

581 WOODLAND AVE

PLEASANTVILLE, NJ



MSC

2 ACRE DEVELOPMENT SITE FOR SALE OR LEASE





581 WOODLAND AVE

JOIN THESE AREA TENANTS

Walgreens


sam's club

Maaco
COLLISION REPAIR & AUTO PAINTING
AMERICA'S BODYSHOP

 **Billows**
ELECTRIC SUPPLY

PROPERTY DETAILS

- ▶ For sale or lease
- ▶ 2 acres of land located conveniently at Exit 5 on the AC expressway (50,000 VPD)
- ▶ Provides easy access and high visibility, making it perfect for commercial development
- ▶ Zoning of the lot allows for a diverse range of business opportunities
- ▶ Trade area covers a population of 92,000 within a 5 mile radius and an average HH income of \$132,600

DEMOGRAPHICS

EST. POPULATION

1 mi **11,247**

3 mi **39,687**

5 mi **92,232**

EST. EMPLOYEES

1 mi **8,786**

3 mi **31,685**

5 mi **74,733**

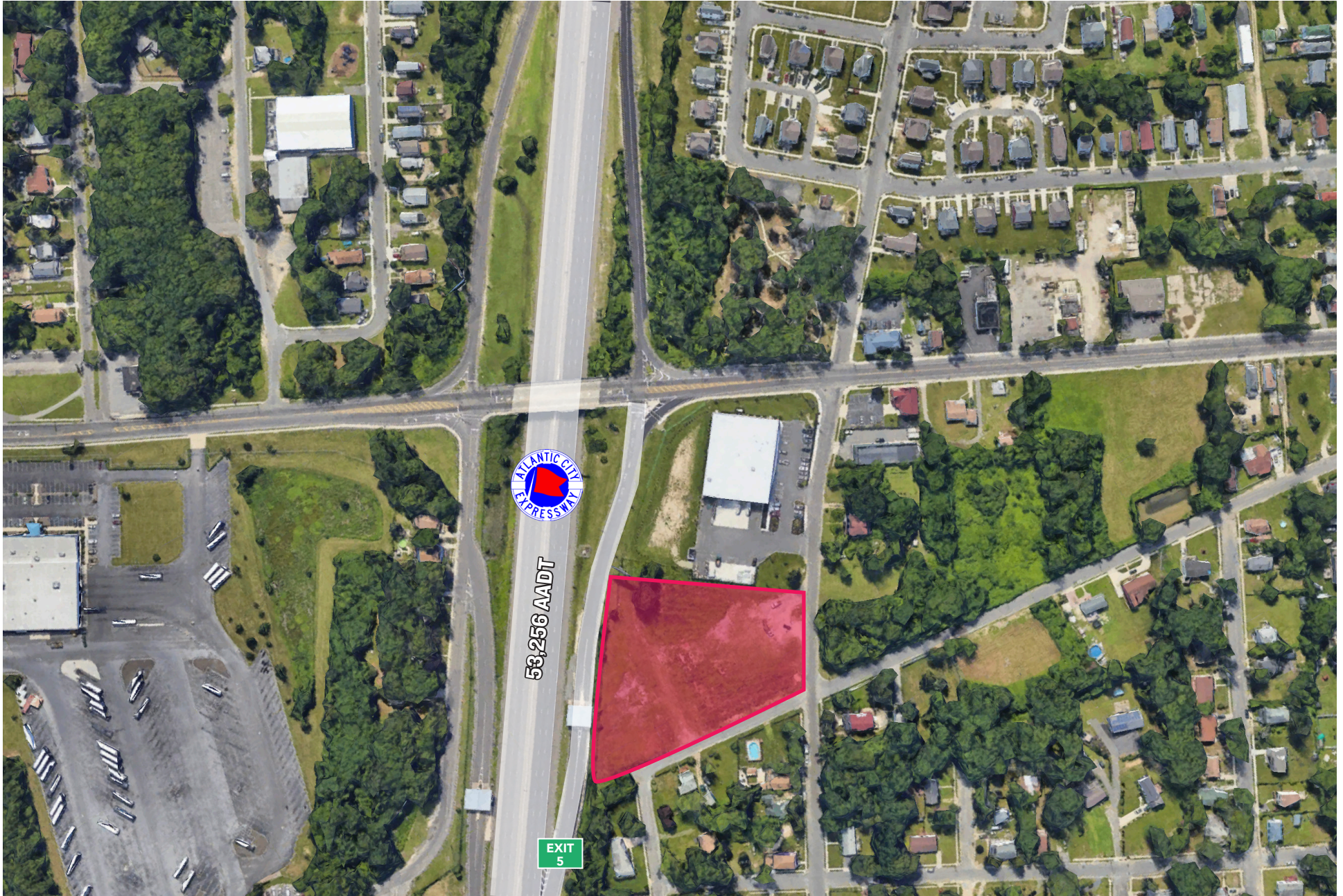
EST. AVG HH INCOME

1 mi **\$91,961**

3 mi **\$110,140**

5 mi **\$132,612**

SITE PLAN



The information contained herein has been obtained from sources deemed reliable. MSC cannot verify it and makes no guarantee, warranty or representation about its accuracy. Any projections, opinions, assumptions or estimates provided by MSC are for discussion purposes only and do not represent the current or future performance of a property, location or market.

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AERIAL



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ZONING REGULATIONS

Chapter 300. Land Management Article VI I. Zoning District Regulations §300-23. Commercial zoning districts.

C. General Commercial ("GC") Zoning District.

- (1) Purpose. The General Commercial Zoning District was crafted to provide for an appropriate mix of retail-oriented commercial, office and other uses, with supportive residential above, designed to support the needs of the residents and businesses of the City.
- (2) Permitted principal structures and uses.
 - (a) General commercial and service activities, as defined in§ 300-10.
 - (b) Neighborhood-oriented commercial and service activities, as defined in§ 300-10.
 - (c) Professional and administrative offices.
 - (d) Medical/dental complexes, as defined in§ 300-10.
 - (e) Eating and drinking establishments, including restaurants, drive-in restaurants and fastfood restaurants with window service for take out fare; bars; and taverns.
 - (f) Appliance repair;
 - (g) Self-service laundry facilities (laundromats), including washing, drying, folding and other operations conducted by employees of the facility.
