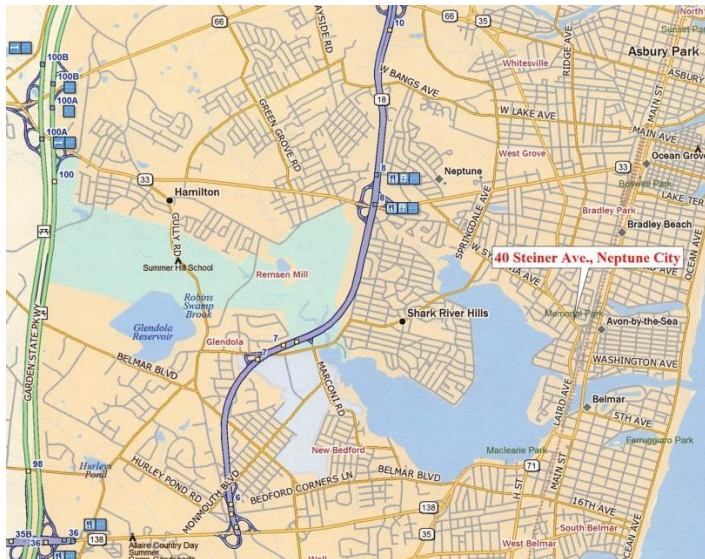


40 Steiner Avenue, Neptune City, NJ

RETAIL FOR LEASE



Office Size: 7,150 +/- Sq. Ft. Space Available
Landlord will Divide.

Features: High Visibility Location
Signalized Corner
Heavy Traffic Volume

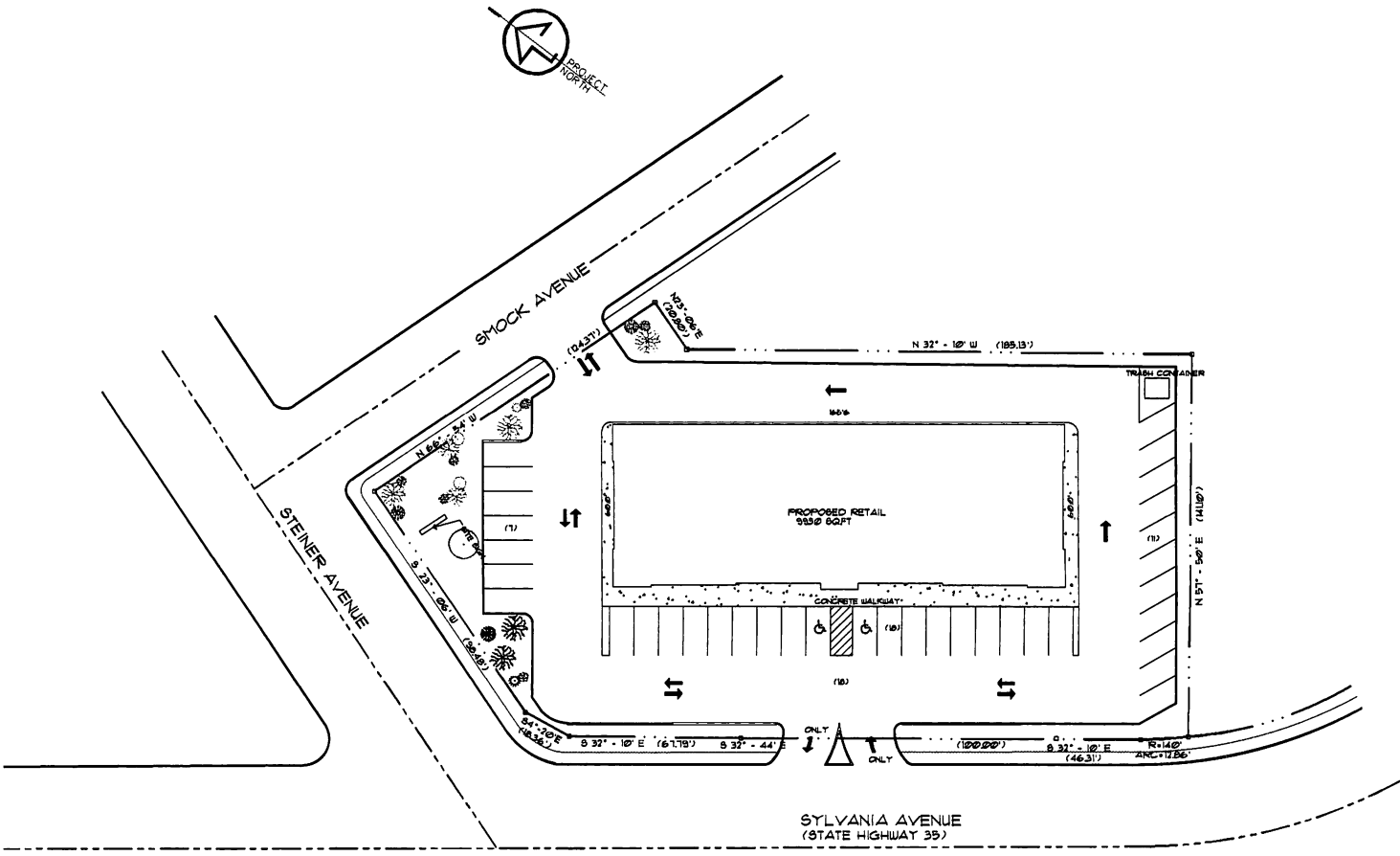
Location: On Corner of Route 35
Minutes to Routes 36, 18 and GSP

