



Vernon, NJ – 318 Route 94 Opportunity for Ground Lease

Site Address: 318 Route 94, Vernon, NJ

Parcel Size: ±94,000 SF total (~2.16 acres)

Buildable Area: ±33,500 SF (~0.77 acres)

Zoning: Approved

Utilities: TBD (verify service at frontage)

Ingress/Egress: TBD – potential full movements subject to approvals

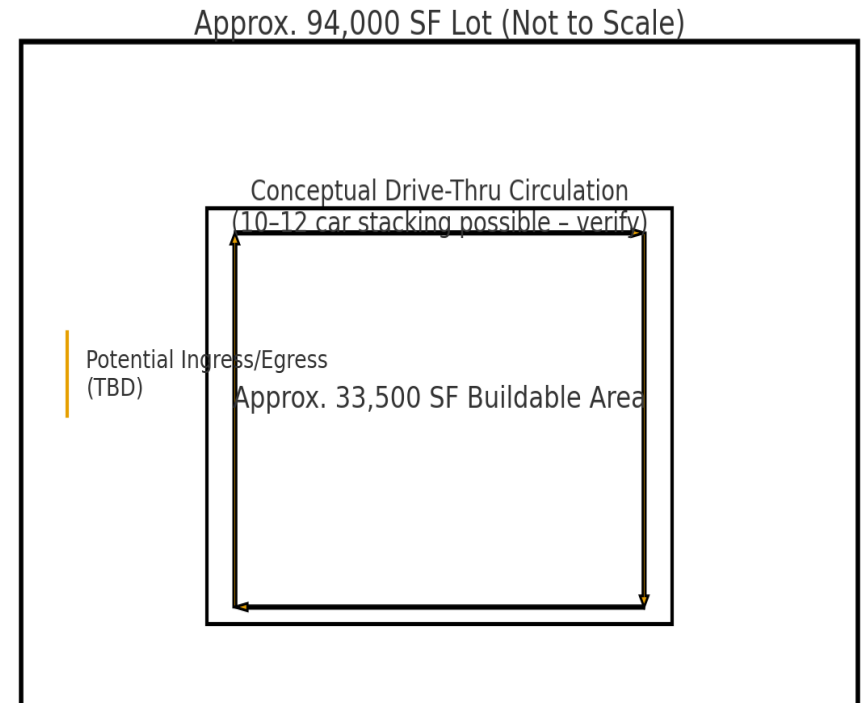
Format Fit: Pad site suitable for drive-thru QSR/coffee, c-store/fuel, healthcare

Existing Trade Area Anchors: Dunkin', Burger King, small retail center

Regional Demand Drivers: Mountain Creek Resort, Crystal Springs (seasonal & weekend traffic)

Traffic: NJDOT AADT pending (recommend fresh 48-hr count). Highest volumes noted near Rt 94 & CR-515 in township plans.

Suggested Targets: Starbucks (standalone DT), Panera, Chipotle, Popeyes; Wawa/QuickChek/7-Eleven; Aspen Dental/urgent care/PT; AutoZone; express car wash



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Notes: Will provide survey, zoning letter, utility confirmations, and any environmental reports upon request.