

#4473 ~ Fountains at Old Bridge

3 Old Mill Road
Old Bridge, NJ 08857

Residential

Block: 10253
Lot: 9.11

Land Size: 6.5 Acres

Tax Information

Land Assessment: \$ 122,000.
Improvement Assessment: \$ 39,500.
Total Assessment: \$ 161,500.

Taxes: \$ 8,167.
Tax Year: 2018
Tax Rate: 2.077/\$100
Equalization Ratio: 43.16%

Zoning: R20 ~ Residential

Remarks: Approved 6.5 Acres Development Site for 58 Unit Multi Family Active Adult Apartments, Eight COAH Units, 34 Two Bedroom and 16 One Bedroom Units with Open Floor Plan. Two-Story Buildings with Elevator. Club House and Outside Recreation Area. Subject to Finalized Site Plan. Easy Access to Highway 9, 18, 33, 34 and the Garden State Parkway.

Price: \$ 2,750,000. ~ Sale

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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Fountains at Old Bridge NJ - 58 Luxury Apartments

For Sale

Description: Location- 3 Old Mill Road, Old Bridge NJ, off Rt. 34 and Close to Rt. 9

Approved - 58 Unit Multi Family Active Adult Living Apartments - Development Site

Acreage 6.5 Acres, Entrance Nice Residential Location & Elevations, Market Rentals on Rt. 34

One Bedroom 1/3, (Approx. 850-1025 SF) - Two Bathroom 2/3 (Approx. 1050 -1200 SF)

Elevator 2 Buildings - 2 Stories High

Close to Shopping, New York - Staten Island - Trenton and Beaches

Transit Oriented: (1) Mile to Rt. 9, (3) Miles to both Garden State Parkway & NJ Turnpike, NYC - Buses Rt. 34, Matawan Train Station to NYC

Open Floor Plan - Balcony, Club House, Recreation Area Outside

Please Note: Approvals in Place - Subject to Finalized Site Plan.

For Sale Price Per Unit ~ \$59,900 x 50 Units = \$2,995,000. * COAH Units

Financial Estimation (50) Market Rate Apartments & (8) COAH Units

1 Bedroom rent \$1,850

2 Bedroom rent \$2,150

8 COAH Units Rent @ \$1,150 Rent Unit

Gross Estimated Rent \$1,315,000

After Operating Expense of .25% (\$328,750)

Net Operating Income (NOI) \$1,315,000 - \$328,750 = \$986,250 - Year

As Built Estimate Value NOI \$986,250 divide by .05 CAP Rate = \$19,700,000 Value



