

#734 ~ Casino 9

**1001 - 1007 Highway 9 at Casino Drive
Howell, New Jersey 07731**

Commercial

**Block: 144
Lot: 125**

**Land Size: 2.36 Acres
Building Size: 28,000 Sq. Ft.
Available: 1,543 Sq. Ft.**

Tax Information

Land Assessment:	\$ 1,380,000.
Improvement Assessment:	\$ 2,752,900.
Total Assessment:	\$ 4,132,900.
Taxes:	\$ 97,917.21
Tax Year:	2014
Tax Rate:	2.585/\$100
Equalization Ratio:	88.71%

Zoning: HD-1 ~ Highway Development 1

Remarks: 28,000 square foot office building at busy Route 9 intersection. All new interiors. Build to Suit. 1,543 Sq.Ft. Available. Heat and Base Year CAM/Tax included in Rent. Condominium ownership is available for a minimum of 3,500 Sq.Ft. at a price dominated by the finish costs.

Lease: \$19.75/Sq.Ft. Net with a Basic Non-Medical Buildout

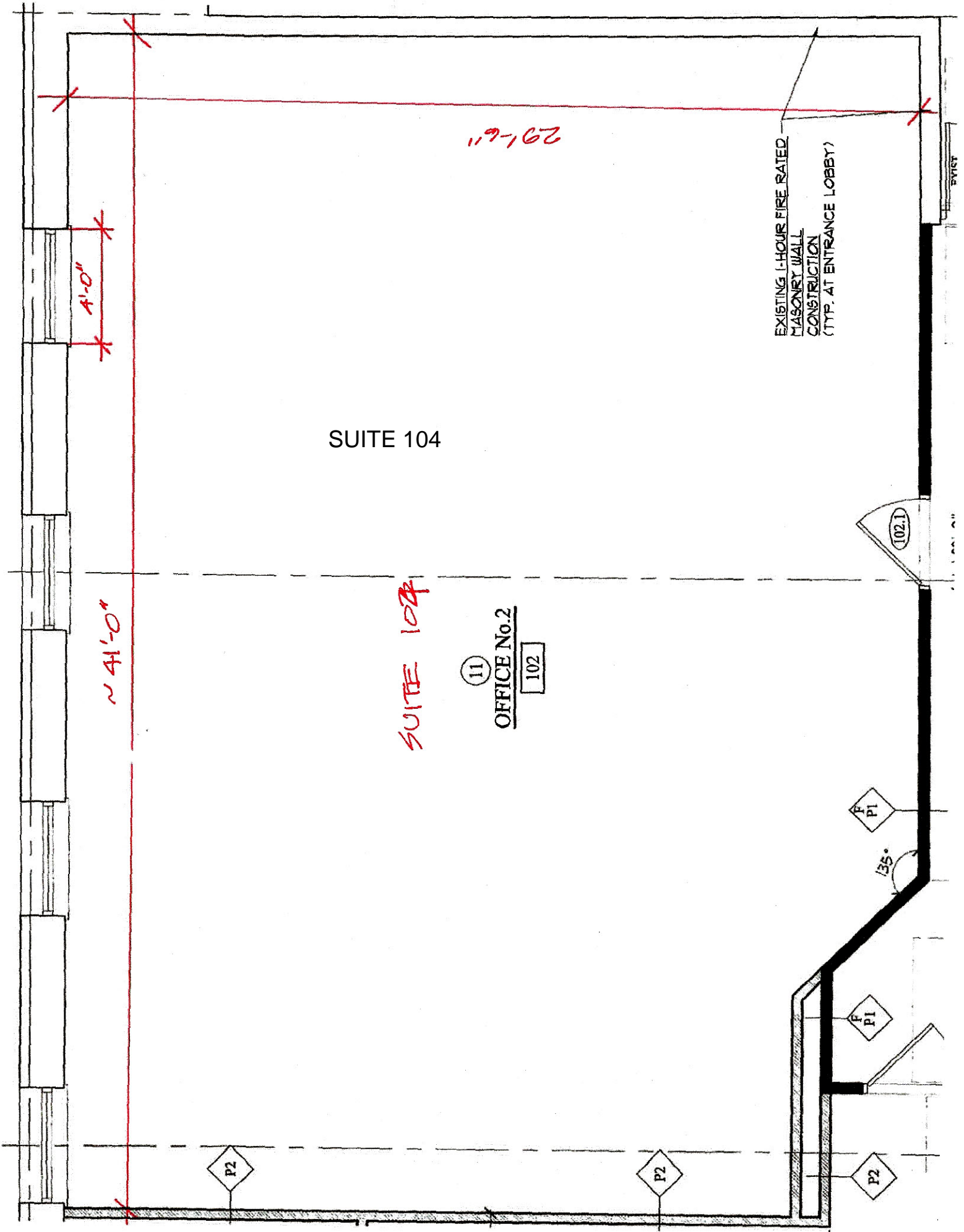
Please call Ray S. Smith / Broker of Stafford Smith Realty at (732) 747-1000 for further details.

