

# LEGACY

Commercial Realty, LLC



**629 Amboy Ave, Edison, NJ 08837**

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## SUMMARY

<b>Total Building SF</b>	<b>22,000</b>
<b>3 Suites Available</b>	<b>110, 301, 302</b>
<b>Total Available Space</b>	<b>720 SF, 860 SF, 1,000 SF</b>
<b>Asking Rent</b>	<b>Call for Pricing</b>
<b>Parking Spaces</b>	<b>Abundance of Parking</b>

All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

## LEASING OVERVIEW

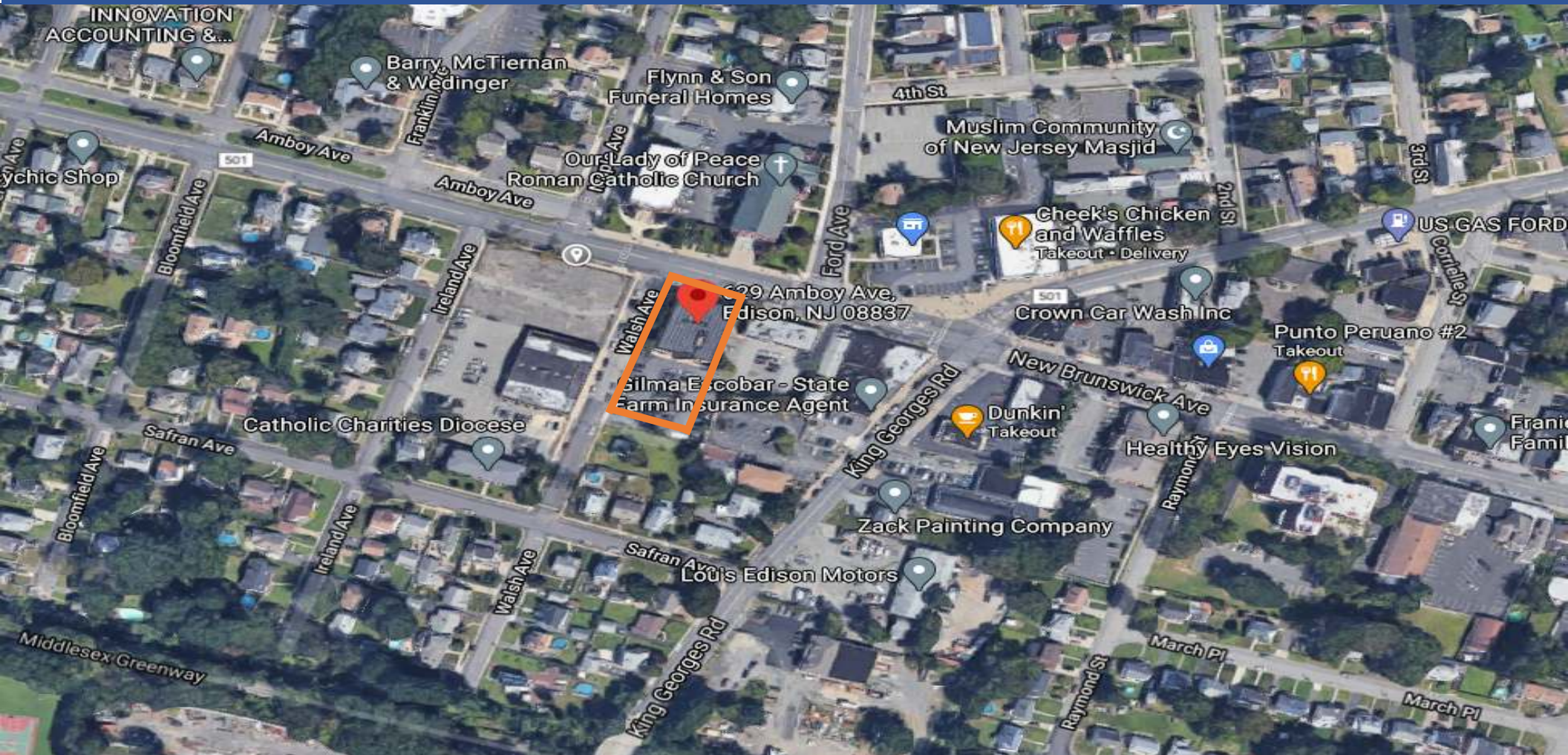
- Legacy Commercial is pleased to present 629 Amboy Avenue for Lease. This location is a +/- 22,000 square foot medical / professional office building located in the heart of Edison, Middlesex County, New Jersey.
- 629 Amboy Ave. is well positioned on Amboy Ave. which is within close proximity to bus and rail transportation.
- This property consists of destination oriented local and regional healthcare professionals and businesses that serve the needs of the surrounding community.
- Amboy Ave. has average daily traffic count of over 15,000 vehicles per day.
- Upgraded Solar Panels for electric power and reduced cost of utilities.
- Separately Metered Utilities for all suites.
- The property offers an abundance of parking.