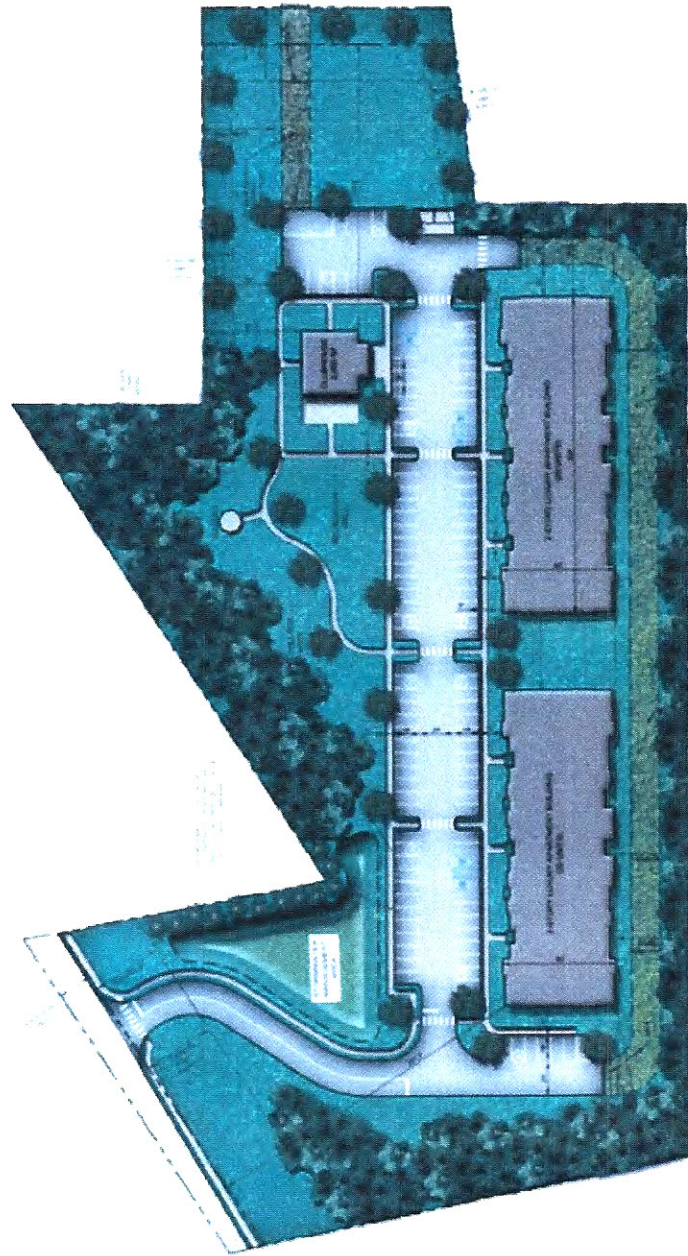




Figure 1 - Elevation



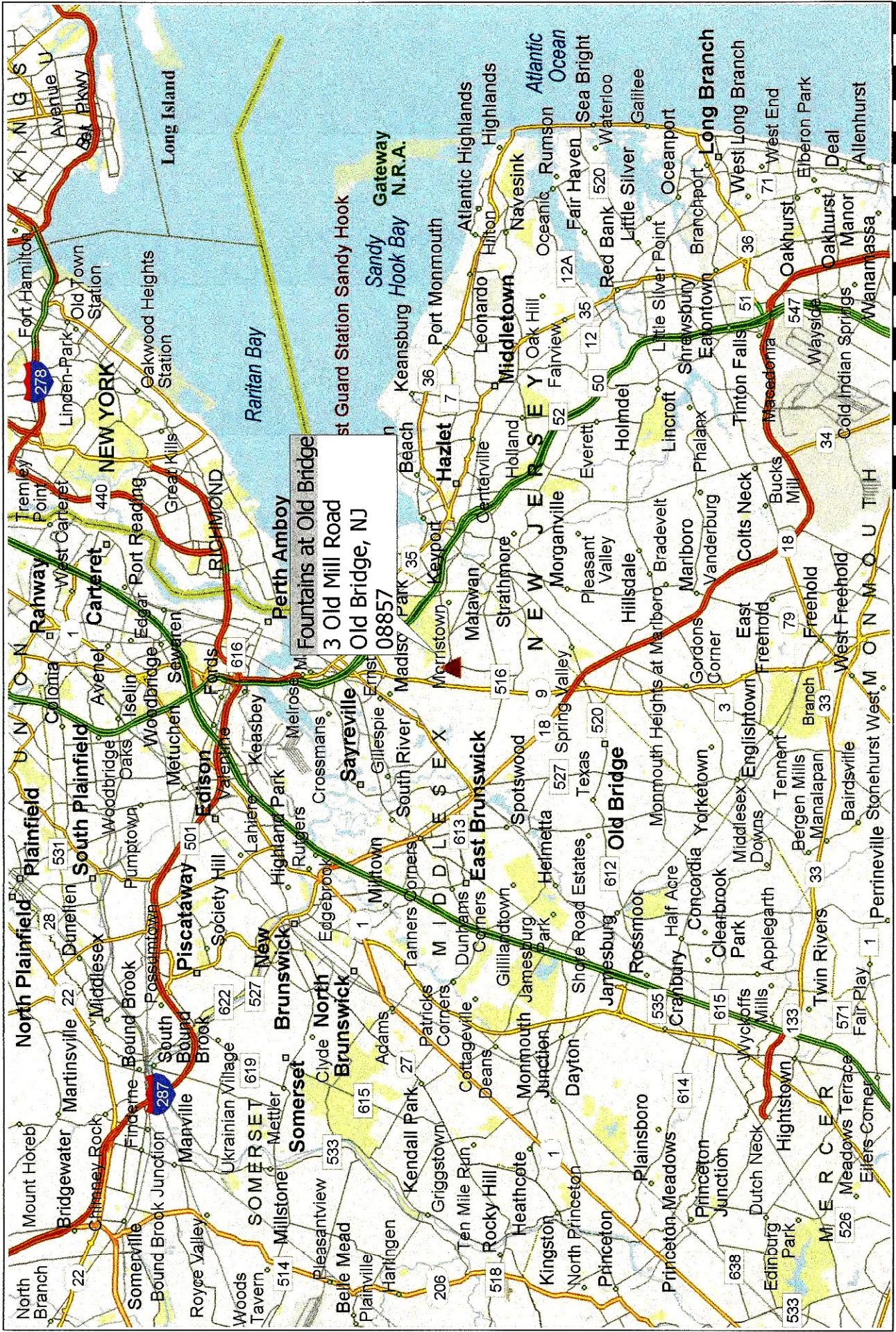
Figure 2 - Elevation

Figure 3 - Elevation

