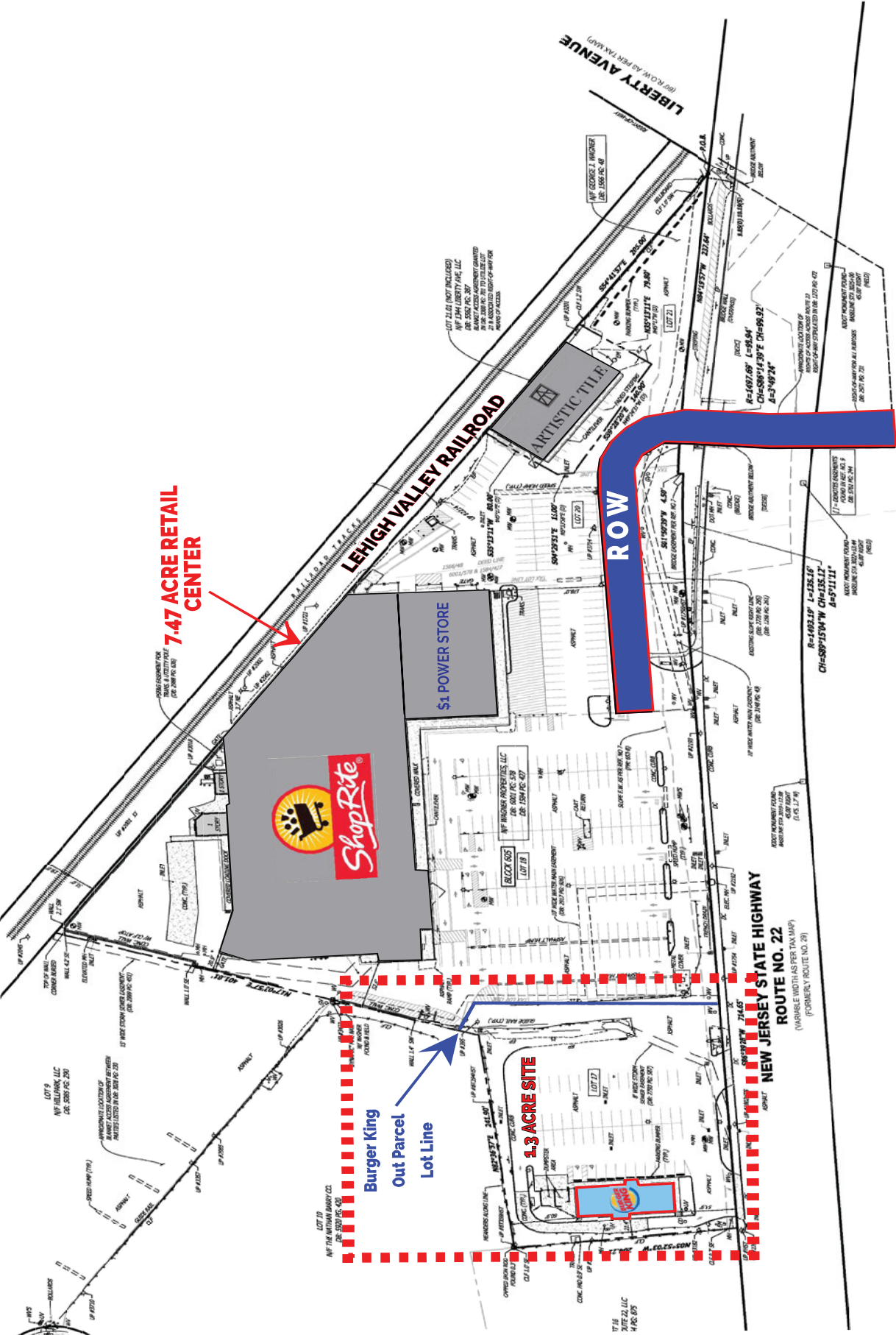


HILLSIDE, NEW JERSEY - 381 Route 22 West
Available: 3,100 s.f. with drive-thru.

Right of Access Under Rt. 22 ROW to Long Avenue at Liberty Avenue



Hillside, New Jersey

381 Route 22 West

3,100 s.f. Available with drive-thru.



- AVAILABLE: Presently Burger King - Existing building with drive-thru - 3,100 s.f.
- Next to ShopRite Supermarket.
 - Approximately 1.3 acres of Land.
 - Leased with existing improvements or property can be re-developed.
 - Property is HC Zoned & in the Urban Enterprise Zone.
 - Right of access under Rt. 22 ROW to Long Avenue at Liberty Avenue.



WELCO REALTY, INC. . 2525 Palmer Avenue, New Rochelle, NY 10801 . T (914) 576-7500

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, Connecticut & Pennsylvania. www.welcorealty.com