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## LOCATION OVERVIEW – ROAD NETWORK EXPOSURE



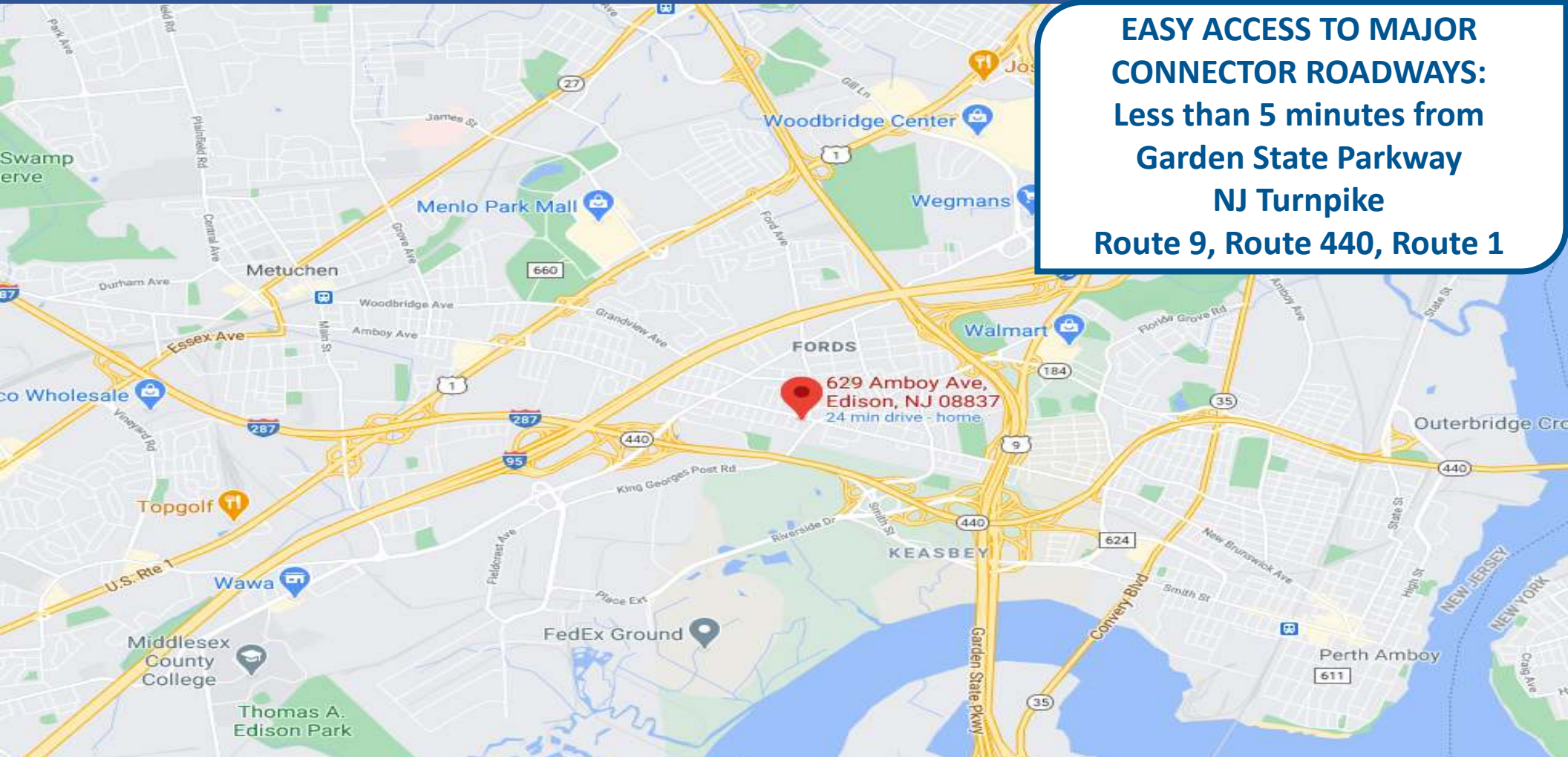


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## AERIAL OVERHEAD VIEW

**EASY ACCESS TO MAJOR  
CONNECTOR ROADWAYS:  
Less than 5 minutes from  
Garden State Parkway  
NJ Turnpike  
Route 9, Route 440, Route 1**



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## ADDITIONAL PHOTOS





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# Demographic Summary Report

629 Amboy Ave, Edison, NJ 08837

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **22,000 SF**  
 Typical Floor: **7,333 SF**

Total Available: **775 SF**  
 % Leased: **96.48%**  
 Rent/SF/Yr: **\$24.75**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	12,807	122,998	300,310
2020 Estimate	12,759	122,254	298,497
2010 Census	12,608	119,380	292,089
Growth 2020 - 2025	0.38%	0.61%	0.61%
Growth 2010 - 2020	1.20%	2.41%	2.19%
<b>2020 Population by Hispanic Origin</b>	3,026	49,547	79,123
<b>2020 Population</b>	12,759	122,254	298,497
White	9,092 71.26%	78,539 64.24%	181,572 60.83%
Black	1,279 10.02%	13,654 11.17%	29,620 9.92%
Am. Indian & Alaskan	48 0.38%	1,305 1.07%	2,134 0.71%