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Casino 9 Professional Building (1001 US Highway 9 North) - 1st Floor
Revised - February 1, 2015



SUITE 104

11
OFFICE No. 2
102

EXISTING 1-HOUR FIRE RATED
MASONRY WALL
CONSTRUCTION
(TYP. AT ENTRANCE LOBBY)

1'-0"

29'-6"

41'-0"

SUITE 104

P1

35°

P1

P2

P2

P2

102.1

EVRT

PLAN

Casino 9 Professional Building

1001 US Highway 9 North
Howell, NJ 07731

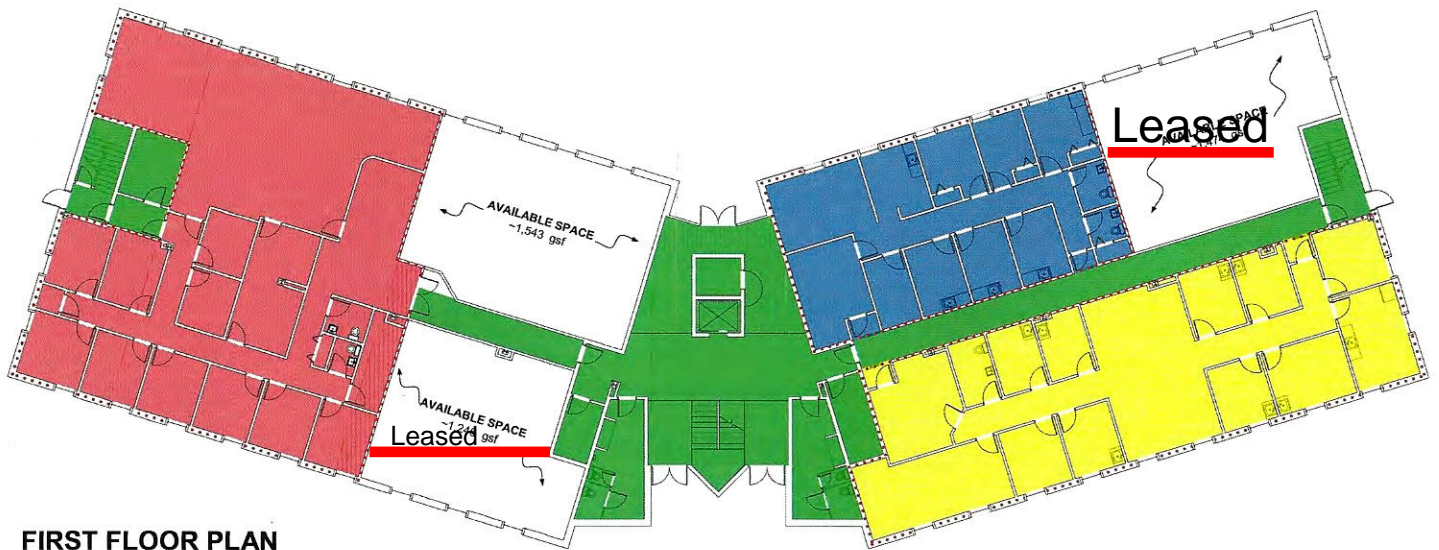
The Casino 9 Professional Building is a two-story, 28,000 square foot facility. The building and grounds were completely renovated in 2011, complimenting today's modern designs. Current leased and/or condominium owned tenants include Friedman Chiropractic, Range of Motion Physical Therapy, and Howell Primary Care, P.C. Ample parking is available with 145 spaces at the east and west side of the building.

Casino 9 is located at an ideal intercept site, located directly on US Highway 9 North and Casino Drive. The property is within minutes of major roadways including Interstate 195, Route 537, Route 33, and Route 18. Easily accessible by NJ Transit Bus Service, Casino 9 is one of few office buildings located on the US Highway 9 corridor to offer a modern professional building with access to major roadways, shopping complexes, and hospitals.

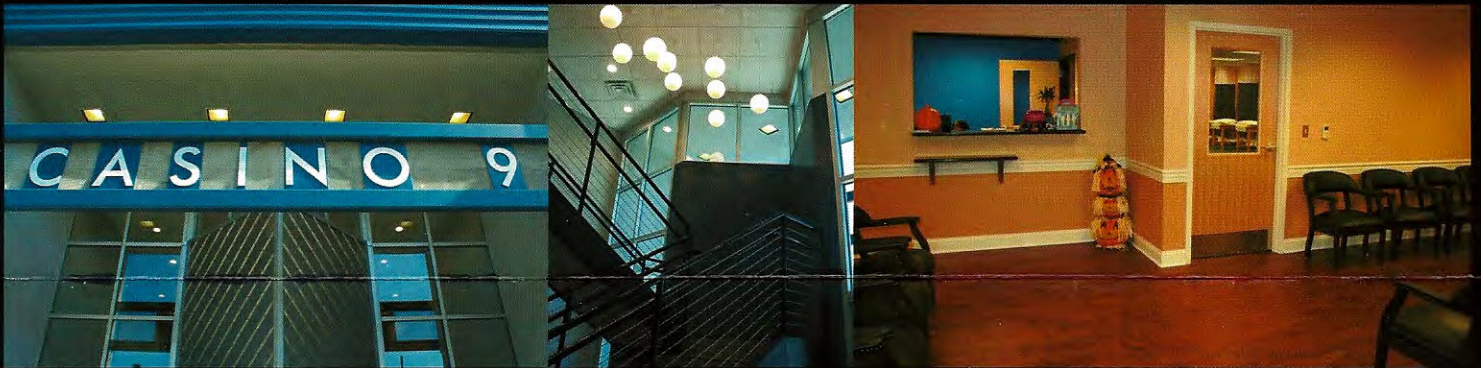


Key Features:

- *Modern building design*
- *New HVAC mechanical systems*
- *New interior finishes*
- *Conveniently located to major roadways*
- *Walking distance to public transportation*
- *Ample parking accommodations*
- *Close proximity to major retail establishments and hospitals*
- *Suites can be built to accommodate tenant needs*