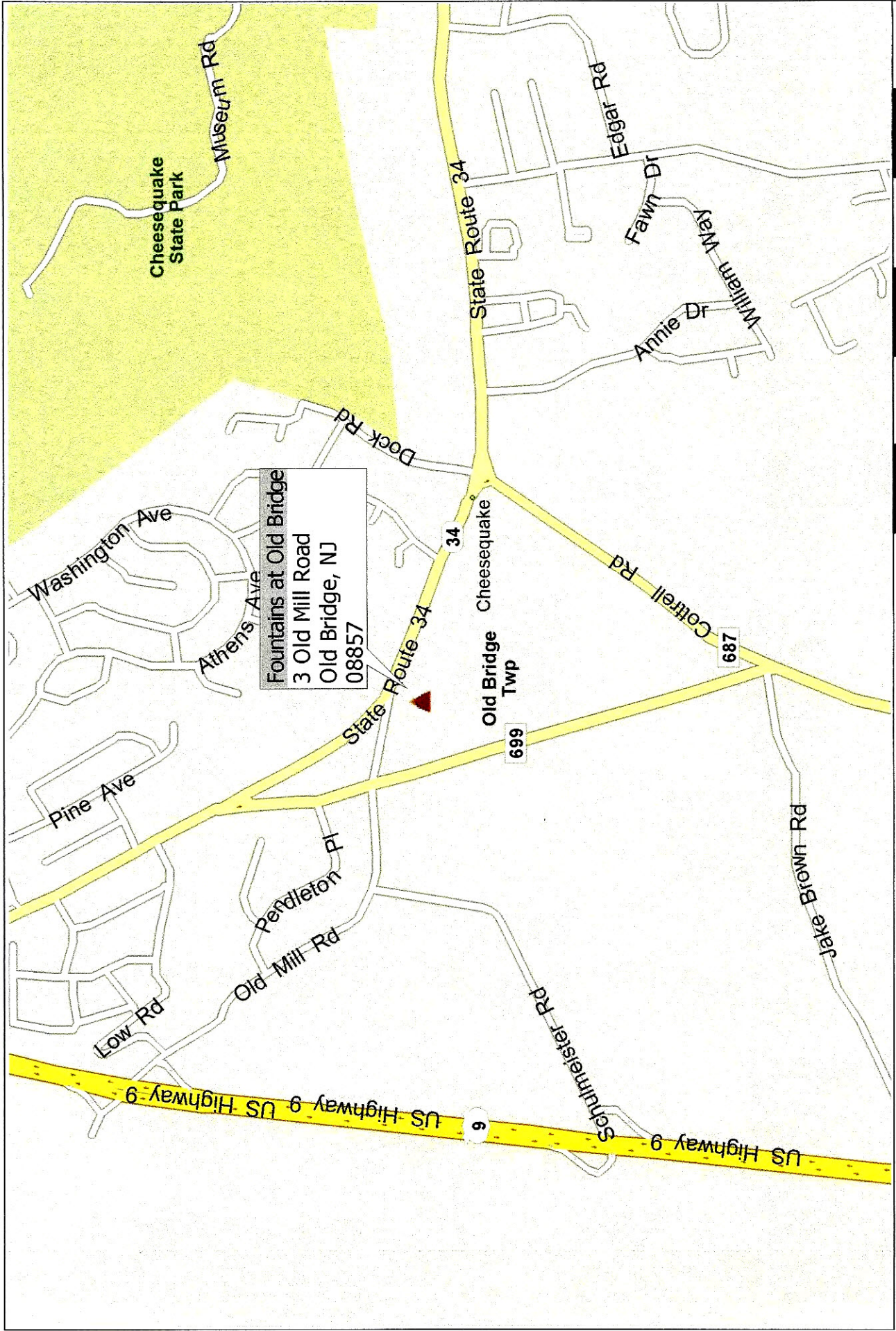


Figure 4 - Elevation

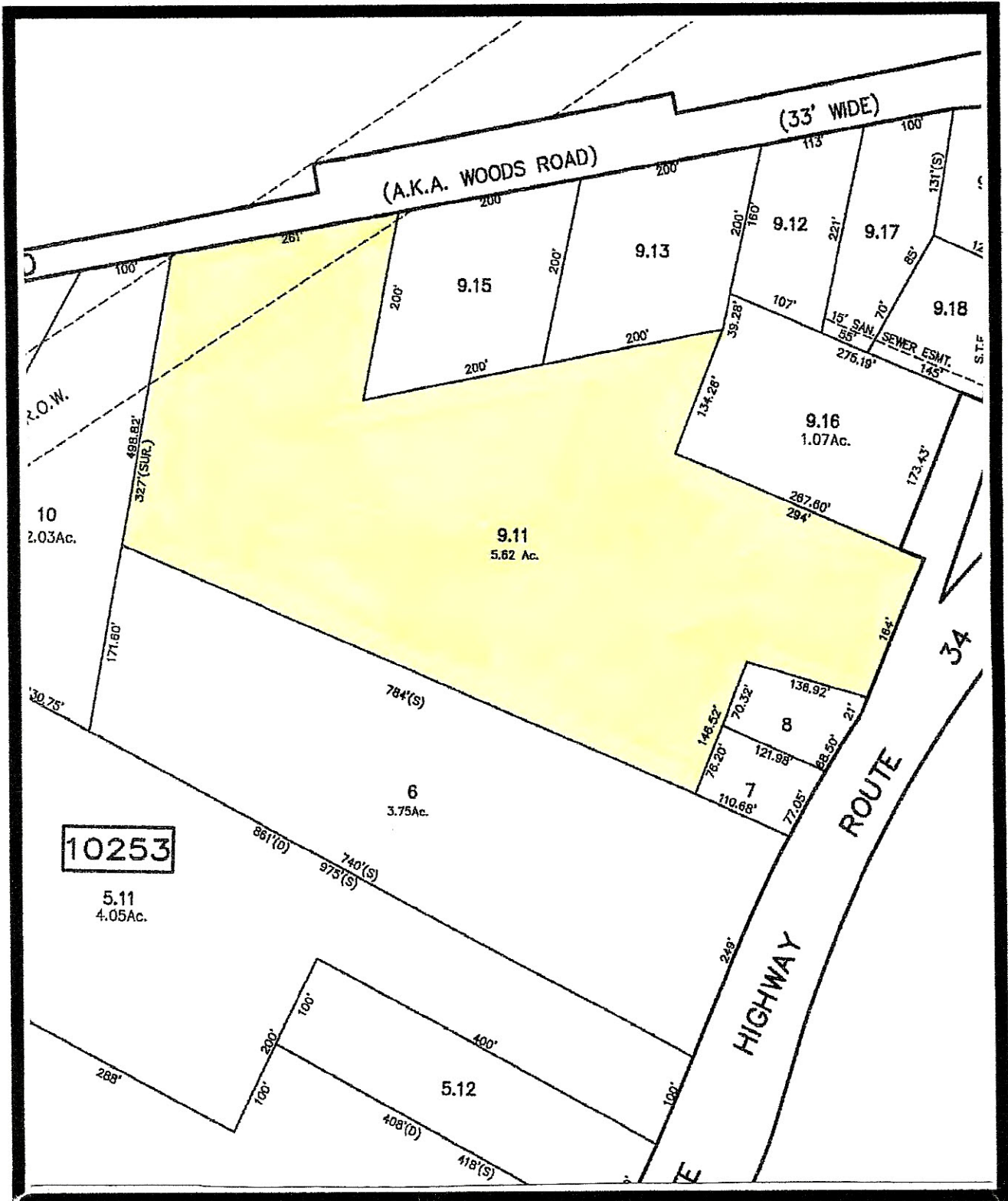
3 Old Mill Road ~ Old Bridge ~ Middlesex County ~ NJ