Asian	2,046 16.04%	25,398 20.77%	78,012 26.13%
Hawaiian & Pacific Island	34 0.27%	245 0.20%	438 0.15%
Other	258 2.02%	3,113 2.55%	6,720 2.25%
U.S. Armed Forces	0	4	39
<b>Households</b>			
2025 Projection	4,757	42,969	104,257
2020 Estimate	4,739	42,681	103,612
2010 Census	4,679	41,501	101,227
Growth 2020 - 2025	0.38%	0.67%	0.62%
Growth 2010 - 2020	1.28%	2.84%	2.36%
Owner Occupied	3,543 74.76%	23,357 54.72%	64,988 62.72%
Renter Occupied	1,196 25.24%	19,324 45.28%	38,624 37.28%
<b>2020 Households by HH Income</b>	4,739	42,679	103,612
Income: <\$25,000	491 10.36%	6,037 14.15%	13,121 12.66%
Income: \$25,000 - \$50,000	695 14.67%	7,142 16.73%	15,470 14.93%
Income: \$50,000 - \$75,000	692 14.60%	6,963 16.31%	15,988 15.43%
Income: \$75,000 - \$100,000	696 14.69%	5,922 13.88%	13,800 13.32%
Income: \$100,000 - \$125,000	590 12.45%	4,788 11.22%	11,814 11.40%
Income: \$125,000 - \$150,000	417 8.80%	3,406 7.98%	9,086 8.77%
Income: \$150,000 - \$200,000	693 14.62%	4,533 10.62%	13,029 12.57%
Income: \$200,000+	465 9.81%	3,888 9.11%	11,304 10.91%
<b>2020 Avg Household Income</b>	\$111,198	\$100,978	\$109,352
<b>2020 Med Household Income</b>	\$92,654	\$80,055	\$88,092