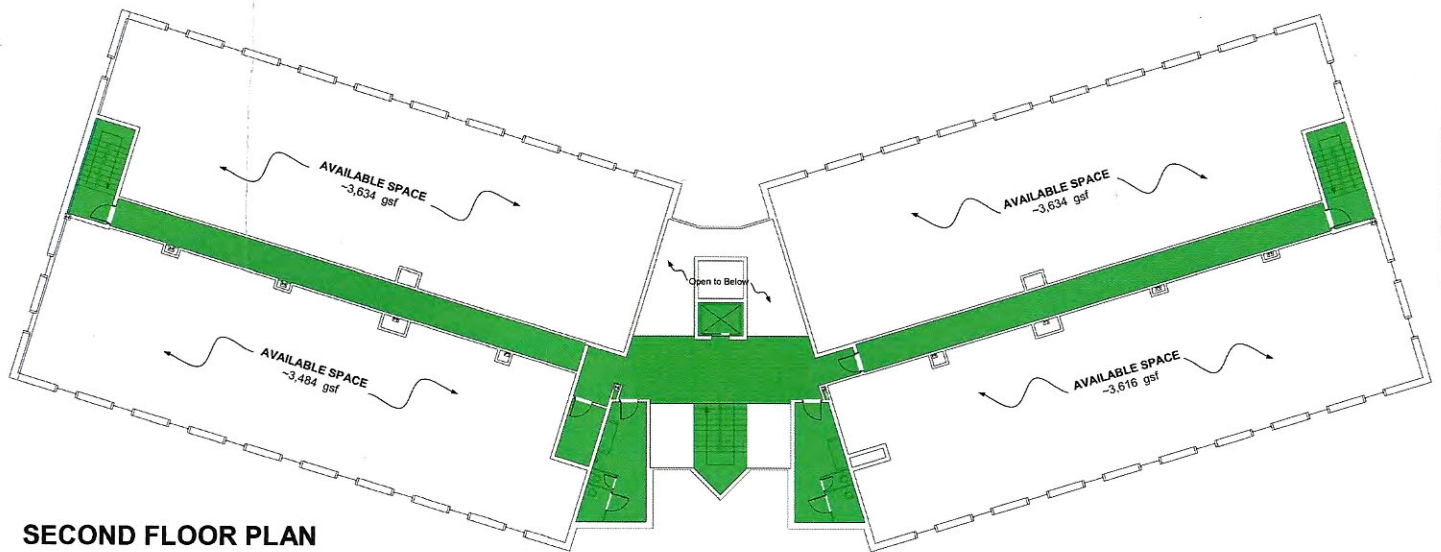


FIRST FLOOR PLAN



BUILDING SPECIFICATIONS

Property address	1001-1007 US Highway 9 North Howell, NJ 07731
Year Constructed	Mid 80's (Completely Renovated in 2011)
Number of Floors	Two
Building Volume	380,774 Cubic Feet
Slab to Slab Height	12'
Floor to Finished Ceiling	8'-0"
Structure	Concrete reinforced slab with steel structure. Structural walls are concrete and masonry block and the exterior walls have a EIFS finish with metal ribbed panels
Common Restrooms	Ceramic tile floors and wainscot, painted sheetrock, acoustical ceiling tiles, parabolic lighting, Corian countertops
Lobby Finishes	Ceramic tile flooring, vinyl wall covering, recessed fluorescent lighting, pendent globe lighting, contemporary hand rails, solid wood doors, acoustical ceiling tiles, 2-story entry



