

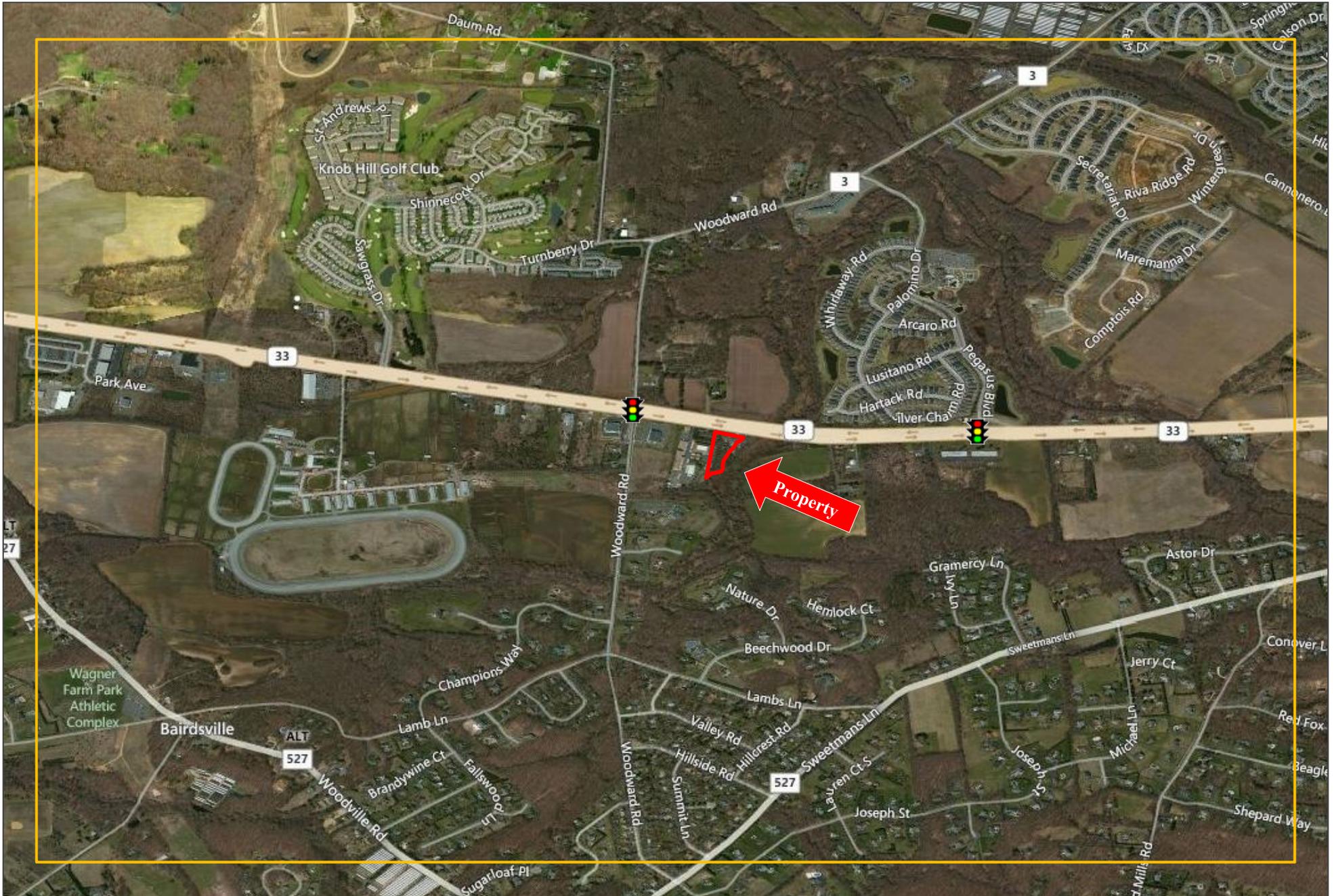


Available - Highway Retail

3+ Acres Route 33 Manalapan
Sewer/Water/Gas - All Available
Zone C3:
Restaurant - Retail - Office
Join new CVS, Walgreens, Wawa
- Ideal Highway Location -