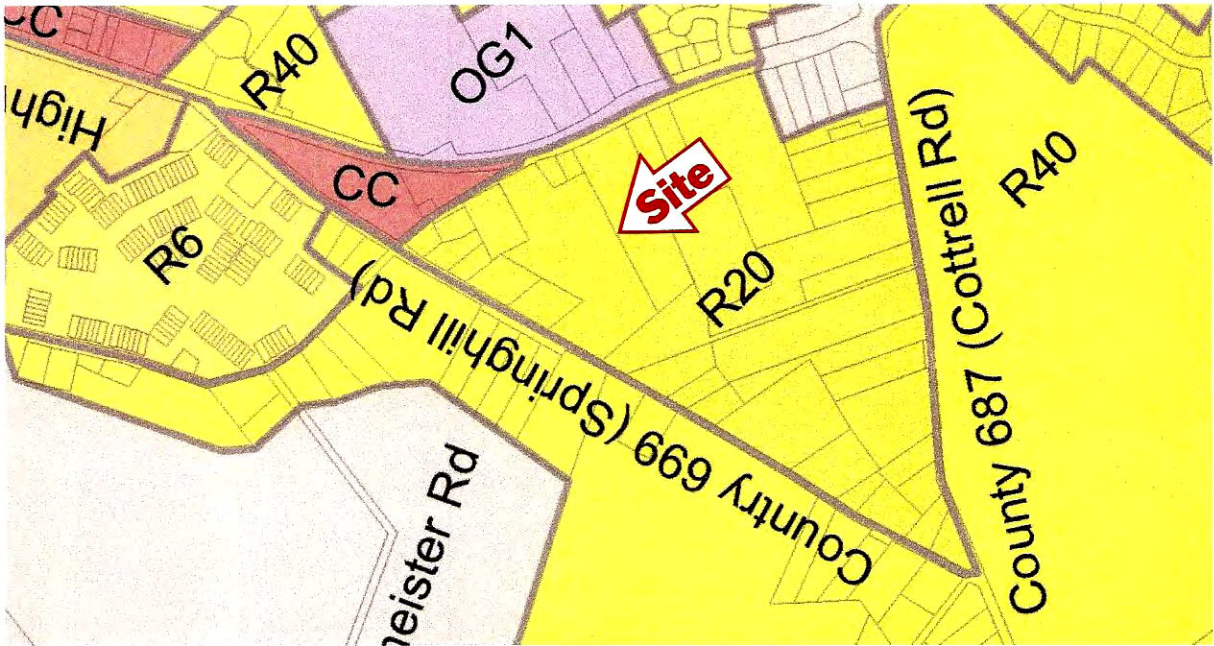
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Tax Map Location



Zoning Map



LAND DEVELOPMENT

250 Attachment 5

Township of Old Bridge

Appendix E
Schedule of Area, Height and Yard Requirements

Zone District	Minimum Lot Width* (feet)	Minimum Yard Requirements* (feet)						Minimum Noncritical Area	Maximum Height			
		Principal Buildings			Accessory Buildings				Principal Buildings	Accessory Buildings		
		Front Yard	Side Yard	Total Two Side Yards	Rear Yard	Side Yard	Rear Yard				Stories	Feet
R-120	100	50	20	40	100	20	25	40%	2 1/2	35	1 1/2	15
R-80	100	50	20	40	100	20	25	50%	2 1/2	35	1 1/2	15
R-40	100	50	20	40	75	20	25	65%	2 1/2	35	1 1/2	15
R-30	100	50	20	40	75	20	25	65%	2 1/2	35	1 1/2	15
R-20	100	50	20	40	50	10	10	65%	2 1/2	35	1 1/2	15
R-15	100	40	15	40	40	10	10	75%	2 1/2	35	1 1/2	15
R-12	80	35	15	35	45	10	10	75%	2 1/2	35	1 1/2	15
R-9	75	30	10	25	25	10	10	75%	2 1/2	35	1 1/2	15
R-7	70	25	10	25	25	10	10	80%	2 1/2	35	1 1/2	15
R-6	65	25	10	25	25	10	10	80%	2 1/2	35	1 1/2	15
R-5	50	20	9	15	25	10	10	80%	2 1/2	35	1 1/2	15

LAND DEVELOPMENT

250 Attachment 3

Appendix C

Schedule of Permitted Uses

[Amended 2-17-1994 by Ord. No. 7-94; 10-26-1995 by Ord. No. 61-95; 6-25-2007 by Ord. No. 2007-10; 11-22-2010 by Ord. No. 2010-32]

NOTE: Consult the Town Centre District Zoning and Design Standards Ordinance for use regulations and for zoning and design standards pertaining to the TCD District.