SECOND FLOOR PLAN

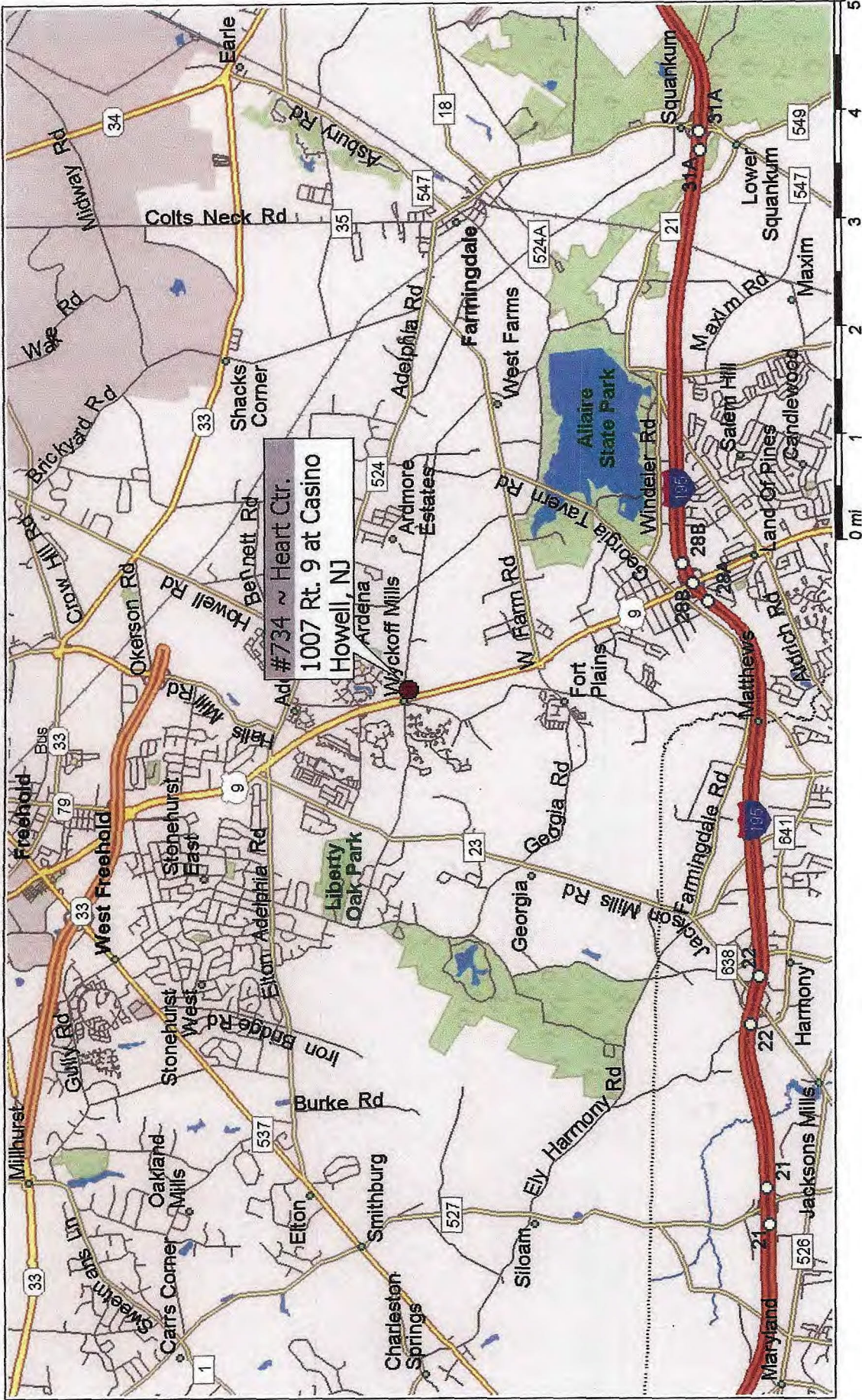


BUILDING SPECIFICATIONS (Continued)

Tenant Finishes	Carpeting, vinyl flooring, acoustical tile ceilings, painted sheetrock, ceramic tile, parabolic lighting, granite and laminate countertops
Window Details	Aluminum framed with insulated glass (6' Spacing)
Elevator	Two-Story updated Otis Passenger Elevator
HVAC	13 new gas fired Trane roof top units, new ductwork supplies, and KMC control system
Electrical	Three phase and single phase power supply with separate metering
Plumbing	New city water supply with new copper piping and electric hot water supply
Fire Safety	Monitored central fire alarm system with Fire sprinkler system in the main lobby
Accessibility	Full ADA compliant
Building Amenities	Tenant operated keypad system for after hours entry, automatic common area lighting, security lighting, tenant directory, common area restroom facilities, onsite parking, employee picnic area

