

50 Hinchman Ave

Wayne, NJ

12,000 Commercial Building

2 Acre Lot – Expansive Parking



OFFERING

\$2,500,000

ASKING PRICE

Property Highlights

Formally The Elks Lodge

Expansive Commercial Building

2 Acre Site w/Ample Parking

Great Adaptive
Re-use Opportunity

Owner/User Potential

Property Stats

Block: 2804 | Lot: 59

Lot Size: 2 Acres

Building Size: 12,000 SF

Zoning R-15

Year Built: 1967

50 Hinchman offers a unique opportunity to redevelop an existing 12,000 SF building with an expansive 2-acre lot that has been in the community for almost 60 years.

Great for a new daycare opportunity and other retail & destination locations.





2 Story
12,000 SF Building

This aerial photograph shows a suburban residential area. In the foreground, a yellow-outlined 2-acre lot contains a large, dark-roofed building and an adjacent parking lot. A red callout box points from the text '2 Story 12,000 SF Building' to this building. The background is filled with rows of brick townhouses, streets, and lush green trees. A swimming pool is visible on the left side of the image.

2 Acre Lot



Avalon Wayne
276 Units

Hilton
Garden Inn™

Residence INN.
BY MARRIOTT

North Jersey
Country Club

Wayne Village
Apartments
275 Units



T Mobile



BigBlue
SWIM SCHOOL

HAND & STONE
MUSIC & ARTS



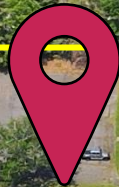
Brooklawn Gardens
330 Units

Retro Fitness

Valley Terrace
167 Units

Tudor
Gardens
167 Units

Hinchman Ave



KW
COMMERCIAL



Manchester Village
Apartments
130 Units

Valley Terrace
167 Units

Hinchman Ave



Demographics

POPULATION

2026

1- MILE

10,065

3- MILES

103,299

5- MILES

341,425

3- MILE RADIUS DEMOGRAPHICS



103,299

POPULATION

HOUSEHOLDS

1- MILES

4,320

3- MILES

35,495

5- MILES

120,579



35,495

TOTAL HOUSEHOLDS

INCOME

1- MILES

\$123,764

3- MILES

\$116,470

5- MILES

\$101,181



\$116,470

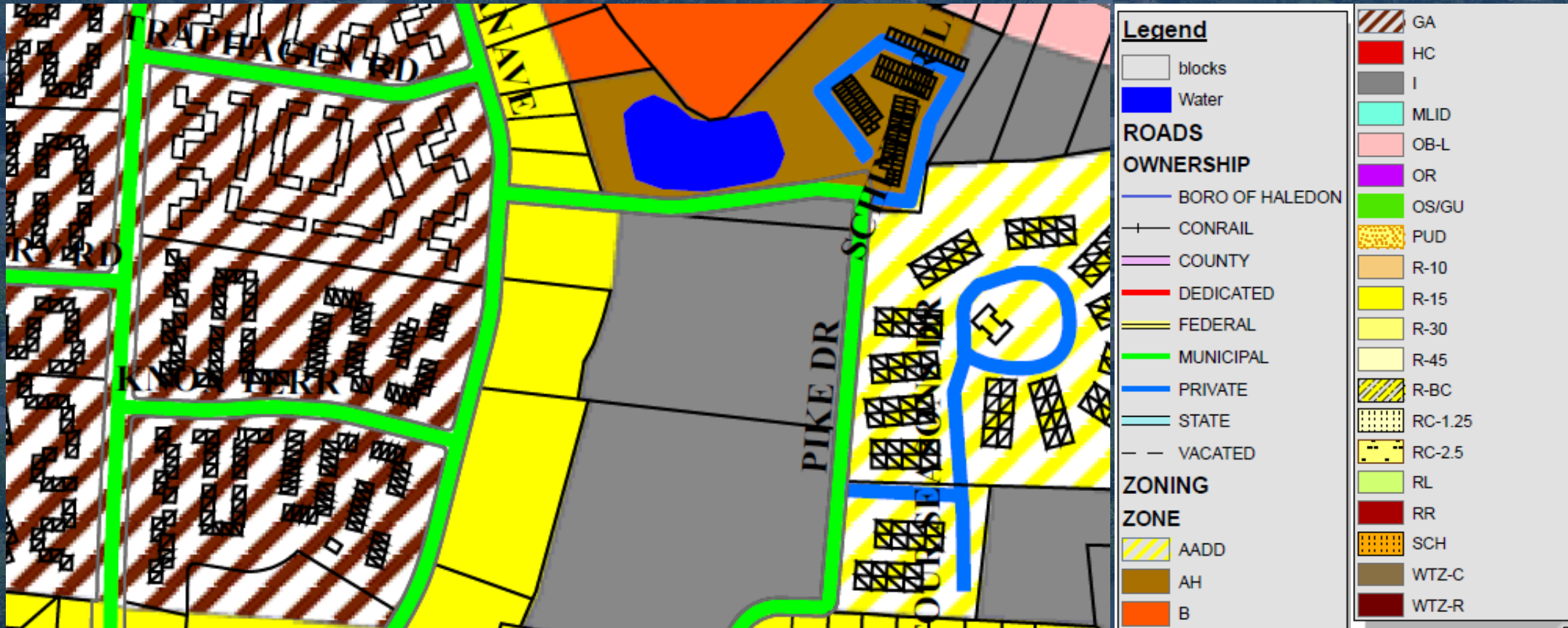
AVERAGE HOUSEHOLD INCOME

Average HH



Zoning

R-15 Zone



R-15 (Residential Medium Density)

Zoning

R-15 Zone

Principal uses.

1. Detached dwellings, provided there is no more than one (1) dwelling unit per lot.
[Amended 6-19-2013 by Ord. No. 22-2013]

2. Municipal uses.

3. Accessory uses and accessory structures customarily incidental to the above uses and located on the same lot as the principal use to which they are accessory.

4. Home occupations or professions. [Amended 10-17-2012 by Ord. No. 48-2012]

1. The office of an accountant, architect, dentist, engineer, insurance broker, lawyer, physician, planner, real estate agent, computer professional, marketing agent, public relations professional, literary agent, author or other similar type professions;

2. An artist's studio, a craft-person's shop, a tailor/seamstress/dressmaker's shop, a baker's shop, or similar artisans' shops or studios where such products are made on premises. Instruction for these occupations is permitted for a maximum of one student at a time. Sale of the products is permitted provided that the sale of the products is not open to the general public and does not occur at the residence.

3. Musical instrument or voice instructors. Instruction for these occupations is permitted for a maximum of one student at a time;

4. The administrative office of a tradesman whose field of activity is entirely away from the dwelling unit;

