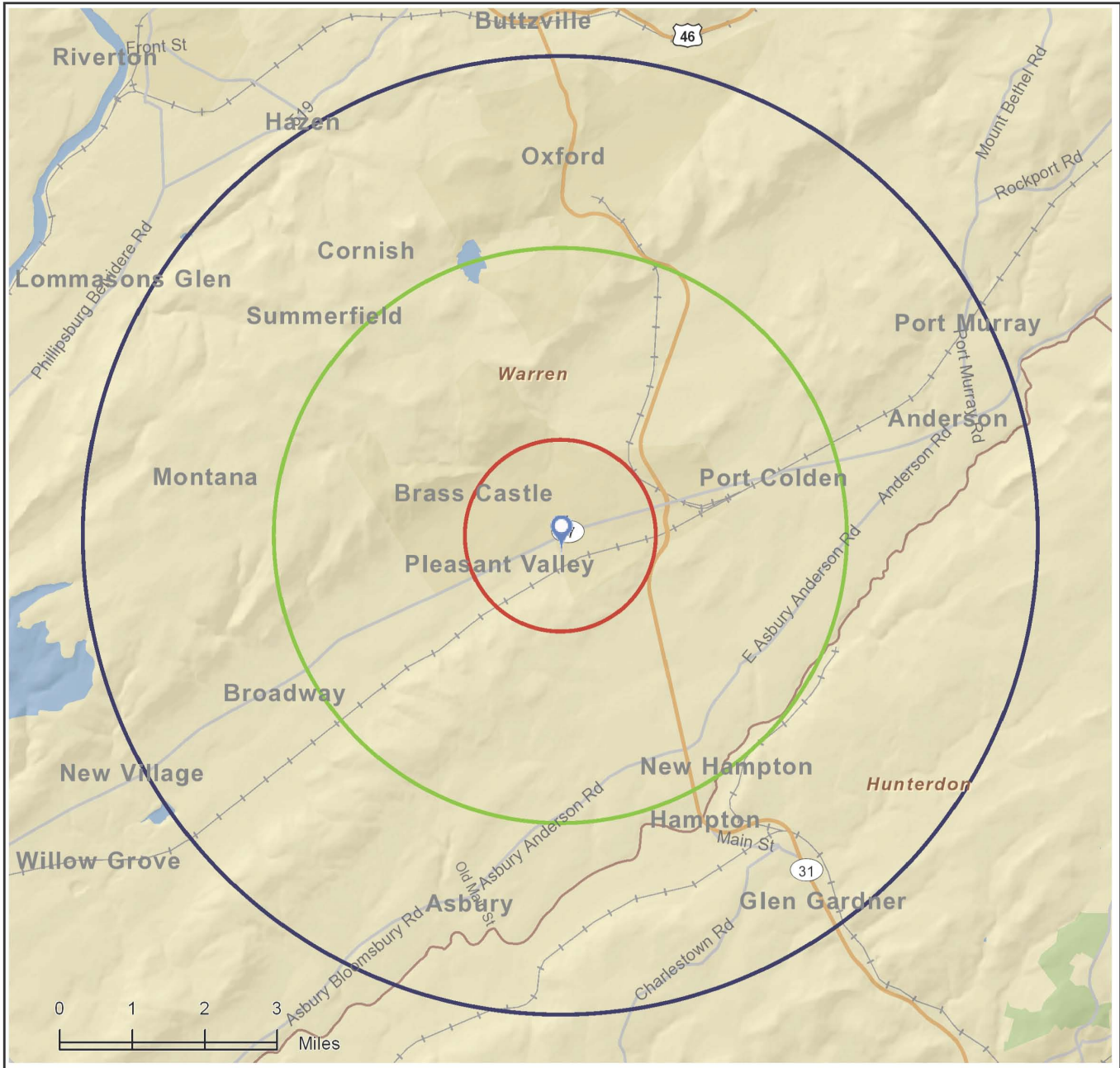
Eagle American Realty, Inc.