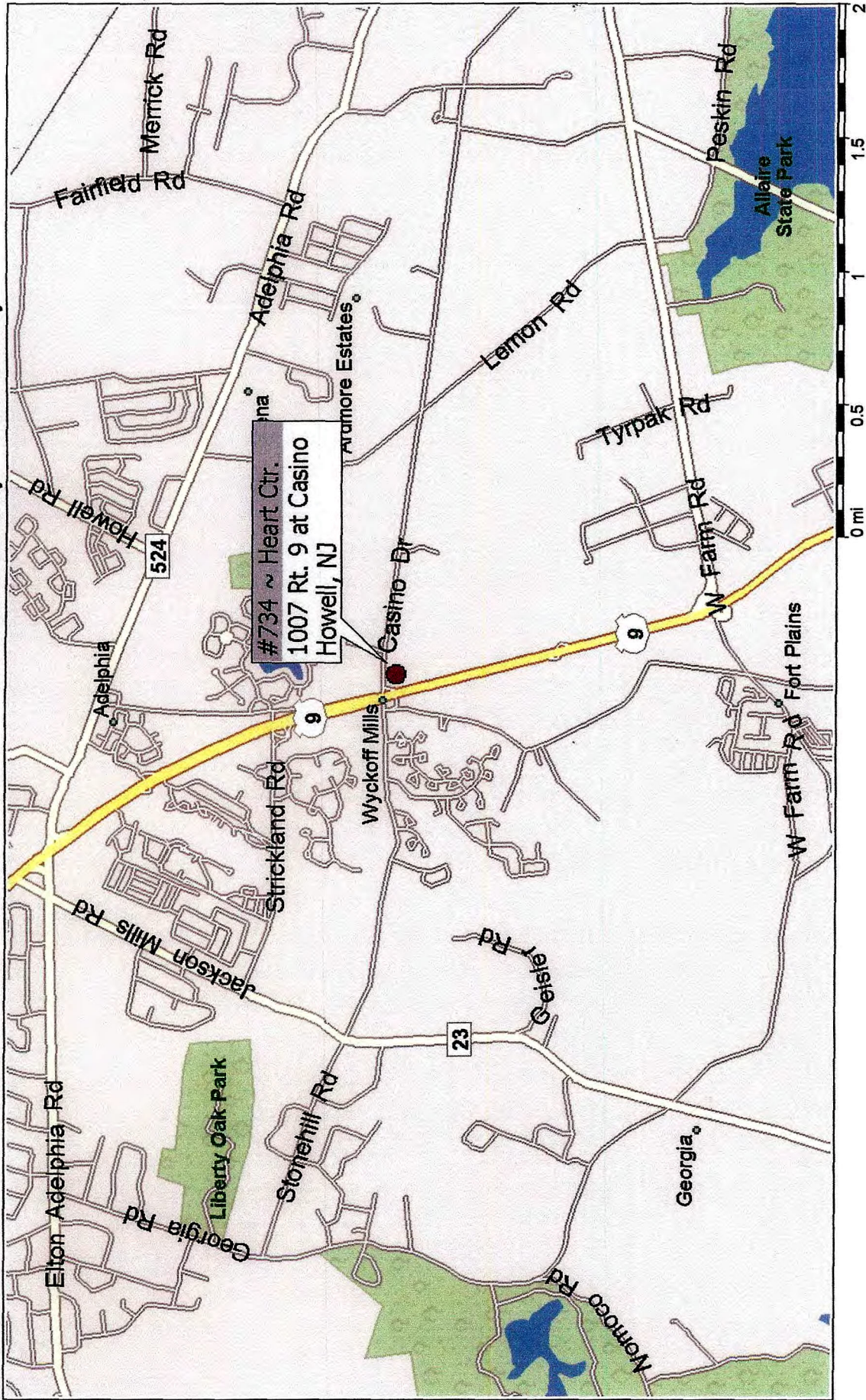


#734 ~ Heart Center ~ Howell ~ Monmouth County ~ New Jersey

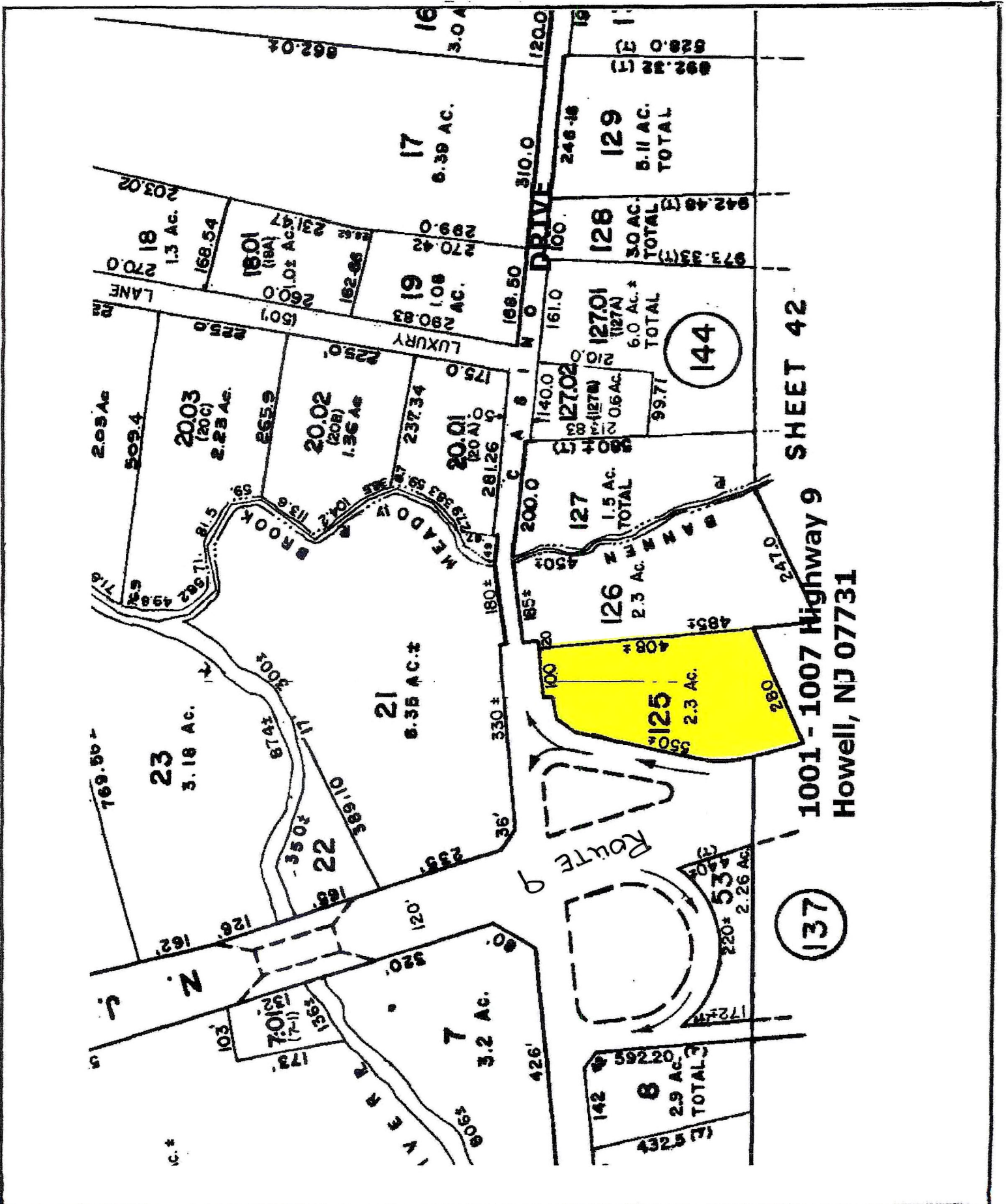


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#734 ~ Heart Center ~ Howell ~ Monmouth County ~ New Jersey



Tax Map Location



CASINO 9
STANDARDS FOR MATERIALS AND CONSTRUCTION

DESIGN:

All design work to accommodate Tenant/Buyer's work shall be included. Final design shall be by a licensed Architect and/or Engineer and shall be of a quality to allow a building permit to be issued.

PARTITIONS:

Corridors

3-5/8" 25-gauge metal studs with one layer 5/8" fire code X drywall on each side extending from the floor through suspended ceiling to the structural slab above, filled with thermo fiber insulation.

Demising Walls

3-5/8" metal studs with one layer 5/8" drywall on each side extending from the floor through suspended ceiling to the structural slab above.

