



COMMERCIAL REAL ESTATE SERVICES

For Immediate Release

Lee & Associates Tapped to Sell Hunterdon County Development Site

9-Acre Property on Route 22 Suited for Variety of Commercial Uses

CLINTON, N.J. (Sept. 27, 2023) – [Lee & Associates New Jersey](#) has been appointed to market a 9-acre development site at 1450 Route 22 in Clinton for sale. The commercial real estate firm’s Beth Chezmar and Erica Davidson are heading the assignment on behalf of the seller, a private ownership entity.

Zoned for commercial use, this highly accessible parcel backs up to I-78 and offers outstanding visibility for signage. The offering – inclusive of a usable farmhouse – presents the rare opportunity to acquire a developable property in a prime Hunterdon County location, according to Davidson.

“This site is truly a ‘diamond in the rough’ with multiple possibilities, and we are seeing strong interest from potential owner/occupiers and investors alike,” she said. “1450 Route 22 is suited for a variety of future uses from self-storage, light flex/manufacturing, animal care, sports training and recreation, among others.”

Accessible to public transportation and major roadways – including routes 22 and 31, and interstates 78 and 287 – 1450 Route 22 sits next door to the Hunterdon County YMCA. Centrally located between New York City and Philadelphia, [Hunterdon County](#) is home to a diverse range of businesses and industries, along with a highly educated and growing population. The county is one of the wealthiest in the country and it supports strong real estate fundamentals across all asset types. Clinton, itself, recently ranked in [Far & Wide’s](#) Top 50 best small towns in the United States.

“From a commercial real estate standpoint, Hunterdon County remains one of the state’s best kept secrets, but that is changing,” added Davidson. “Blending a rural charm with accessibility to shopping, dining, culture and major metropolitan cities, it is an extremely desirable place in which to live, work and grow a business. Recent investment activity, current development and the early interest we are seeing in the 1450 Route 22 site underscore its viability.”

Lee & Associates New Jersey has locations throughout the state and represents the regional operation of Lee & Associates, one of the nation’s largest agent-owned commercial real estate brokerage and property management firms. Lee & Associates professionals combine the latest technology, resources and market intelligence to deliver superior service and optimize results for clients. Established in 1979, the company maintains more than 75 offices in the United States and Canada. In 2022, Lee & Associates’ 1,500+ team members assisted with over \$32 billion in transactions.

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