DEMOGRAPHICS MAP

350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373



Ring: 1, 3, 5 Miles



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DEMOGRAPHICS



350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	5,257	15,206	26,963
Male Population	49.1%	49.3%	49.2%
Female Population	50.9%	50.7%	50.8%
Median Age	38.4	39.6	40.6
2010 Income			
Median HH Income	\$77,256	\$79,891	\$78,788
Per Capita Income	\$34,274	\$34,509	\$34,813
Average HH Income	\$85,185	\$92,144	\$92,025
2010 Households			
Total Households	2,145	5,660	10,090
Average Household Size	2.44	2.67	2.63
2010 Housing			
Owner Occupied Housing Units	54.8%	66.5%	70.5%
Renter Occupied Housing Units	38.8%	27.9%	24.3%
Vacant Housing Units	6.4%	5.5%	5.2%
Population			
1990 Population	4,820	13,072	22,782
2000 Population	5,162	14,449	25,243
2010 Population	5,257	15,206	26,963
2015 Population	5,226	15,265	27,233
1990-2000 Annual Rate	0.69%	1.01%	1.03%
2000-2010 Annual Rate	0.18%	0.5%	0.65%
2010-2015 Annual Rate	-0.12%	0.08%	0.2%

In the identified market area, the current year population is 26,963. In 2000, the Census count in the market area was 25,243. The rate of change since 2000 was 0.65 percent annually. The five-year projection for the population in the market area is 27,233, representing a change of 0.2 percent annually from 2010 to 2015. Currently, the population is 49.2 percent male and 50.8 percent female.

Households			
1990 Households	1,951	4,835	8,380
2000 Households	2,084	5,343	9,364
2010 Households	2,145	5,660	10,090
2015 Households	2,136	5,685	10,210
1990-2000 Annual Rate	0.66%	1%	1.12%
2000-2010 Annual Rate	0.28%	0.56%	0.73%
2010-2015 Annual Rate	-0.08%	0.09%	0.24%

The household count in this market area has changed from 9,364 in 2000 to 10,090 in the current year, a change of 0.73 percent annually. The five-year projection of households is 10,210, a change of 0.24 percent annually from the current year total. Average household size is currently 2.63, compared to 2.65 in the year 2000. The number of families in the current year is 7,139 in the market area.

Housing

Currently, 70.5 percent of the 10,644 housing units in the market area are owner occupied; 24.3 percent, renter occupied; and 5.2 percent are vacant. In 2000, there were 9,757 housing units - 70.7 percent owner occupied, 25.0 percent renter occupied and 4.3 percent vacant. The rate of change in housing units since 2000 is 0.85 percent. Median home value in the market area is \$276,394, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 4.6 percent annually to \$346,156. From 2000 to the current year, median home value changed by 5.83 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



DEMOGRAPHICS



350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$38,670	\$41,781	\$42,855
2000 Median HH Income	\$51,214	\$61,094	\$60,926
2010 Median HH Income	\$77,256	\$79,891	\$78,788
2015 Median HH Income	\$88,201	\$95,407	\$94,313
1990-2000 Annual Rate	2.85%	3.87%	3.58%
2000-2010 Annual Rate	4.09%	2.65%	2.54%
2010-2015 Annual Rate	2.69%	3.61%	3.66%
Per Capita Income			
1990 Per Capita Income	\$16,910	\$17,060	\$17,310
2000 Per Capita Income	\$24,723	\$26,064	\$26,093
2010 Per Capita Income	\$34,274	\$34,509	\$34,813
2015 Per Capita Income	\$39,679	\$39,560	\$39,890
1990-2000 Annual Rate	3.87%	4.33%	4.19%
2000-2010 Annual Rate	3.24%	2.78%	2.85%
2010-2015 Annual Rate	2.97%	2.77%	2.76%
Average Household Income			
1990 Average Household Income	\$43,917	\$46,717	\$47,515
2000 Average Household Income	\$61,111	\$69,580	\$69,329
2010 Average HH Income	\$85,185	\$92,144	\$92,025
2015 Average HH Income	\$98,348	\$105,527	\$105,263
1990-2000 Annual Rate	3.36%	4.06%	3.85%
2000-2010 Annual Rate	3.29%	2.78%	2.8%
2010-2015 Annual Rate	2.92%	2.75%	2.72%

Households by Income

Current median household income is \$78,788 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$94,313 in five years. In 2000, median household income was \$60,926, compared to \$42,855 in 1990.