All information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SUMMIT REALTY SERVICES, INC.
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Summit Realty Services, Inc.
www.summitrealtynj.com

Bob Molloy
732-918-9008, Ext. 17
Bob@summitrealtynj.com



SITE PLAN

SCALE: 1" = 20'

FOR ALL SITE INFORMATION SEE DRAWING SHEETS PROVIDED BY TWO RIVER ENGINEERING



W. LERMAN ARCHITECTURE

Architecture - Land Planning
Space Planning - Interior Design

121 Highway 36, Suite 200
West Long Branch, NJ 07764
T: 732.222.2200 F: 732.222.2573

LICENSEE
[Signature]
STATE OF NEW JERSEY
NJ C-68711
NY 054133
FL 00010000

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NO.	DATE	DESCRIPTION
▲	3/24/11	MEET REVISION
▲	3/27/11	ISSUE FOR PERMIT
▲	4/22/11	GENERAL REVISION
▲	06/30/11	GENERAL REVISION
▲	02/12/12	GENERAL REVISION
▲	03/02/12	REVISION PER TOWNSHIP
▲	10/02/12	BATHROOM CLARIFICATION
▲	06/04/12	RAMP REVISION

PROPOSED BUILDINGS FOR:

RETAIL BUILDING
NEPTUNE CITY

40 STEINER AVENUE
NEPTUNE CITY, NJ 07763

SITE PLAN

DATE	JOB NO.
02-11-2010	2007-42
SCALE	SHEET NO.
AS NOTED	
DRAWN BY	S-1.0
CV/KO/PL/SH/L	
CHECKED	3 OF 19
UML	



W. LERMAN ARCHITECTURE

Architecture - Land Planning
Space Planning - Interior Design

121 Highway 31, Suite 200
Wall Township, NJ 07744
T: 732.222.3500 F: 732.222.3572

LICENSE

 WAYNE LERMAN AIA
 NJ C-66577
 NY 04732
 PL AR-91500

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NO.	DATE	DESCRIPTION
1	3/04/11	HEIGHT REVISION
2	3/07/11	REUSE FOR PERMIT
3	4/22/11	GENERAL REVISION
4	08/20/11	GENERAL REVISION
5	02/13/12	GENERAL REVISION
6	03/06/12	REVISION PER TOWNSHIP
7	11/08/12	BATHROOM CLARIFICATION
8	06/04/13	RAMP REVISION

