



**R** *Another Remco Exclusive Offering!* **R**

**Re-Development Opportunity of 5.6 acres, located on a busy signalized intersection on both the AM and PM drives.**

**PERMITTED & CONDITIONAL USES:**  
 Single family homes, Non-profit Schools, Hospital, Houses of Worship, Storage of Animals, Community residences, Home occupation. **POSSIBLE**, Professional or Medical uses, Child or Senior day care, subject to Town approval.



Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice. 001 = Revised: 12/28/11

# SOMERSET, NEW JERSEY

## Amwell Road & Cedar Grove Road



- ❖ 5.6 Acres at Signalized Intersection
- ❖ Re-Development Opportunity
- ❖ Zoned R-40 = See Conditional uses on rear
- ❖ Main connector road to Route 287
- ❖ Extremely busy AM and PM intersection
- ❖ 5,000sf (50X100) Pole Barn on Site
- ❖ Possible Veterinarian Hospital or Kennel

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**Exclusive Broker**



2010 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,746	34,725	183,434
Total Households	958	13,038	62,942
Median Household Income	\$90,152	\$94,538	\$77,636
Traffic Count: Amwell Rd. & Cedar	17,000 VPD		Source: ESRI

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Central Jersey College Prep

New Road School at Somerset

Little Gems Early Learning Center

The Jain Center

Cedar Hill Prep School

Masjid-e-Ali Ja'Faria School

Rutgers Community Christian Church

Praise Presbyterian Church

Cedar Lane Animal Clinic

Somerset Bible Baptist Church

**SITE**



- 1. **Renaissance:** 344 Units  
Single family / Condo
- 2. **Sterling Point:** 237 Units  
Single family / Apts. / Town Homes
- 3. **Somerset Run:** 755 Units  
Single family / Multi family
- 4. **Cedar Manors:** 136 Units  
Apartments

**Area Retailers:**



**Area Hotels:**