 - (h) Fraternal, social, educational, charitable or eleemosynary facilities.
 - (i) Administrative offices and related facilities as may be necessary and convenient to the provision of municipal, county, state or federal governmental services.
 - (j) Public or private training facilities offering life skills or career educational courses.
 - (k) Commercial parking facilities owned and/or operated by the City of Pleasantville Parking Utility (created via Ordinance No. 34-2002).
- (3) Permitted accessory structures and uses.
 - (a) Employee lounge and cafeteria functions and other back-of-the-house facilities normal and customary to an otherwise permitted use.
 - (b) Off-street parking lots/parking facilities.
 - (c) Off-street loading facilities.
 - (d) Storage sheds, tool sheds or other maintenance-related structures.
 - (e) Fences and walls.

- (f) Signs.
 - (g) Telecommunications/satellite dish antennas and related systems.
 - (h) Solar energy systems.
 - (i) Automated teller/cash-dispensing machines (ATMs), provided that, if accessed from the exterior of a building, such machines shall be installed within the wall of the building, it being the intent not to permit freestanding exterior ATM kiosks. ATM kiosks wholly located and accessed from the interior of a building are permitted.
 - (j) Public utility cabinets.
 - (k) Home occupations, as defined in § 300-10, when accessory to a conditional residential use.
 - (l) Typical residential amenities, as defined in § 300-10, when accessory to a conditional residential use.
 - (m) Typical amenities when accessory to a conditional hotel and motel use as detailed in §300-10.
 - (n) Electric vehicle supply equipment, subject to conditions set forth in § 300-51.
- [Added 3-19-2018 by Ord. No. 2-2018]

(4) Permitted conditional structures and uses.

- (a) Commercial centers, as defined in § 300-10.
- (b) Residential dwelling units in the form of apartments, including age-restricted housing for qualifying individuals other than nursing homes or related facilities, conditioned upon conformance with § 300-51.
- (c) Child-care centers.
- (d) Automobile fueling stations, with or without automotive and/or marine engine, body or interior repair, which may or may not include convenience stores on premises.
- (e) Automated or manual car washes.
- (f) Automobile or watercraft sales through franchise dealers, with servicing limited to inventoried vehicles and fuel dispensing if integral to the operation of the facility and not open to the public.
- (g) Hotels and motels.