Code	Category	Code	Category
1	Residential	6	Services
2 and 3	Manufacturing	7	Cultural, entertainment and recreational
4	Transportation, communication, and utilities	8	Resource production and extraction
5	Trade		

P	Provisional use
X	Permitted primary use
C	Permitted conditional use
A	Permitted accessory use

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
SECTION 1																				
Single-family detached dwelling	X		X	X	X	X	X	X	X	X	X	X								
Patio home dwelling		P	P	P	P	P	C	C			C		X	X						
Two-family dwelling		P	P	P	P	P	C	C	X	X	C									
Townhouse dwelling		P	P	P	P	P	C	C	P		C		X	X						
Multifamily dwelling													X	X						
12 Group quarters																				
121 Room-board houses																				
123 Religious hall/dormitory														X						
125 Religious quarters		X	X	X	X	X	X	X	X	X	X	X	X	X						
Community residence for developmentally disabled		C	C	C	C	C	C	C	C	C	C	C	C	C						

OLD BRIDGE CODE

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
Community shelter for victims of domestic violence		C	C	C	C	C	C	C	C	C	C	C								
14 Mobile home parks																				
140 Mobile home parks or trailer courts																				
15 Transient lodging																				
1511 Hotels															X				X	X
1512 Motels															X				X	X
Home business		C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
Home occupation		X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
Home professional office		C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
SECTIONS 2 AND 3																				
21 Food and kindred products																				
211 Meat products																				X
212 Dairy products																				X
213 Canning and preserving, fruits, vegetables, seafood																				X
214 Grain mill products																				
215 Bakery products																				X
216 Sugar																				

OLD BRIDGE CODE

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
SECTION 4																				
41																				
411																				
4111			X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
4114																				X
42																				
421																				X
422																				X
429																			X	X
43																				
431																				
4311																				C
4315																				C
4316																				C
4317																				C
439																				C
															C					C

LAND DEVELOPMENT

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
44 Marine craft transportation	X																X			
4411 Marine terminals and piers (passenger)																X				
4415 Miscellaneous marine facilities (including ferry boats etc.)																X				
4417 Excursion boats and boat chartering facilities																X				
45 Highway and street right-of-way	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
46 Automobile parking																				
4601 No fee parking lots and garages															X	X	X	X	X	X
4602 Commercial parking lots and garages															X	X	X	X	X	X
4603 Long-term storage auto, boats, trailers, etc.															X	C	X	X	X	X
47 Communications																				
471 Telephone communication		C	C	C	C	C	C	C	C	C	C	C	C	C	C		X	X	X	X
4711 Telephone exchange stations																X				
472 Telegraph communication		C	C	C	C	C	C	C	C	C	C	C	C	C	X		X	X	X	X
473 Radio communications															X				X	X
474 Television communication															X				X	X

OLD BRIDGE CODE

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475															X				X	X
476															X				X	X
479															X				X	X
4791															X				X	X
48																				
481															X			X	X	X
4811															X					
4814															X					
482															X			X	X	X
4821															X					
4823																		C	C	
483															X			X	X	X
4831															X					
484																				
485																				
486															X			X	X	C

LAND DEVELOPMENT

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
4864																C				
	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
489		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
49																				
491		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
492																				
4921																				X
4922																				X
4923															X		X	X	X	X
4924															X	X	X	X	X	X
499	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
SECTION 5																				
51	Wholesale trade																			
511	Motor vehicle and auto equipment																	X	X	X

OLD BRIDGE CODE

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
637 Warehousing of storage service																				
6371 Farm products warehousing or storage (excluding stockyards)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
6373 Refrigerated warehouse																				X
6374 Food lockers															X		X			
6375 Household goods, storage and moving companies																				X
6376 General warehousing, excluding mini-warehousing																				X
																		C	C	C
6379 Other warehousing and storage NEC																				X
638 Auction services																				
639 Business services																				
6391 Commercial testing labs															X		X	X	X	X
6392 Messenger services															X		X	X	X	X
6393 Detective and protective services															X		X	X	X	X
6394 Equipment rental and leasing services																				X
6397 Automotive, truck and trailer rentals without drivers																				X
6399 Other business services															X					X

OLD BRIDGE CODE

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
6497 Gunsmiths																	X	X	X	
6498 Tools sharpening and repair (saws, mowers, etc)																	X	X	X	X
6499 Other repair service NEC																	X	X	X	
65 Professional services																				
651 Medical and other health service																				
6511 Physicians office, medical centers															X		X	X	X	X
6512 Dental offices and services															X		X	X	X	X
6513 Hospitals		C													C					C
6514 Medical lab services (no manufacturing)															X		X	X	X	X
6515 Dental lab services															X		X	X	X	X
6516 Sanitariums, convalescent and rest homes		C	C	C	C	C	C	C	C	C	C	C	C	C	C				X	X
6517 Medical clinics															X		X	X	X	X
6518 Blood banks															X		X	X	X	X
6519 Other medical and health services. NEC															X		X	X	X	X
65191 Special clinics (drugs, alcohol, methadone, etc.)																				C
652 Legal services															X		X	X	X	X

LAND DEVELOPMENT

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
6636 Excavation and foundation work contractors																				X
6639 Other specialized construction trades, NEC																				X
Temporary construction trailers	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A
67 Governmental services-all levels		X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
Except 674 (prisons and other correctional facilities)																				
68 Educational services																				
681 Nursery, primary and secondary education																				
6811 Kindergarten schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
6812 Elementary schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
6813 Jr. high and middle schools	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
6814 Sr. high school	P	P	P	P	P	X	X	X	X	X	X	X	X	X	X		X	X	X	X
6815 Day-care centers and nursery schools	X	X	X	X	C	C	C	C	C	C	C	C	C	C	X		X	X	X	X
6816 Denominational and sectarian schools	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A
6817 Schools for the handicapped															X		X	X	X	X
6819 Military academies															X					