Interior Dividing Walls within Tenant Space

3-5/8" metal studs with one layer 5/8" drywall on each side extending from the floor to the suspended ceiling.

Partitions – General

Drywall partitions may not be fastened to ductwork. Partitions butting mullions shall be installed with a proper channel to receive the drywall. Fastening to the window mullions is not permitted.

DOORS:

Tenant Entrance Door(s)

3'0" x 6'8" solid particle wood door with overhead closer bronze finish and keyed to building master key system.

Tenant Secondary Entrance Door(s)

3'0" x 6'8" solid particle wood door with hollow metal frame. Door to be birch veneer with stain to match existing conditions and sealed with a polyurethane clear coat finish. Door to have door closer. Hardware to be heavy duty Schlage cylindrical lock set with lever handles with brass or brushed chrome finish and keyed to Building master key system, and overhead door closer device.

Interior Doors

3'0" x 6'8" solid particle core wood door with hollow metal knock down frame. Door to be birch veneer with stain to match existing conditions and sealed with a polyurethane clear coat finish. Hardware to be heavy duty Schlage cylindrical latch set with lever handles with brass or brushed chrome finish. Door stops and silencers installed as needed.

CEILING

Ceiling height shall be a minimum of 8'0" in all areas. Ceiling system will be acoustical suspended grid system with a 2' x 4' pattern. Grid system shall be metal with a white finish.

Tiles to be 2' x 4' 5/8" acoustical board lay-in type with a "Second Look" or equivalent type tile.

LIGHTING

Fixtures

2' x 4' lay-in T5 parabolic fluorescent 2 bulb light fixtures with cool white lamps. All fixtures to have energy efficient ballasts. Standard installation is one (1) fixture per eighty (80) square feet.

Exit Lighting Fixtures

LED with battery backup.

ELECTRICAL INSTALLATION

Electrical Service

Electrical service shall be installed of sufficient capacity and type to provide adequate power (up to 6 watts per square foot) for all electrical equipment to be installed as part of Tenant's work plan. The meter shall be sized according to the size of the electrical service that serves the relevant tenant and installed in a manner consistent with local building requirements. It shall be installed in a location that has been given prior approval by Landlord, and in a location that will allow the meter to be easily read.

Wiring for Power and Light

Wiring shall be installed concealed in partitions, and above suspended ceilings. Conduit and wiring shall be properly supported, and may not be attached to ceiling construction. Rigid conduit or thin wall tubing shall be used throughout common areas and electrical closets; flexible armored cable may be used in tenant spaces for power and lighting circuits. Standard installation consists of three (3) duplex receptacles per office. Electrical outlets shall not exceed a maximum of five (5) outlets per circuit.

AIR DISTRIBUTION

Air Diffusers

24" x 24" panel type diffusers, white finish

Return Air Registers

24" x 24" egg crate panels

Ductwork

Ductwork to be constructed of galvanized steel sheets meeting SMACCNA standards for fabrication and installation. Final connections to diffusers may be insulated flexible metal duct and limited to a maximum length of 15'0".

FLOOR COVERING

Carpet

Carpet shall be a minimum of 26 oz. glued down to concrete floor. Concrete and style are to be determined by Tenant. Carpet allowance shall be \$22.00 sq.yd. installed.

Vinyl Composite Tile

VCT shall be 1/8" thick and glued to concrete floor. Color and style to be determined by Tenant.

Base

Base to be 1/8" x 4" rubber or vinyl base, glue to wall. Color to be determined by Tenant.

WALL FINISHES

All walls shall be prepped and sanded to receive two (2) coats of paint with a eggshell finish. Alternate wall finishes may be selected with prior Landlord approval. Color to be determined by Tenant.

GENERAL

All work shall conform to building standards befitting a Class "A" office. Final plans to be approved by Tenant prior to the start of construction.

EXCLUSIONS

Tenant will be responsible for data wiring, cabling, phones, kitchen appliances, cabinetry, and wall coverings, plumbing work, loose fixtures and furnishings.