5. The marketing and sales of home good products provided that retail sales is not open to the general public.

6. Location and size. The office or studio shall be located in the basement or on the first or street level floor of the dwelling and the area thereof shall be limited to not more than 50% of the first floor area. Storage of related materials or products for sale incidental to permitted home occupation is permitted but shall be included within the 50% floor area limitation and location restrictions provided for herein.

7. The home occupation or profession shall be carried on wholly within the principal dwelling unit.

8. The home occupation or profession shall employ not more than three persons, one of whom may be a person who does not reside at the subject dwelling unit.

Zoning

R-15 Zone

Principal uses.

9. Permitted sign. One customary professional or announcement sign, as follows:
 - a. Maximum size of 2 square feet in area, if attached to the main wall of the dwelling. Said sign shall not be illuminated by internal or external source; or
 - b. Maximum size of 1 square foot in area if mounted on a post, provided that such post is set back from the front property line 5 or more feet.
 - c. No portion of the sign shall have an electronic message center or a changeable copy sign.
[Amended 2-15-2012 by Ord. No. 6-2012]
 10. The home occupation or profession may have off-street parking on the premises for customer or client use, provided there are no more than two such spaces.
 11. Prohibited uses and activities associated with the home occupation or profession.
 - a. Exterior display or exterior storage of materials or commercial vehicles.
 - b. Exterior indication of the home occupation or profession other than the parking and sign permitted by this section.
 - c. Visible variation from the residential character of the principal building resulting from the home occupation use.
 - d. Offensive noise, vibration, smoke, dust, odors, heat or glare.
 - e. Home occupation or profession shall not include or be deemed to include the office of a person professionally engaged in the purchase, manufacture or sale of goods kept or displayed on the premises; tearooms; tourist lodges; boarding- or lodging-houses; beauty parlors; barbershops; nails salons; restaurants; commercial stables and kennels; veterinarian offices; convalescent homes; mortuary establishments; the assembly of or meeting place for employees of one or more persons; stores; trades or hobby shops; or businesses of any kind not herein excepted. Notwithstanding anything to the contrary in this chapter, the home professional office of a physician shall not include a biological or other medical testing laboratory.
5. Any senior citizen who is the owner of a single-family dwelling, which is his primary residence, may rent or lease a room or rooms within that building together with general use associated with that dwelling to one person. For purposes of this paragraph, a "senior citizen" is any person who has attained the age of 62 years on the effective date of this paragraph or the spouse of that person, or surviving spouse of that person, if the surviving spouse is 55 years of age or older. [Added 2-15-2012 by Ord. No. 6-2012]



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