OLD BRIDGE CODE

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
682 Institutions of higher education															X				X	
683 Special training and schooling																				
6831 Vocational and trade schools															X				X	
6832-6839 Other schools, NEC															X		X	X	X	X
69 Miscellaneous service organizations																				
691 House of worship		C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C
692 Welfare and charitable service															X		X	X	X	X
693 Business professional and labor organizations and services															X		X	X	X	X
Organizational facilities		C	C	C	C	C	C	C	C	C	C	C	C	C	X	X	X	X	X	X

SECTION 7

71 Cultural activities and nature exhibitions																				
711 Cultural activities																			X	X
7112 Museums	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	X	C	C	C	C
712 Nature exhibitions																			X	X
7113 Art galleries																X				
719 Miscellaneous other cultural and nature exhibitions																			X	X
7121 Planetaria																X				

OLD BRIDGE CODE

Type of Use	ER	R-120	R-80	R-40	R-30	R-20	R-15	R-12	R-9	R-7	R-6	R-5	A-F	A-R	O-G	C-M	C-N	C-C	C-R	SD
7396 Dance halls, ballrooms																		C		
7397 Billiard and pool halls																		C		
7398 Auto racing, miniature (slot cars, etc.)																			C	
7399 Other amusement																			X	
74 Recreational activities																				
741 Sports activities																				
7411/7412 Golf courses	X																			X
7413 Tennis courts/private		C													C			C	C	C
7413 Tennis courts/residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
7414 Ice skating																				
7415 Roller skating																				
7416 Riding academy school and stables	X																			
7417 Bowling alleys																		X	X	
742 Playgrounds and athletic areas																				
7421 Play lots and tot lots (separate)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
7422 Playgrounds	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
7423 Playfields and athletic fields	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
7424 Recreation and community centers															X				X	X
7425 Gyms, athletic clubs, etc.	C														C			C	C	C

LAND DEVELOPMENT

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7426 Amateur baseball fields	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
7429 Other playgrounds and athletic areas	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
743 Swimming areas																				
7431 Swimming beaches																X				
7432 Swimming pools, residential	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
Swimming pools/private																				
744 Marinas																X		X		
745 Firearms and archery																				
7451 Archery	C																			
7452 Pistol and rifle range	C																			
7453 Skeet and trap shooting	C																			
749 Other recreation areas, NEC (including camping and picnicking areas)																X				
75 Resort and group camps																				
751 Resorts	X																			
752 Group or organized camps	X																			
76 Parks																				
761 Parks, general recreation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
762 Parks, leisure and ornamental	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
769 Other park land, NEC	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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79 Other cultural, entertainment, and recreational activities																				
791 Other, NEC																				
SECTION 8																				
8 Resource production, extract																				
81 Agricultural																				
811-813 Field and seed crops, truck corps, orchard and vineyards.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	A	X	X	X	X
Roadside farm markets, barn and other farm out buildings	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
814 Livestock	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
815 Animal specialties	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
816 Pasture and rangeland	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Residential agriculture	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
817 Horticulture specialties	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X
818 Fallow	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
819 Silviculture	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
82 Agricultural related activities																				
821 Agricultural processing																				X
822 Animal husbandry services	X																			X
8221 Veterinarian services	X														X				X	X

3 Old Mill Rd, Old Bridge, NJ 08857, Middlesex County

Demographics

Based on ZIP Code: **08857**

Population

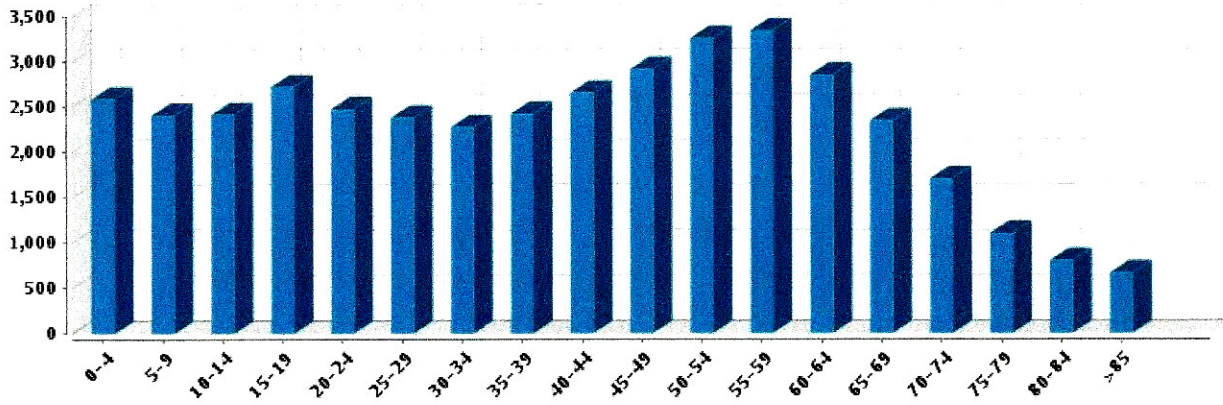
Summary

Estimated Population: **41,330**
Population Growth (since 2010): **3.6%**
Population Density (ppl / mile): **1,702**
Median Age: **41.83**

