



Property Highlights

- Former Crayon Box Nursery School
- +/-2,100 SF building on 22,952 SF lot
- Currently set up as office, previously daycare
- Commercial (C) zoning
- Off-street parking

Location Highlights

- Located on US Route 322
- 11,579 average vehicles per day
- 4.71% population growth within a 1 mile radius between 2020-2024
- Minutes to Route 295 and NJ turnpike

