

201 Sunset Road, Willingboro New Jersey

Property Location:

201 Sunset Road Willingboro

Map/ Block and Lot:

Block 114, Lot 1

Size:

.636 Acres / 27,704 Square Feet

Zoning/ Requirements:

R-1 Residential District

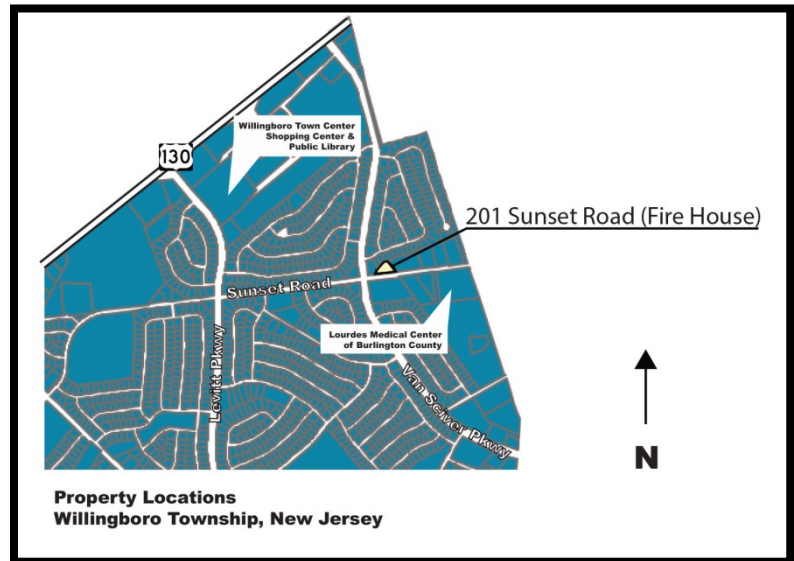
Site Characteristics:

The property is located along Sunset Road and consists of a former firehouse with three oversized garage bays and a small office/area. The buildings is approximately 3,774 square feet and was constructed in 1969.

Surrounding property uses:

The property is located in the Somerset neighborhood in Willingboro which consists of residential, retail and religious uses. The property is located along Sunset Road in Willingboro, an arterial street that is heavily trafficked. In fact, according to the New Jersey Department of Transportation an average of 13,934 cars traveled along this stretch of Sunset Road on a daily basis during a three day time period in 2011 when it was monitored.

Across the street from the site are two churches and less than a quarter mile along Sunset Road is Lourdes Specialty Medical Center. Adjacent to the site east are medical office buildings and neighborhood retail uses such as convenience stores and a Rite Aid Pharmacy. Further east along Sunset Road is an apartment complex and additional retail uses. The uses behind the property are single family residential units. Adjacent to the property west is the rear yard of a residential unit that faces Southampton Drive a residential street.



Nearby public services:

The site is centrally located in relation to public services such as schools, police and fire stations. The Benjamin Banneker Preparatory School, Bookbinder School, and JC Stuart Elementary Schools are located less than one mile from the property. Levitt Middle School and the Willingboro High School are located approximately two to three miles from the site. The local police department and fire station is located less than two miles from the site.



Transportation:

The site is located less than one mile from the entrance to I-295 and only one mile to Route 130, a major north south arterial. Public transportation via New Jersey Transit Bus

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Routes 409, 417 and 418 operate along Sunset Road and nearby Van Sciver Parkway.

Neighborhood Overview:

The property is currently zoned residential and as such a brief analysis of the residential market is described as well as the potential for retail and commercial development at the site. The property is located in the Somerset Park neighborhood. Nearly 30 percent of the residential units in Somerset Park were constructed after 2000, and only 57% constructed between 1950 and 1969 indicating that a significant amount of residential units were added in the last fifteen years. In addition, the number of renters in Somerset Park is significantly greater compared to the rest of the Township. In Somerset Park nearly 37% of housing units are renter occupied. Somerset also has one of the lowest vacancy rates in the Township at 1.3%.

The residential market in Somerset Park is relatively stable. The market has had gradual appreciation in values over the last 10 years, appreciating approximately 18% compared to 12% in the Township. In addition, the appreciation rate in the neighborhood has outpaced that of the Township in the last two years, at an annual rate of growth of 1.54% compared to .54% respectively.

Strategy for Redevelopment:

Based on the location of the property along an already established commercial corridor, the highest and best use for this property does not necessarily align with the current zoning of the property. Currently the zoning is R-1 which allows for single family residential development. The surrounding uses along Sunset Road include medical office and retail uses and as such one of these uses is recommended. Since the building was formerly used as a fire station, an easily adaptable reuse could be an automotive repair shop or auto parts store.