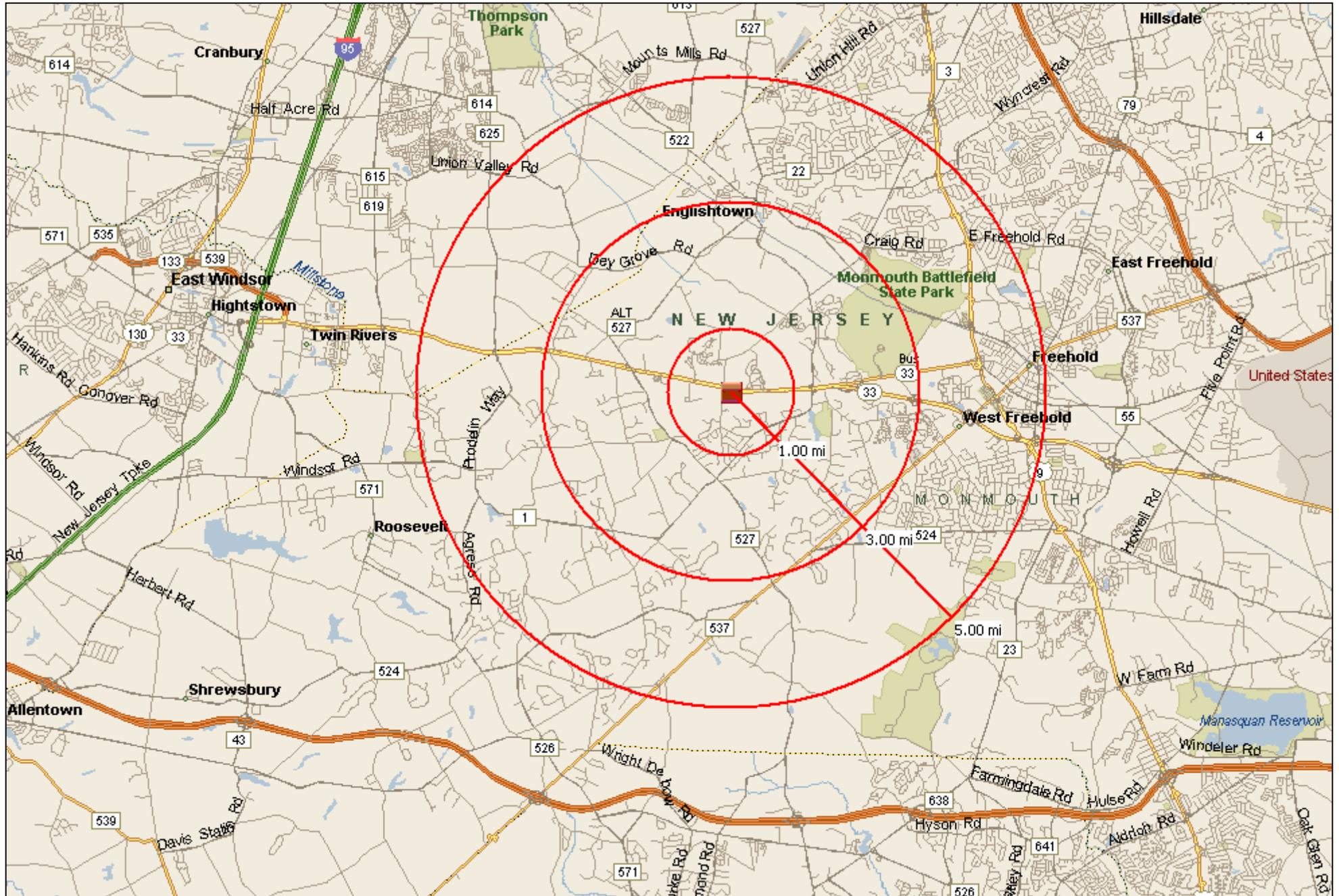
Property

Approx 3.21 Acres
Zone C3
Sewer, Water, Gas
Available

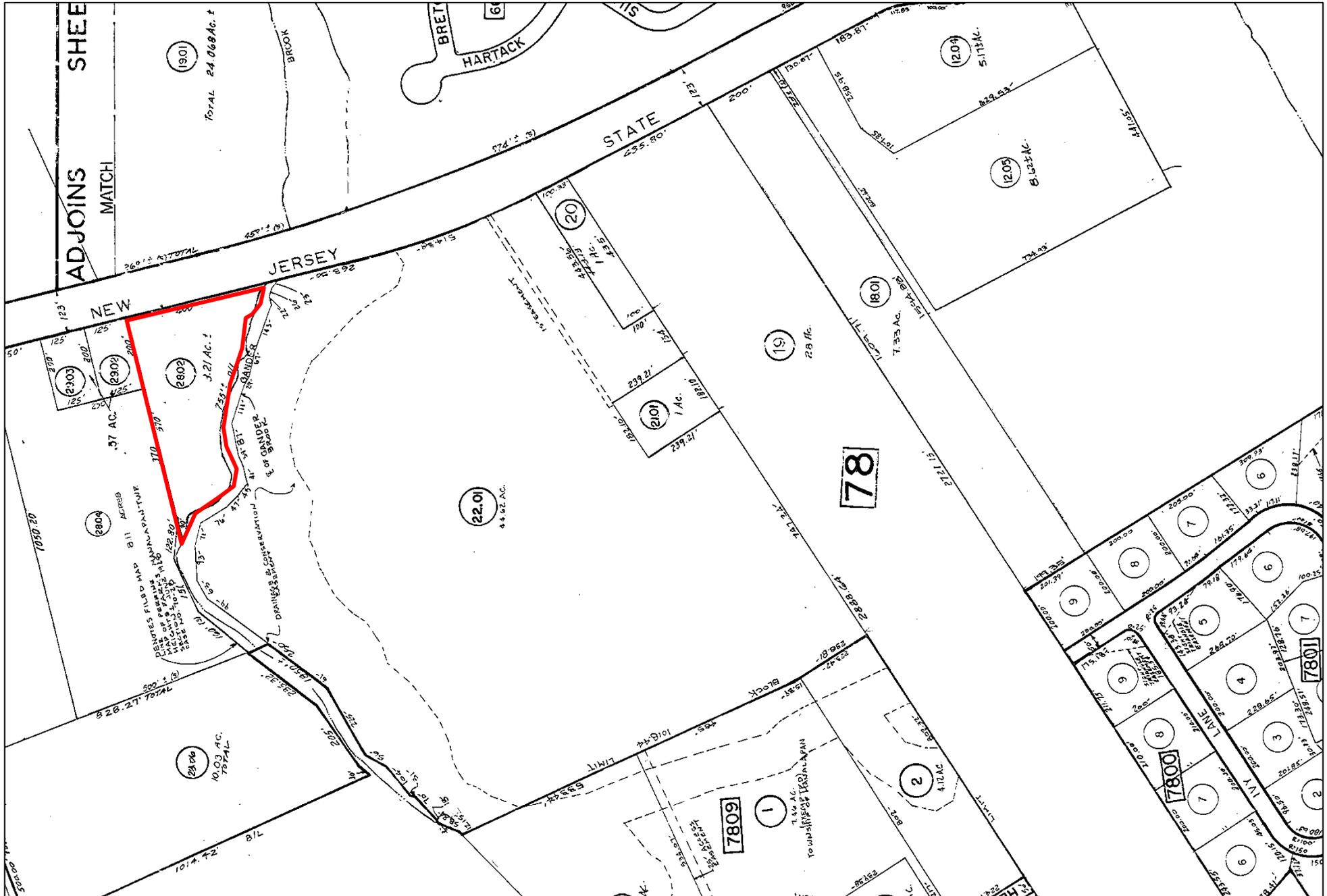


Route 33 at Woodward Rd Manalapan, NJ

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, terms, rentals, prior sale and withdrawal without notice.



Key:

P – Permitted use
C – Conditional use
A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC- MLC ⁽³⁾⁽⁸⁾	PB	CD ⁽⁵⁾
Residential														
Multifamily development			C											
Adult multifamily development			C											
Single-family detached dwellings												C ⁽⁶⁾		
Retail/Service/Office														
Restaurant, Category One	P ⁽⁷⁾	P	P	P										
Restaurant, Category Two	P ⁽⁷⁾	P	P	P										
Restaurant, Category Three				P										
Bars		P	P	P										
Planned office parks							P	P	P		P	P		
Planned office-industrial parks								P	P					
Professional offices	P	P	P	P		P				P	P	P		
Business offices or clerical, research and services not related to goods and merchandise	P	P	P	P		P				P	P	P		
Banks	P	P	P	P						P	P	P		
Motels		P		P			P	P	P					
Convention centers							P	P	P		P	P		
Commercial shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building and further provided that the use of forklifts to load a customer vehicle is prohibited	P													
Personal services	P	P	P	P										
Banking and fiduciary institutions	P	P	P	P										
Indoor athletic, exercise, or recreation facilities	P			P										
Neighborhood shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building, unless otherwise permitted in the zone, and further provided that the use of forklifts to load a customer vehicle is prohibited		P	P	P										