*Township of Edison, NJ  
Wednesday, January 13, 2021*

## Chapter 37. Zoning

### § 37-21. G-B AND G-BH GENERAL BUSINESS DISTRICTS.

#### § 37-21.1. Generally.

[1999 Code § 17.44.010]

The following regulations are applicable in the G-B and G-BH general business districts. The G-B and G-BH districts are differentiated one from the other by lot area and yard requirements and the permitted conditional uses.

#### § 37-21.2. Permitted Uses.

[1999 Code § 17.44.020; Ord. No. O.1963-2017]

- a. Retail and wholesale household and business supplies, stores, shops and similar commercial uses selling food, apparel, clothing, household appliances and furnishings;
- b. Electrical, heating, ventilating, air-conditioning, plumbing and refrigeration equipment sales and service businesses;
- c. Business and professional offices, banks and funeral homes;
- d. Indoor theaters, indoor tennis courts, skating rinks, handball courts and health clubs;
- e. Motels, provided such use is located on a lot of three (3) acres or more and has direct access to a street classified as other than a local access street in the adopted Master Plan of Edison Township;
- f. Newspaper offices and printing establishments;
- g. Retail laundry, bakery and barbershops, beauty shops and similar service establishments;
- h. New car and truck dealership and used car and truck sales and service wherein used car and truck sales and service are accessory to new car and truck sales uses and outdoor display and/or storage of used cars and trucks does not exceed thirty (30%) percent of the total outdoor display and storage area of cars and trucks, and further provided such uses are located on a lot of not less than one (1) acre in size and has a width of two hundred (200) feet;
- i. Offices for executive or administrative personnel; scientific or research laboratories; experimental or computation centers;
- j. The packing, fabricating, finishing or assembly of:
  1. Beverages (nonalcoholic only),

2. Candy,
  3. Toilet supplies, except those involving fat rendering processes,
  4. Metal products,
  5. Electrical appliances, fixtures or components,
  6. Electrical instruments or devices;
- k. Restaurants and other eating and drinking establishments wherein food and drink are consumed within the principal building. Such uses shall not be interpreted to include and are hereby defined to exclude drive-in restaurants or refreshment stands, commonly called snack bars, dairy bars, hamburger stands or similar uses where customers and patrons are served food, soft drinks or ice cream primarily for their immediate consumption outside the confines of the building or structure in which the business is conducted;
- l. Church, synagogue or similar religious facility;
- m. Fraternal clubs, including but not limited to Elks, Lions, Masons, etc.;
- n. Commercial schools and institutes offering courses or training;
- o. Repair shops, but not including automotive repair.
- p. Fuel Only Service Station with Convenience Store:  
The following requirements shall apply to this use:  
[Ord. No. O.1963-2017]
1. Minimum lot size: 1.5 acres.
  2. Maximum building size: 6,000 square feet.
  3. Maximum number of fueling stations: Eight (8) dispensers that includes gasoline and low-flow diesel sales, with two (2) nozzles/hoses per dispenser.
  4. Maximum number of stories: One (1), exclusive of towers, cuppolas, or other architectural elements.
  5. Maximum height for principal building: Thirty-five (35) feet, exclusive of towers, cuppolas or other architectural elements.
  6. Maximum height for fuel area canopy: Twenty-five (25) feet, with yard setbacks consistent with Section **37-63**.
  7. Parking: Minimum of one (1) space reach three hundred (300) square feet of convenience store building footprint, plus one (1) space for each employee on the most heavily staffed shift. Additional parking may be provided to enhance internal circulation and eliminate stacking at driveways.
  8. Signs: One (1) free standing pole sign at the driveway of each street front with fuel pricing, maximum area shall not exceed seventy-five (75) square feet, maximum height of twenty (20) feet, and minimum set back of fifteen (15) feet from any street; two (2) façade signs, on the front of the building, not to exceed twenty (20%) percent of the front wall area; and two (2) canopy signs, located below the top of the canopy, on the side of the canopy facing the front or side street.