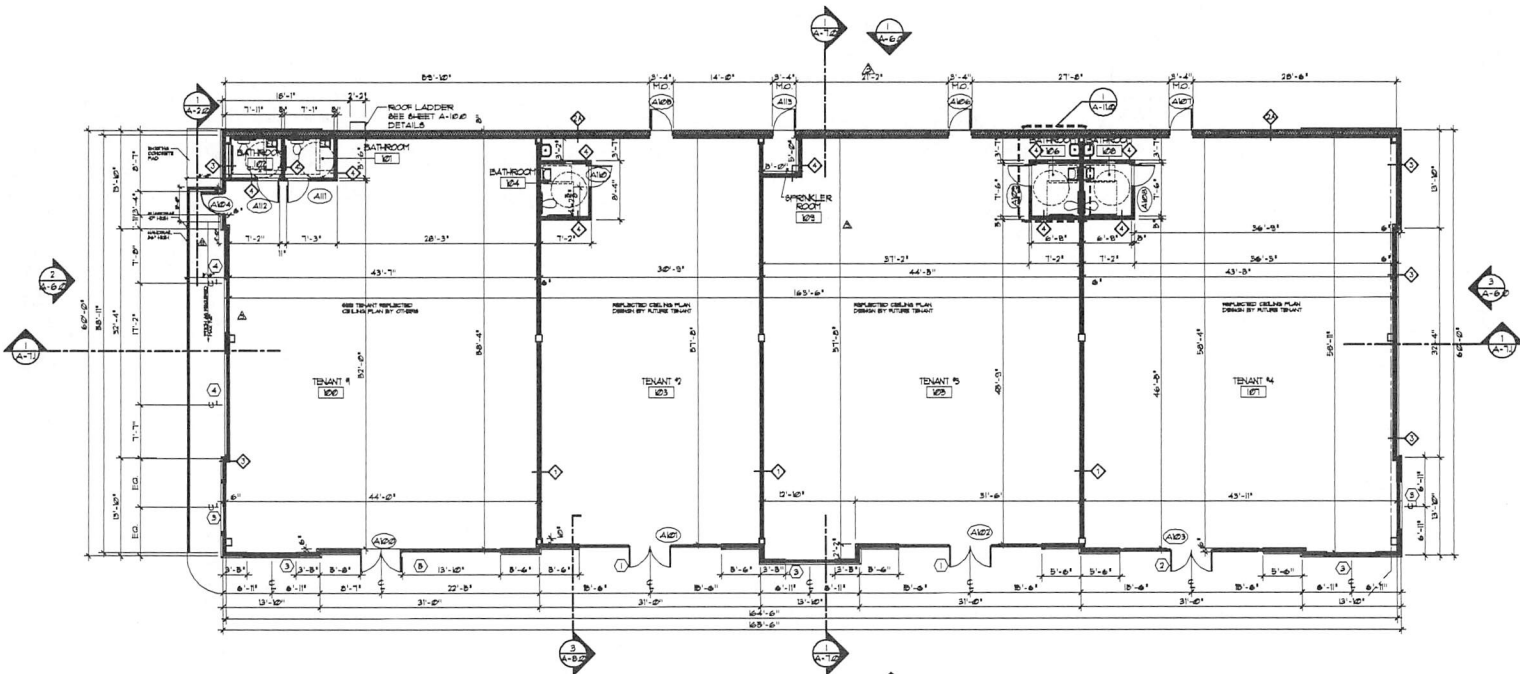
PROPOSED BUILDING FOR:

RETAIL BUILDING
NEPTUNE CITY

40 STEINER AVENUE
NEPTUNE CITY, NJ 07789

FLOOR PLAN

DATE	02-17-2010	JOB NO.	2007-42
SCALE	AS NOTED	DWG. NO.	A-2.0
DRN. BY	DV/KO/PL/SHU		
CHECKED	WML		b of 18

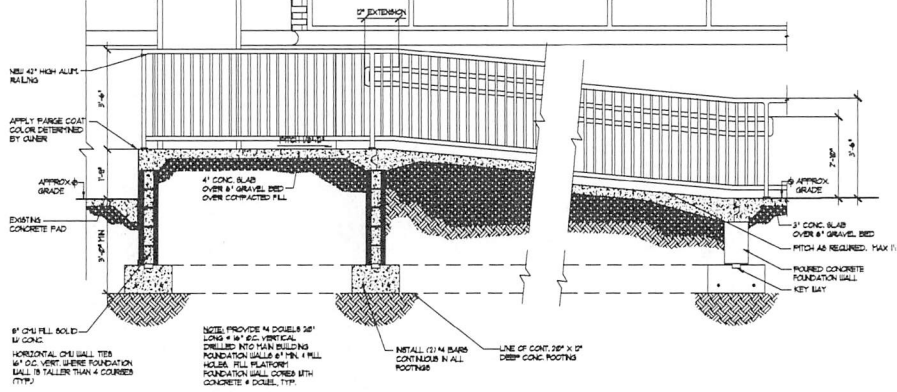


FLOOR PLAN
SCALE: 1/8" = 1'-0"