Current average household income is \$92,025 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$105,263 in five years. In 2000, average household income was \$69,329, compared to \$47,515 in 1990.

Current per capita income is \$34,813 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$39,890 in five years. In 2000, the per capita income was \$26,093, compared to \$17,310 in 1990.

Population by Employment

Total Businesses	331	692	1,094
Total Employees	1,868	4,499	7,400

Currently, 89.6 percent of the civilian labor force in the identified market area is employed and 10.4 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 91.5 percent of the civilian labor force, and unemployment will be 8.5 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 69.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 62.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.9 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 20.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 85.4 percent of the market area population drove alone to work, and 3.7 percent worked at home. The average travel time to work in 2000 was 35.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

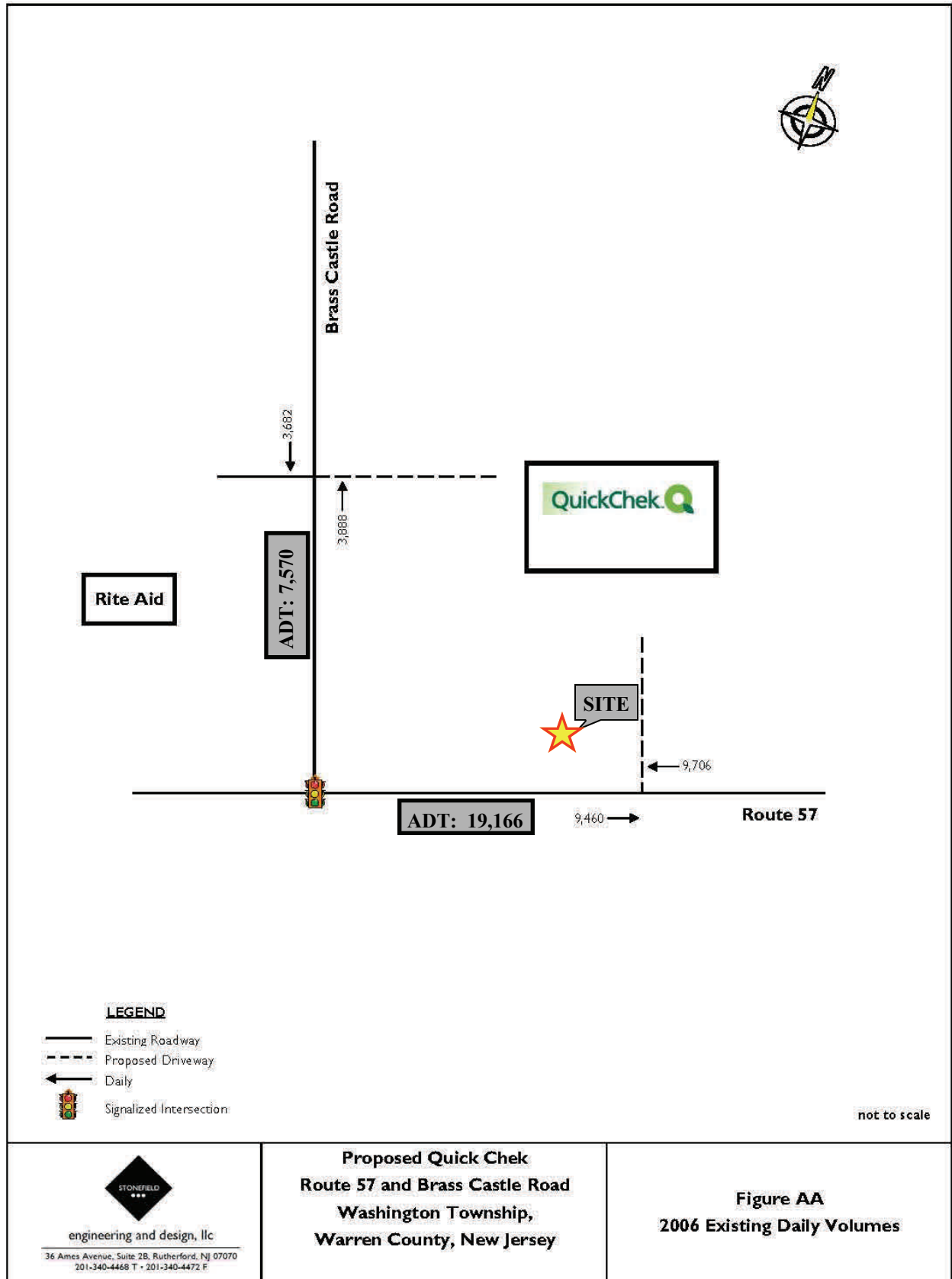
In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 8.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 33.5 percent were high school graduates only (29.6 percent in the U.S.)
- 8.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 21.5 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)