## § 37-21.3. Prohibited Uses.

[1999 Code § 17.44.030]

- a. As specified in the P-B district;
- b. Commercial dog kennels;
- c. Lumber yards.

## § 37-21.4. Accessory Uses.

[1999 Code § 17.44.040]

Any accessory use of the same lot with and customarily incidental to any use permitted in this district, such as but not necessarily limited to: maintenance and storage buildings.

## § 37-21.5. Conditional Uses.

[1999 Code § 17.44.050; Ord. No. O.1653-2008]

- a. Conditional Uses in a GB-H Zone Only.
  1. An area of land, including structures, that is used for the retail sale and direct delivery to motor vehicles of gasoline and lubricating oil and the making of minor repairs, but not auto body work, welding or painting nor any repair work in the open. Such use shall be subject to the following regulations:
    - (a) No part of any automobile filling station may be used for residence or sleeping purposes except by a watchman.
    - (b) No part of any entrance to or exit from any filling station which is capable of accommodating more than five (5) vehicles shall be connected with a public street within one hundred fifty (150) feet of any entrance or exit of a theater, auditorium, church, hospital, school, college, institution for dependents or children, park, playground, library, museum or other similar place of public assembly.
    - (c) No part of any building used as an automobile service station and no filling pumps, car lifts, greasing mechanisms or other service appliances used to service or supply motor vehicles shall be erected within fifty (50) feet of any boundary line of any residential zone. All such car lifts and greasing mechanisms shall be located within an enclosed building.
    - (d) No gasoline or oil pump and no other service appliances installed for use in connection with any automobile service station shall be so installed or located within thirty-five (35) feet of any lot line.
    - (e) No building used as an automobile service station shall be located within twenty-five (25) feet of any lot line.
    - (f) No automobile service station shall store out of doors, in a side or front yard, wrecked, damaged or disassembled (either whole or in part) vehicles, boats or used automotive or marine parts, or used supplies or materials thereof. Any storage areas located in a rear yard shall be screened so that no stored vehicle or article shall be visible from the front, side or rear premises or to any adjacent premises, and further provided that no

overnight parking at service stations shall be permitted within one hundred (100) feet of a residential zone.