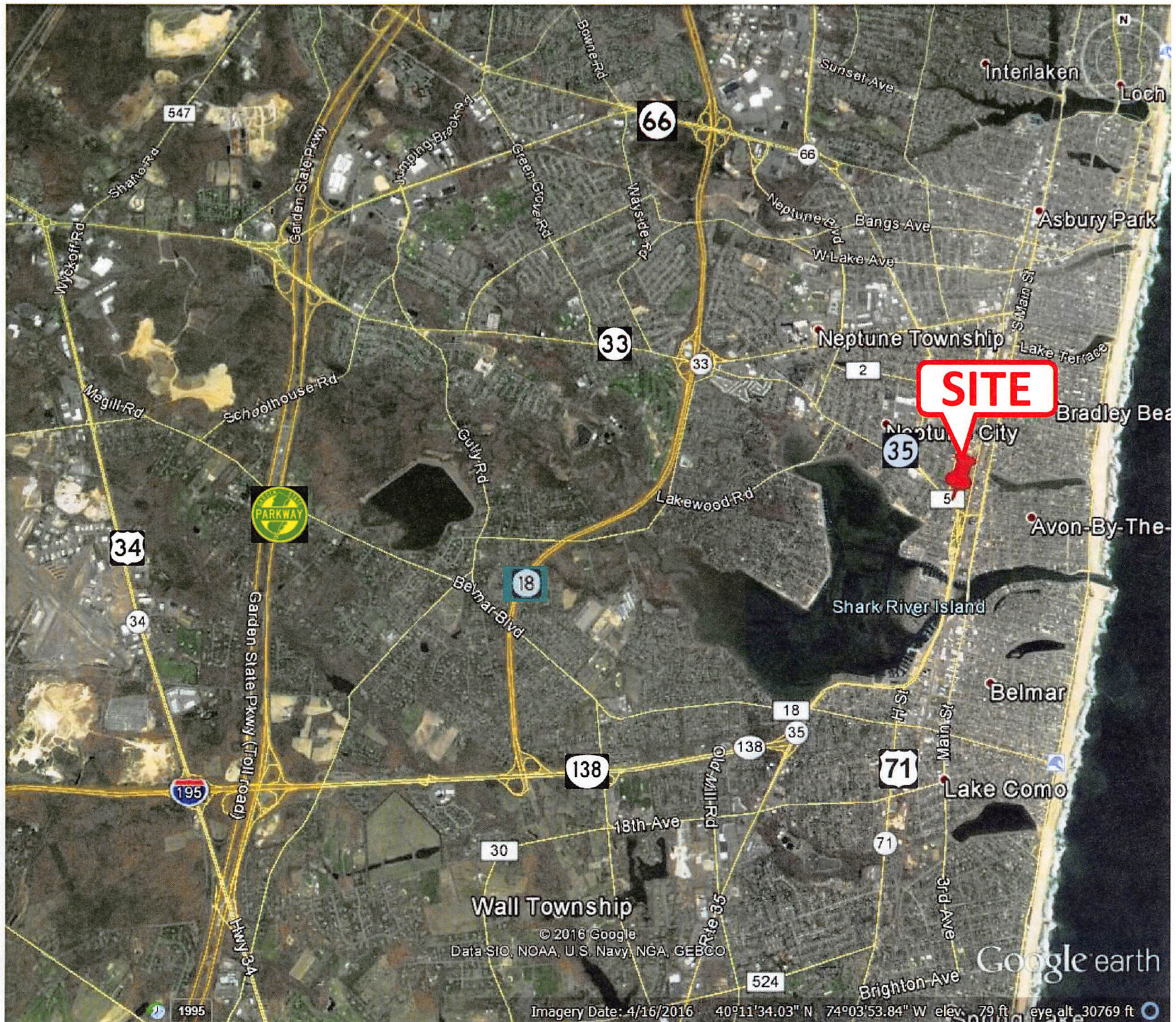
SYMBOL	DESCRIPTION
	6" METAL STUDS (20 GAUGE) @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD PANEL. # EACH FACE TO UNDERSIDE OF DECK ABOVE WITH SOUND ATTENUATING BLANKETS
	8" CMU WALL WITH HORIZONTAL REINFORCING @ 16" O.C. W/ CONT. 20"x21" CONCRETE FOOTING
	8" CMU WALL WITH HORIZONTAL REINFORCING @ 16" O.C. W/ CONT. 20"x21" CONCRETE FOOTING AND 3/8" METAL STUDS @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD PANEL AT INTERIOR SIDE WITH VAPOR BARRIER AND R-3 BATT INSULATION TO UNDERSIDE OF DECK. SEE ELEVATIONS FOR EXTERIOR SIDE FINISHES (STUCCO AND STONE).
	6" (8 GAUGE) METAL STUD WALL @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD PANEL FACED WITH APPLIED "MASONRY" STONE FINISH. SEE DETAIL 1/4-1/4 FOR ADDITIONAL INFORMATION. PROVIDE VAPOR BARRIER AT INTERIOR SURFACE AND R-3 INSULATION BETWEEN STUDS.
	3/8" METAL STUDS (20 GAUGE) @ 16" O.C. W/ (1) LAYER 5/8" GYPSUM BOARD PANEL. # EACH FACE TO UNDERSIDE OF DECK ABOVE WITH SOUND ATTENUATING