TRAFFIC COUNT

VEHICLES PER DAY: (Cross St: Bloy St & Rt. 22 E)
. 82,063

VEHICLES PER DAY: (Cross St: Bloy St & Rt. 22 W)
. 67,940

381 Route 22, Hillside, New Jersey

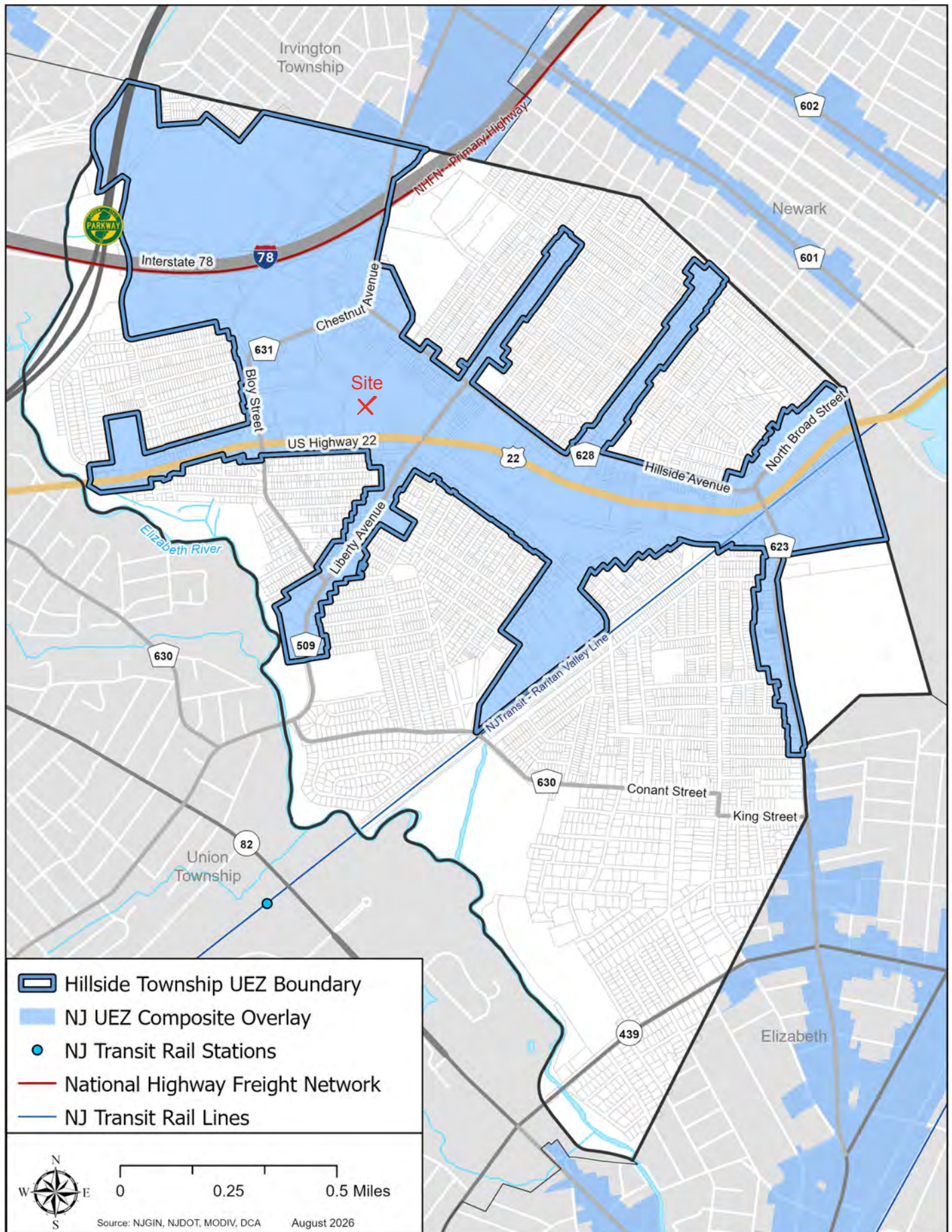
	1 mi Radius	3 mi Radius	5 mi Radius
Population	28,860	348,117	784,538
Population Median Age	37.5	35.9	35.9
Households	10,065	124,821	284,400
Average HH Income	\$121,795	\$110,086	\$117,655

Prepared By:  ELCO REALTY, INC. (914) 576-7500
www.welcorealty.com



WEST BRANCH COMMONS

- Capital One
- DOLLAR TREE
- ASHLEY
- Burlington
- MATTRESS FIRM
- EUROPEAN WAX CENTER
- Lowe's
- Applebees
- SALLY BEAUTY



HILLSIDE, NEW JERSEY - ZONING

- HC Highway Commercial

HC District. Permitted uses in this district shall be as follows:

(Amended 9-3-1991 by Ord. No. G-310-91)

- (a) Designed shopping centers, which shall be required to have site plan approval by the Planning Board. § 188-20, the definition of "site plan review."
- (b) Warehousing, shipping offices, distribution centers and storage yards, except lumber yards, coal yards and fuel storage yards.
- (c) Fabrication, assembly and packaging of finished products, provided that there is no chemical processing necessary and no smoke, noise or odors are produced during the process of fabrication, assembly and packaging.
- (d) Laboratories and research centers.
- (e) Business offices.
- (f) Laundries, cleaning, dyeing and carpet- and rug-cleaning establishments.
- (g) The manufacturing, compounding, packing, processing or treatment of beverages, candy, cosmetics, dairy products, ice and toilet supplies.
- (h) Metal working, machining and welding shops, excluding drop hammers and similar machinery of a nuisance-producing character.
- (i) The finishing or assembling of articles made from the following previously prepared or refined materials: bone, cellulose, cork, feathers, fiberglass, gums, hair, horn, leather, paper, plastics or textiles.
- (j) Telephone exchanges and public utility installations.
- (k) Uses permitted in this district shall not constitute a nuisance as defined in § 188-20 or that would be considered injurious to the health, safety and general welfare of the community.
- (l) See § 188-30.

HILLSIDE, NEW JERSEY – URBAN ENTERPRISE ZONE

- UEZ Urban Enterprise Zone

- (a) Retailer Equipment Purchases (NJ Sales Tax Exempt).
- (b) Unemployment Insurance Reductions.
- (c) ½ sales tax (i.e. 3.3125%) for Retail Sales.
- (d) 0% Sales Tax for Contractors & Building Materials to build out, repair, or maintain the space.
- (e) Corporate Business Tax (CBT) Credits for Hires. Full-time employees who live in Hillside and were previously unemployed.