- (g) No automobile service station shall be permitted an outdoor display storage or parking of any new or used vehicles within the distance of the required minimum front yard, except such temporary parking as may be necessary in connection with the immediate servicing of customers' vehicles.
  - (h) All outside lighting or electrified signs on such premises shall be so shielded as to prevent glare, whether reflected or not, from any source detectable beyond the boundaries of the premises and shall not obstruct site distances at intersections nor present safety hazards to traffic.
  - (i) No more than three (3) vehicles for rent or lease shall be stored at any one (1) time at a service station;
2. Car wash, subject to the following:
- (a) Recognizing that the principal building used in a car wash is generally of uniform design allowing for one (1) or two (2) bays and office and storage areas, no such principal building, when permitted, shall be built and used unless it has a minimum of two thousand five hundred (2,500) square feet and a maximum of twenty (20%) percent of land area.
  - (b) Such use shall provide adequate stacking area for a minimum of twenty-five (25) cars per bay or washing aisle. The stacking system shall in no way hinder or impair normal traffic flow on roads or traffic flow on adjoining property.
  - (c) No such use shall be located on a tract of land of less than one (1) acre in size.
3. Drive-through Restaurants. Drive-through restaurant, with or without drive-in or drive-through windows, or other appurtenances designed or used to serve food to customers outside the principal building, as part of the shopping center. The drive-through restaurant may be located either in a building with other uses or in a separate building. The following criteria shall be met in order to create a drive-through restaurant:
- (a) The shopping center site shall contain a minimum of twenty-five (25) acres,
  - (b) The shopping center site shall have a minimum of one thousand (1,000) feet of frontage on a major arterial State highway,
  - (c) The shopping center shall have a minimum single-story gross area of two hundred thousand (200,000) square feet,
  - (d) The shopping center shall have a total of at least one thousand (1,000) at-grade parking spaces.
4. Village Center. This conditional use would apply only to those properties currently zoned G-BH which have a minimum frontage of six hundred fifty (650) feet along the Route 27 right-of-way, subject to compliance with all of the following additional conditions:
- (a) Permitted uses within a "Village Center" include all permitted uses in the G-BH zone district, excluding new and used automobile dealerships and motels.
  - (b) Permitted accessory uses within a "Village Center" include all permitted accessory uses in the G-BH zone district.
  - (c) All existing bulk requirements of the G-BH zone district shall apply except as follows:



- (1) The maximum permitted floor area ratio shall be increased from 0.25 to 0.35; and
  - (2) The minimum required front yard setback shall be decreased from fifty (50) feet to ten (10) feet.
  - (d) On-site parking shall be required at a rate of one (1) space per two hundred fifty (250) square feet of floor area.
  - (e) Pedestrian connectivity between buildings.
- b. Conditional Uses in G-B and G-BH Zones.
1. Dog kennel and veterinarian's clinic.
    - (a) Such use shall be located on a minimum lot area of not less than twenty thousand (20,000) square feet.
    - (b) No outdoor dog run shall be located within twenty-five (25) feet of a lot line, no animals at the site shall be kept out of doors from dusk to dawn;
  2. Drive-in restaurant, provided that:
    - (a) No such use shall be located on a lot of less than one (1) acre in size.
    - (b) No drive-in or drive-through windows or other appurtenances designed or used to serve food to customers outside the principal building shall be permitted.
    - (c) No such use shall have a habitable floor area, as defined in the Township Uniform Construction Code, of less than five thousand five hundred (5,500) square feet.

## § 37-21.6. Height, Area and Yard Requirements.

[1999 Code § 17.44.060]

Height, area and yard requirements are as specified in the schedule, Section **37-63**, except as otherwise specified hereinabove.

## § 37-21.7. Other Requirements.

[1999 Code § 17.44.070]

- a. Open Storage of Materials. All materials and equipment shall be stored in completely enclosed buildings. All open display of products shall be placed no closer to any private or public thoroughfare than the distance equal to the required front yard.
- b. Transition Requirement. There shall be established along the line of any side or rear lot that is contiguous to any residential district, unless the side or rear lot line coincides with a State or Federal highway, a buffer area at least fifteen (15) feet in width plus five (5) feet additional width for each ten (10) foot interval or fraction thereof of the height of the principal building exceeding fifteen (15) feet in height. The buffer area shall be landscaped and fenced to provide screening of the operations of the lot from adjoining residential districts.

## § 37-21.8. Off-Street Parking and Loading Requirements.

[1999 Code § 17.44.080]

- a. Off-street parking space, together with appropriate access thereto, shall be provided on the same lot as the building it is intended to serve in accordance with the standards of Section **37-60**.
- b. Off-street parking space may be located in the front, side and rear yards; provided, however, that no parking space shall be located nearer than five (5) feet to any front, side or rear lot line nor nearer than five (5) feet to any building, and further provided that complete building perimeter parking is prohibited.

## § 37-21.9. Signs.

[1999 Code § 17.44.090]

Signs shall be subject to the sign regulations of Section **37-62**.