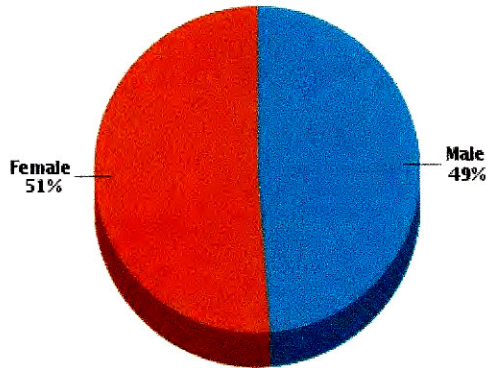
Household

Number of Households: **14,993**
Household Size (ppl): **3**
Households w/ Children: **4,431**

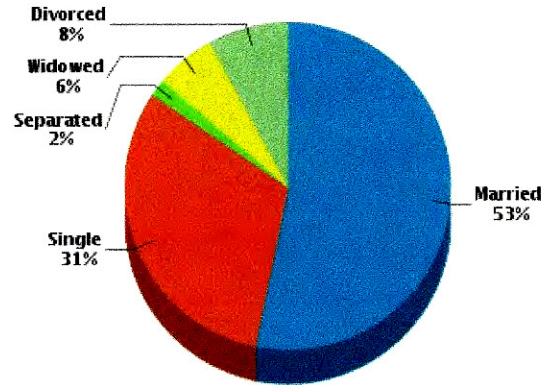
Age



Gender



Marital Status



Housing

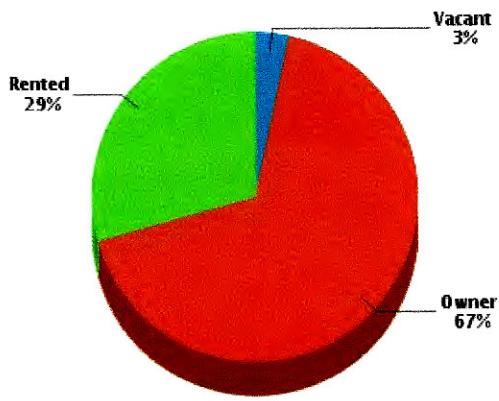
Summary

Median Home Sale Price: **\$315,000**
Median Year Built: **1960**

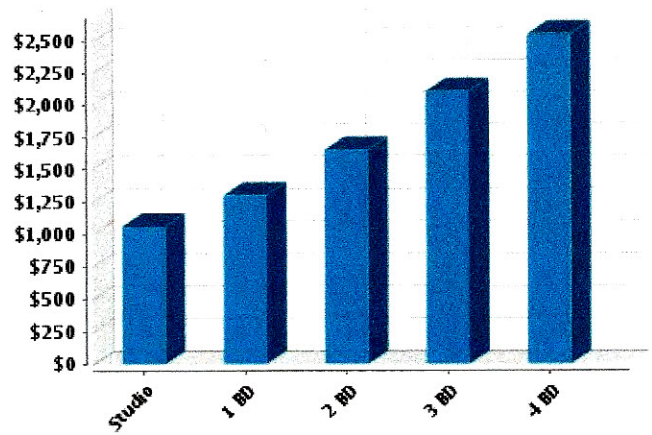
Stability

Data not available

Occupancy



Fair Market Rents (County)

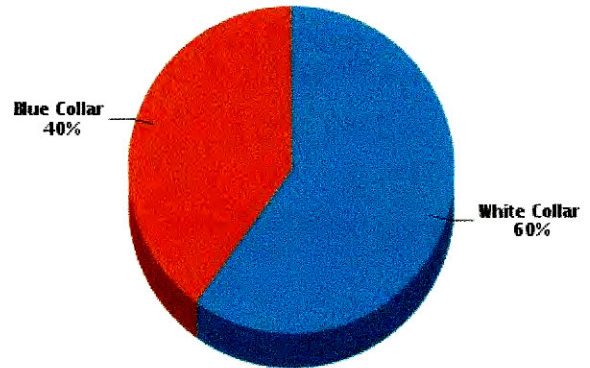


Quality of Life

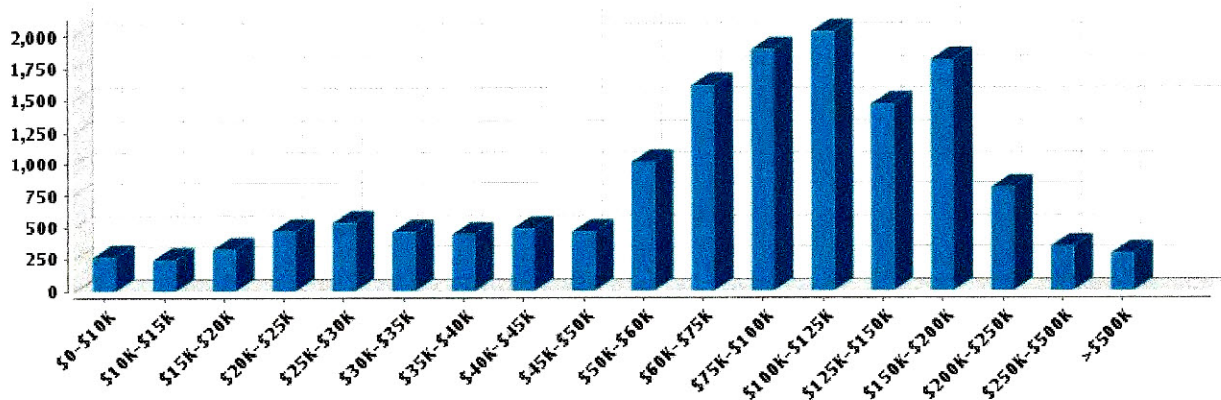
Workers by Industry

Agricultural, Forestry, Fishing:	78
Construction:	454
Manufacturing:	762
Transportation and Communications:	275
Wholesale Trade:	126
Retail Trade:	2,164
Finance, Insurance and Real Estate:	547
Services:	910
Public Administration:	339
Unclassified:	68