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Retail/Service/Office (cont'd)														
Lumber yards				P										
Indoor recreation centers				P			C							
Motor vehicle service stations and public garage		C	C	C										
Motor vehicle repair garage						P								
Research establishments and laboratories						P	P	P	P		P	P		
Commercial recreation and leisure-time uses such as indoor and outdoor tennis courts, health spas and indoor movie theaters	P													
Hospitals, philanthropic and eleemosynary uses	C	C	C	C										
Funeral homes				P										
Child-care centers	P	P	P	P		P	P	P	P	P	P	P	P	
Garden supply and nursery centers				P										
Headquarters, mixed use							C	C	C					
Golf training centers							C							
Industrial/Transportation/Communication														
Warehouse/distribution centers						P			P					
Wholesale trade						P								
Light manufacturing						P								
Helistops								A	A					
Wireless telecommunications towers and antennas (§ 95-7.20)								P	P					
Educational														
Public elementary and secondary schools													P	
Commercial schools							P	P	P					
Training centers							P	P	P					
Public/Quasi-Public														
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P		P	P	P	P	P	P	P	P	
Municipal, county or state parks, playgrounds and swimming areas	P	P	P	P		P	P	P	P	P	P	P	P	
Public utilities/local utilities	C	C	C	C		C	C	C	C	C	C	C	P	
Post office	P	P	P	P		P	P	P	P	P	P	P	P	
Public library	P	P	P	P		P	P	P	P	P	P	P	P	
Commuter parking facilities	P		P	P				P		P			P	P