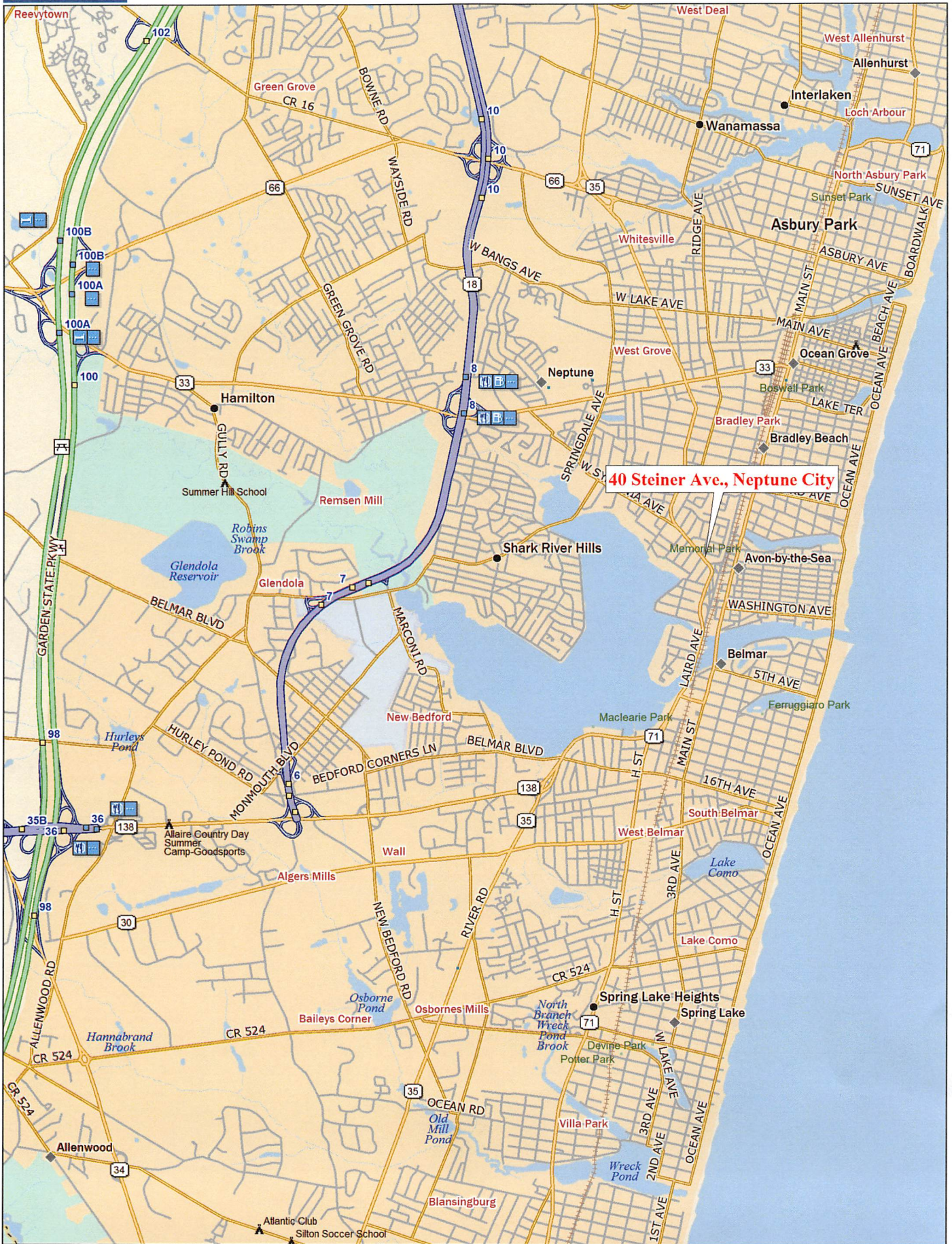
CONSTRUCTION PLAN NOTES

- ALL DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
- WHERE CLEAR DIMENSIONS INDICATED BY THE WORD "HOLD," THOSE DIMENSIONS MUST BE MAINTAINED.
- FOR PARTITION TYPES SEE WALL TYPE SCHEDULE.
- WHERE DUCTS, PIPES OR CABLES PENETRATE FINE-RATED PARTITIONS, PROVIDE FINESTOP MATERIAL TO MAINTAIN CONTINUITY OF RATING.
- FRAMING OF ALL OPENINGS FOR OUTDOOR RETURN AIR OPENINGS AND GRILLE OPENINGS ABOVE AND BELOW SUSPENDED CEILING SHALL BE COORDINATED WITH HVAC SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUND AND VIBRATION CONTROL.
- FOR DEFINITIONS OF DOOR FINISHES AND WALL TYPES SEE DOOR DETAIL SHEET A-3 AND A-4, AND ALSO FOR DOOR SCHEDULE.
- DETAILED DOOR AND HARDWARE SCHEDULES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. FABRICATION OF MATERIALS SHALL NOT BEGIN UNTIL AFTER ARCHITECT'S APPROVAL HAS BEEN RECEIVED.
- ALL DOORS SHALL BE UNDERCUT TO CLEAR FINISH FLOOR OR THRESHOLD BY 1/4" UNLESS OTHERWISE NOTED. CONFIRM THAT CLEARANCE IS MAINTAINED FOR ENTIRE SPAN OF DOOR.