TRAFFIC COUNT

350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373



engineering and design, llc
36 Ames Avenue, Suite 2B, Rutherford, NJ 07070
201-340-4468 T • 201-340-4472 F

Proposed Quick Chkek
Route 57 and Brass Castle Road
Washington Township,
Warren County, New Jersey

Figure AA
2006 Existing Daily Volumes



ZONING

350 Route 57, Washington, NJ Latitude: 40.754573 Longitude: -74.996373

**CODE OF THE BOROUGH OF WASHINGTON, NEW JERSEY, v35 Updated
02-01-2008 / PART II: GENERAL LEGISLATION / Chapter 94, ZONING AND LAND
DEVELOPMENT / ARTICLE VII, Zone District Requirements / § 94-80. B-1
Highway Business District. [Amended 11-9-1982 by Ord. No. 38-82]**

§ 94-80. B-1 Highway Business District. [Amended 11-9-1982 by Ord. No. 38-82]

*Borough of Washington
PC/Codebook for Windows*

A. Permitted uses. [Amended 11-6-1989 by Ord. No. 15-89]

- (1) This zone is limited to any use permitted and regulated in the B-2 Business District, as well as coal and lumber yards, commercial warehouses and amusement arcades, public garages, public utilities and industrial uses are also permitted.
- (2) In addition to the foregoing permitted uses, any building within the B-1 Highway Business District may be used for any of the following purposes: automobile, truck and tractor service, repair and storage, warehousing, shops for knitting, sewing, hemming and other textile and fabric jobbing and light manufacture, exclusive of washing and dyeing; light machine work, toolmaking, bench work, light electronic, metal, wood or plastic fabrication and/or assembly thereof; and light industrial activities similar in kind and extent to any of the foregoing.

B. Required conditions.

- (1) Height. No building shall exceed two (2) stories or twenty-eight (28) feet in height, whichever is the lesser.
- (2) Front yard. There shall be a minimum front yard setback of twenty-five (25) feet.
- (3) Side yard. All business buildings may be built without side yards, except where a side yard in the Business Zone abuts a side yard in a residence zone, there shall be a minimum side yard of ten (10) feet.
- (4) Rear yard. There shall be a rear yard of at least ten (10) feet unobstructed by buildings or other permanent structures.

**CODE OF THE BOROUGH OF WASHINGTON, NEW JERSEY, v35 Updated
02-01-2008 / PART II: GENERAL LEGISLATION / Chapter 94, ZONING AND LAND
DEVELOPMENT / ARTICLE VII, Zone District Requirements / § 94-81. B-2 Central
Business District.**

§ 94-81. B-2 Central Business District.

A. Permitted uses.

- (1) This district is limited to business uses of a retail sales and service type, such as stores, shops, business and professional offices, restaurants, hotels, banks, theaters, newspaper offices, printing establishments, parking lots, signs as regulated in Article VI and accessory uses customarily incident to the above uses. Public utilities and institutional uses are also permitted. Any building containing a retail store, service or professional establishment upon the first floor may have any number of separate dwellings or office units contained on the upper floors, notwithstanding § 94-73.3 hereof. [Amended 5-28-1985 by Ord. No. 7-85; 11-6-1989 by Ord. No. 15-89]
- (2) (Reserved)EN(135)