(5) Bulk requirements for principal structures.¹

Minimum lot area	100,000 square feet
Minimum lot width	100 Feet
Minimum lot depth	
	Front yard 20 feet
	Side yard 10 feet
	Rear yard 20 feet
Minimum setbacks	Notwithstanding any minimum setbacks, no principal structure may be located closer than 15 feet to a principal structure located on the same or an adjacent lot.
Maximum building height	The lower of 2 1/2 stories or 35 feet
Maximum coverage	Principal structure 60%

Impervious structure 60%

(6) Bulk requirements for accessory structures.¹

	Front yard	No accessory structure shall be located between a lot's front lot line and a line drawn parallel to the rear line of the principal building or structure on such lot and extending to the side lot lines of such lot.
Minimum setbacks	Side yard	5 feet
	Rear yard	5 feet
Maximum building height	The lower of 2 1/2 stories or 20 feet	
Maximum coverage	All accessory structures	500 square feet

NOTES:

¹ See definitions of "lot, corner," "lot depth," "lot frontage, primary," "lot frontage, secondary" and "lot line, front" for measurements related to corner lots

(7) Bulk requirements for conditional uses.

(a) Commercial centers, as defined in § 300-10.

Minimum lot area	43,560 square feet	
Minimum lot width	200 feet	
Minimum lot depth	100 feet	
	Front yard	20 feet
	Side yard	10 feet(each)
	Rear yard	20 feet
Minimum setbacks	Notwithstanding any minimum setbacks, no principal structure may be located closer than 15 feet to a principal structure located on the same or an adjacent lot.	
Maximum building height	The lower of 3 stories or 48 feet.	
Maximum coverage	Principal structure 60%	
	Impervious structure 80%	
Maximum total floor area	49,999 square feet	

(b) Residential dwelling units In the form of apartments, including age-restricted housing for qualifying individuals other than nursing homes or related facilities, conditioned upon conformance with § 300-51.

[1] The bulk requirements for principal structures In the General Commercial Zoning District detailed under § 300-23C(5) shall apply to the structural types conditionally permitted.

[2] Density: no traditional dwelling unit per acre (du/ac) density figure is mandated. Density shall be regulated by minimum lot size and the various definitions of residential structural types conditionally permitted.

(c) Child-care centers. The bulk requirements for principal structures in the General Commercial Zoning District detailed under §300-23C(5) shall apply.

(d) Automobile fueling stations, with or without automotive and/or marine engine, body or interior repair, which may or may not include convenience stores on premises.

(e) Automated or manual car washes.

Minimum lot area 15,000 square feet

Minimum lot width 100 feet

Minimum lot depth

Front yard 20 feet

Side yard 10 feet(each)

Rear yard 20 feet

Minimum setbacks Underground storage Tanks 25 feet from any lot line

Fuel Pump 20 feet from any lot line

Notwithstanding any minimum setbacks, no principal structure may be located closer than 15 feet to a principal structure located on the same or an adjacent lot.

Maximum building height The lower of 1 1/2 stories or 25 feet (accessory buildings: 10 feet)

Maximum coverage Principal structure 60%
Impervious structure 80%

(f) Automobile or watercraft sales through franchise dealers.

Minimum lot area 43,560 square feet (1 acre)

Minimum lot width N/A

Minimum lot depth

Minimum setbacks 50 feet from any lot line, with no vehicle placed closer than 20 feet to the front lot line or 20 feet from any side or rear lot line if adjacent to a residential use

Maximum building height The lower of 2 1/2 stories or 35 feet (accessory buildings: 20 feet and 1 1/2 stories)

Maximum coverage Principal structure 60%
Impervious structure 80%

(g) Hotels and motels.

Minimum lot area 43,560 square feet (1 acre)

Minimum lot width 200 feet

Minimum lot depth

Front yard 40 feet

Side yard 25 feet(each)

Rear yard 25 feet

Minimum setbacks Notwithstanding any minimum setbacks, no principal structure may be located closer than 15 feet to a principal structure located on the same or an adjacent lot.

Maximum building height	The lower of 5 stories or 60 feet (accessory buildings: 20 feet and 1 1/2 stories)
Maximum coverage	Principal structure 60% Impervious structure 80%
Off-street parking and loading	In addition to any requirements specified in § 300-51, off street parking and loading shall be as detailed in §§ 300- 55 and 300-56.

(8) Design standards. All structures in the GC Zoning District shall comply with the design standards set forth in § 300-51.

MSC

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