- SEE SHEET G-1 FOR TYPICAL DISTANCE FROM CLEAR DOOR OPENING TO INTERSECTING WALL AND A-8 FOR TYPICAL MOUNTING DIMENSIONS FOR POWER AND SIGNAL DEVICES (PSE, BATTEN, ETC.).
- PROVIDE BLOCKING IN PARTITIONS WHERE INDICATED AND WHERE REQUIRED. PROVIDE BLOCKING AS FOLLOWS:
 PROVIDE BLOCKING IN ALL PARTITIONS FOR WALL-MOUNTED PARTITIONS FOR WALL-MOUNTED HOLLOW RAILING, SPECIALTY EQUIPMENT AND ALL OTHER ITEMS FURNISHED UNDER THE CONTRACT.
 PROVIDE BLOCKING IN ALL PARTITIONS FOR WALL-MOUNTED FURNITURE FURNISHED AND INSTALLED BY OTHERS.
 PROVIDE BLOCKING IN ALL PARTITIONS FOR WALL-MOUNTED ART WORK WHERE INDICATED IN THE DRAWINGS.
- PROVIDE FINISHES AS FOLLOWS:
 FLOOR FINISHES (COLORS TO BE SELECTED BY OWNER)
 ALL BATHROOMS TO BE CERAMIC TILE.
 WALL FINISHES (COLORS TO BE SELECTED BY OWNER)
 ALL WALLS TO BE PAINTED.
 CEILING FINISHES (COLORS TO BE SELECTED BY OWNER)
 CEILING TO BE LAMINATING REGION LOCK RAMPED
 ACOUSTICAL TILES 12"x12" GRID TILE



1 EXTERIOR RAMP DETAIL
SCALE: 1/2" = 1'-0"



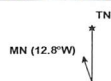


40 Steiner Ave., Neptune City

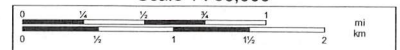
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Scale 1 : 50,000



1" = 4,166.7 ft

Data Zoom 12-0