Workforce



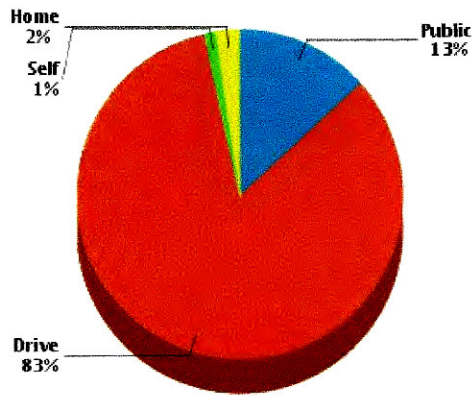
Household Income



Average Household Income: **\$105,733**

Average Per Capita Income: **\$38,634**

Commute Method

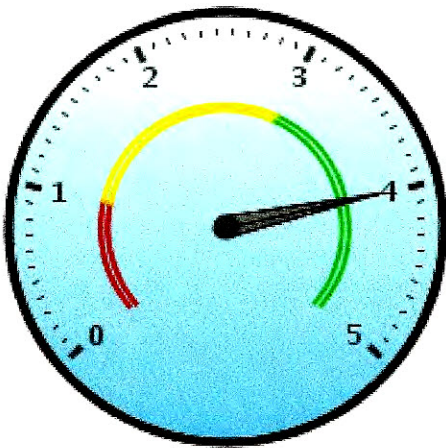


Weather

January High Temp (avg °F):	39.3
January Low Temp (avg °F):	20.8
July High Temp (avg °F):	84.9
July Low Temp (avg °F):	64.4
Annual Precipitation (inches):	46.77

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	792
Some High School:	1,381
High School Graduate:	8,057
Some College:	6,023
Associate Degree:	2,350
Bachelor's Degree:	6,762
Graduate Degree:	3,356

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **2.00 mile(s)**

Public - Elementary

Old Bridge Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Cheesequake Elementary School 111 State Route 34	0.09	K-5th	295	16	★★★★★	
James Mc Divitt Elementary School 1 Manny Martin Way	1.18	Pre-K-5th	450	18	★★★★☆	

Public - Middle/High

Old Bridge Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Old Bridge High School 4209 Highway 516	1.57	9th-12th	3,200	14	★★★★☆	★★★★★
Carl Sandburg Middle School 3439 Highway 516	1.69	6th-8th	1,200	14	★★★★☆	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
First Friends Child Care 269 State Route 34	0.77	Pre-K-K	190		
Apple Hill Academy Learning Center 2500 US Highway 9	1.53	Pre-K-K	110		
Matawan Montessori Academy, LLC 432 State Route 34	1.57	Pre-K-K	60		
	1.59	Pre-K-K	85		
Good Shepherd Childrens Center 3139 Highway 516	1.76	Pre-K-K	130		
Calvary Christian School 123 White Oak Ln	1.85	Pre-K-12th	300		★★★★★

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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Local Businesses

Radius: 2.00 mile(s)

Eating - Drinking

	Address	Phone #	Distance	Description
Taco Bell	125 State Route 34	(732) 566-7571	0.14	Restaurants - Mexican
7-Eleven	71 State Route 34	(732) 727-8710	0.14	Convenience Stores
Madison Deli	69 State Route 34	(732) 721-9553	0.17	Sandwiches
Carlos Pizzeria	162 State Route 34	(732) 583-8000	0.26	Pizza
Pine Tavern	151 State Route 34	(732) 727-5060	0.26	Restaurants - American
Wawa Food Market	177 State Route 34	(732) 335-5500	0.28	Convenience Stores
Cheesequake Farms	191 State Highway No 34	(732) 566-0360	0.39	Farm Markets
La Tombola	42 State Route 34	(732) 952-2222	0.42	Restaurants
Grand Marquis	1550 US Highway 9	(732) 679-5700	0.61	Banquet Rooms
Outback Steakhouse	1397 US Highway 9	(732) 525-8899	0.68	Restaurants - Steak Houses

Shopping

	Address	Phone #	Distance	Description
Nj Technologies	114 State Hwy No 34	(732) 705-3260	0.08	Computer Software
Future Pharmacy	72 State Route 34	(732) 952-5550	0.13	Pharmacies
Old Bridge Bar & Liquors	24b State Route 34	(732) 721-6300	0.39	Liquors - Retail
Glenwood Country Club	1655 US Highway 9	(732) 607-2582	0.53	Golf Equipment And Supplies - Retail
Krj Gifts	235 Madison Gdns	(862) 273-7471	0.67	Gift Shops
Summer Friends Day Camp	269 State Route 34	(732) 583-0138	0.77	Camping Equipment
Marquis Floral	286 State Route 34	(732) 441-4800	0.87	Florists - Retail
Walmart	1126 US Highway 9	(732) 525-8030	0.93	Department Stores
Walmart Pharmacy	1126 US Highway 9	(732) 955-0770	0.93	Pharmacies
Walmart Vision & Glasses	1126 US Highway 9	(732) 525-8685	0.93	Optical Goods - Retail

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