#1 in Commercial Real Estate Online



Demographics for 1001 US Hwy 9, Howell, NJ 07731

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	3,274	14,194	47,671
2011 Female Population	3,868	15,206	48,555
% 2011 Male Population	45.84%	48.28%	49.54%
% 2011 Female Population	54.16%	51.72%	50.46%
2011 Total Adult Population	5,622	22,334	71,561
2011 Total Daytime Population	7,689	25,456	87,204
2011 Total Daytime Work Population	3,847	12,057	43,032
2011 Median Age Total Population	41	39	36
2011 Median Age Adult Population	48	46	44
2011 Age 0-5	518	2,373	8,101
2011 Age 6-13	674	3,169	11,085
2011 Age 14-17	328	1,523	5,479
2011 Age 18-20	228	1,026	3,611
2011 Age 21-24	279	1,166	4,318
2011 Age 25-29	401	1,616	5,906
2011 Age 30-34	429	1,813	6,613
2011 Age 35-39	493	2,191	7,573
2011 Age 40-44	564	2,336	8,024
2011 Age 45-49	530	2,326	7,962
2011 Age 50-54	453	1,949	6,662
2011 Age 55-59	365	1,723	5,438
2011 Age 60-64	326	1,555	4,500
2011 Age 65-69	324	1,247	3,162
2011 Age 70-74	319	1,015	2,326
2011 Age 75-79	322	886	1,962
2011 Age 80-84	310	786	1,700
2011 Age 85+	279	701	1,803
% 2011 Age 0-5	7.25%	8.07%	8.42%
% 2011 Age 6-13	9.44%	10.78%	11.52%
% 2011 Age 14-17	4.59%	5.18%	5.69%
% 2011 Age 18-20	3.19%	3.49%	3.75%
% 2011 Age 21-24	3.91%	3.97%	4.49%
% 2011 Age 25-29	5.61%	5.50%	6.14%
% 2011 Age 30-34	6.01%	6.17%	6.87%
% 2011 Age 35-39	6.90%	7.45%	7.87%
% 2011 Age 40-44	7.90%	7.95%	8.34%
% 2011 Age 45-49	7.42%	7.91%	8.27%
% 2011 Age 50-54	6.34%	6.63%	6.92%
% 2011 Age 55-59	5.11%	5.86%	5.65%
% 2011 Age 60-64	4.56%	5.29%	4.68%
% 2011 Age 65-69	4.54%	4.24%	3.29%
% 2011 Age 70-74	4.47%	3.45%	2.42%
% 2011 Age 75-79	4.51%	3.01%	2.04%
% 2011 Age 80-84	4.34%	2.67%	1.77%
% 2011 Age 85+	3.91%	2.38%	1.87%
2011 White Population	5,834	24,942	80,501
2011 Black Population	374	1,287	5,238
2011 Asian/Hawaiian/Pacific Islander	603	1,909	5,234
2011 American Indian/Alaska Native	8	57	196
2011 Other Population (Incl 2+ Races)	323	1,205	5,058
2011 Hispanic Population	683	2,740	12,130
2011 Non-Hispanic Population	6,459	26,659	84,096
% 2011 White Population	81.69%	84.84%	83.66%
% 2011 Black Population	5.24%	4.38%	5.44%
% 2011 Asian/Hawaiian/Pacific Islander	8.44%	6.49%	5.44%
% 2011 American Indian/Alaska Native	0.11%	0.19%	0.20%
% 2011 Other Population (Incl 2+ Races)	4.52%	4.10%	5.26%
% 2011 Hispanic Population	9.56%	9.32%	12.61%
% 2011 Non-Hispanic Population	90.44%	90.68%	87.39%
2000 Non-Hispanic White	4,916	21,920	70,775
2000 Non-Hispanic Black	307	970	4,409
2000 Non-Hispanic Amer Indian/Alaska Native	9	11	44
2000 Non-Hispanic Asian	379	1,161	3,413
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	n/a	13
2000 Non-Hispanic Some Other Race	2	78	129
2000 Non-Hispanic Two or More Races	104	366	1,097
% 2000 Non-Hispanic White	85.99%	89.45%	88.60%
% 2000 Non-Hispanic Black	4.75%	3.62%	5.23%
% 2000 Non-Hispanic Asian	5.87%	4.30%	4.93%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.00%
% 2000 Non-Hispanic Some Other Race	0.02%	0.28%	0.12%
% 2000 Non-Hispanic Two or More Races	1.14%	0.29%	0.94%

% 2000 Non-Hispanic Black	5.31%	3.96%	5.52%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.16%	0.04%	0.06%
% 2000 Non-Hispanic Asian	6.63%	4.74%	4.27%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.00%	0.02%
% 2000 Non-Hispanic Some Other Race	0.03%	0.32%	0.16%
% 2000 Non-Hispanic Two or More Races	1.82%	1.49%	1.37%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	7,142	29,400	96,226
2011 Total Households	2,994	10,829	32,691
Population Change 1990-2011	2,089	8,956	25,394
Household Change 1990-2011	802	3,324	9,122
% Population Change 1990-2011	41.34%	43.81%	35.85%
% Household Change 1990-2011	36.59%	44.29%	38.70%
Population Change 2000-2011	1,127	3,402	9,343
Household Change 2000-2011	403	1,275	3,579
% Population Change 2000-2011	18.74%	13.09%	10.75%
% Households Change 2000-2011	15.55%	13.35%	12.29%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,714	9,852	29,826
2000 Occupied Housing Units	2,614	9,549	29,073
2000 Owner Occupied Housing Units	2,103	8,061	24,397
2000 Renter Occupied Housing Units	510	1,487	4,676
2000 Vacant Housing Units	101	304	754
% 2000 Occupied Housing Units	96.32%	96.92%	97.48%
% 2000 Owner Occupied Housing Units	77.49%	81.82%	81.80%
% 2000 Renter Occupied Housing Units	18.79%	15.09%	15.68%
% 2000 Vacant Housing Units	3.72%	3.09%	2.53%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$51,156	\$82,475	\$85,142
2011 Per Capita Income	\$32,823	\$37,090	\$37,002
2011 Average Household Income	\$78,298	\$100,697	\$108,915
2011 Household Income < \$10,000	116	286	687
2011 Household Income \$10,000-\$14,999	273	467	789
2011 Household Income \$15,000-\$19,999	193	439	1,032
2011 Household Income \$20,000-\$24,999	214	453	1,106
2011 Household Income \$25,000-\$29,999	179	457	1,049
2011 Household Income \$30,000-\$34,999	118	301	862
2011 Household Income \$35,000-\$39,999	152	457	1,038
2011 Household Income \$40,000-\$44,999	108	439	1,131
2011 Household Income \$45,000-\$49,999	129	356	1,171
2011 Household Income \$50,000-\$59,999	134	523	2,170
2011 Household Income \$60,000-\$74,999	182	776	3,303
2011 Household Income \$75,000-\$99,999	463	1,540	4,948
2011 Household Income \$100,000-\$124,999	135	1,083	3,981
2011 Household Income \$125,000-\$149,999	207	951	2,813
2011 Household Income \$150,000-\$199,999	201	1,271	3,759
2011 Household Income \$200,000-\$249,999	116	541	1,328
2011 Household Income \$250,000-\$499,999	54	359	1,266
2011 Household Income \$500,000+	21	130	258
2011 Household Income \$200,000+	191	1,030	2,852
% 2011 Household Income < \$10,000	3.87%	2.64%	2.10%
% 2011 Household Income \$10,000-\$14,999	9.12%	4.31%	2.41%
% 2011 Household Income \$15,000-\$19,999	6.44%	4.05%	3.16%
% 2011 Household Income \$20,000-\$24,999	7.15%	4.18%	3.38%
% 2011 Household Income \$25,000-\$29,999	5.98%	4.22%	3.21%
% 2011 Household Income \$30,000-\$34,999	3.94%	2.78%	2.64%
% 2011 Household Income \$35,000-\$39,999	5.08%	4.22%	3.18%
% 2011 Household Income \$40,000-\$44,999	3.61%	4.05%	3.46%
% 2011 Household Income \$45,000-\$49,999	4.31%	3.29%	3.58%
% 2011 Household Income \$50,000-\$59,999	4.47%	4.83%	6.64%
% 2011 Household Income \$60,000-\$74,999	6.08%	7.17%	10.10%
% 2011 Household Income \$75,000-\$99,999	15.46%	14.22%	15.14%
% 2011 Household Income \$100,000-\$124,999	4.51%	10.00%	12.18%
% 2011 Household Income \$125,000-\$149,999	6.91%	8.78%	8.60%
% 2011 Household Income \$150,000-\$199,999	6.71%	11.74%	11.50%
% 2011 Household Income \$200,000-\$249,999	3.87%	5.00%	4.06%
% 2011 Household Income \$250,000-\$499,999	1.80%	3.32%	3.87%
% 2011 Household Income \$500,000+	0.70%	1.20%	0.79%
% 2011 Household Income \$200,000+	6.38%	9.51%	8.72%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,338,219	\$5,655,054	\$18,748,349
2011 Jewelry Stores	\$1,011,298	\$4,090,954	\$13,405,661
2011 Mens Clothing Stores	\$2,038,905	\$8,208,655	\$26,786,831
2011 Shoe Stores	\$1,845,435	\$7,757,526	\$25,546,187
2011 Womens Clothing Stores	\$3,609,291	\$14,079,817	\$45,140,202
2011 Automobile Dealers	\$22,096,166	\$92,914,343	\$299,059,155

2011 Automotive Parts/Acc/Repair Stores	\$2,890,400	\$11,876,531	\$38,563,972
2011 Other Motor Vehicle Dealers	\$903,526	\$3,764,504	\$12,372,598
2011 Tire Dealers	\$784,702	\$3,167,156	\$10,258,346
2011 Hardware Stores	\$335,624	\$2,412,273	\$8,889,676
2011 Home Centers	\$2,171,963	\$10,017,543	\$32,687,888
2011 Nursery/Garden Centers	\$810,610	\$3,324,935	\$10,813,266
2011 Outdoor Power Equipment Stores	\$222,621	\$987,105	\$3,043,231
2011 Paint/Wallpaper Stores	\$81,248	\$348,775	\$1,099,314
2011 Appliance/TV/Other Electronics Stores	\$2,343,803	\$9,450,237	\$30,948,225
2011 Camera/Photographic Supplies Stores	\$364,105	\$1,532,903	\$5,005,383
2011 Computer/Software Stores	\$1,099,825	\$4,479,841	\$14,371,817
2011 Beer/Wine/Liquor Stores	\$1,447,552	\$6,142,874	\$20,377,051
2011 Convenience/Specialty Food Stores	\$2,103,775	\$15,128,379	\$46,906,324
2011 Restaurant Expenditures	\$11,404,404	\$77,656,528	\$245,244,484
2011 Supermarkets/Other Grocery excl Conv	\$15,755,669	\$66,333,132	\$216,100,090
2011 Furniture Stores	\$2,292,727	\$9,422,502	\$30,614,970
2011 Home Furnishings Stores	\$1,534,511	\$6,484,456	\$21,607,385
2011 Gen Merch/Appliance/Furniture Stores	\$20,603,934	\$84,599,561	\$275,411,141
2011 Gasoline Stations w/ Convenience Stores	\$13,004,937	\$58,799,349	\$189,454,062
2011 Other Gasoline Stations	\$10,901,163	\$43,670,972	\$142,547,735
2011 Department Stores excl Leased Depts	\$22,947,736	\$94,049,797	\$306,359,369
2011 General Merchandise Stores	\$18,311,207	\$75,177,060	\$244,796,171
2011 Other Health/Personal Care Stores	\$1,434,348	\$5,987,420	\$19,246,525
2011 Pharmacies/Drug Stores	\$7,579,911	\$31,615,959	\$102,606,204
2011 Pet/Pet Supplies Stores	\$1,094,400	\$4,555,334	\$14,725,369
2011 Book/Periodical/Music Stores	\$510,236	\$1,510,254	\$4,543,986
2011 Hobby/Toy/Game Stores	\$249,045	\$1,220,023	\$3,362,739
2011 Musical Instrument/Supplies Stores	\$203,871	\$844,057	\$2,731,607
2011 Sewing/Needlework/Piece Goods Stores	\$80,335	\$301,208	\$967,637
2011 Sporting Goods Stores	\$1,522,784	\$6,535,113	\$22,853,596
2011 Video Tape Stores - Retail	\$186,362	\$766,404	\$2,496,563