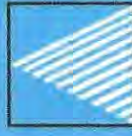


**Stafford
Smith
Realty**



#2745 ~ Little Silver Village

**1 Sycamore Avenue
Little Silver, NJ 07739**

Commercial/Retail

**Block: 54
Lot: 37, 38, 42, 43**

Land Size: 1 Acre Approx.

Tax Information

Land Assessment:	\$ 1,216,400.
Improvement Assessment:	\$ 82,600.
Total Assessment:	\$ 1,299,000.
Taxes:	\$ 25,069.
Tax Year:	2018
Tax Rate:	1.981/\$100
Equalization Ratio:	95.50%

Zoning: B-2 ~ Business District

Remarks: 1 Acre (Approx.) Vacant Land Great for Bank or Retail Site at Little Silver Train Station. Crossroads are Sycamore, Oceanport and Willow. Build to Suit up to 9,800 Sq. Ft.

**Price: \$ 1,695,000. ~ Sale
\$ 120,000./Year ~ Land Lease
Build to Suit 4,000 Sq. Ft. – 9,800 Sq. Ft.**

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.

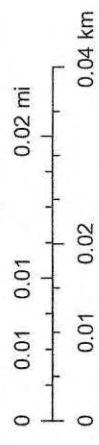
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

1 Sycamore Avenue, Little Silver, NJ 07739



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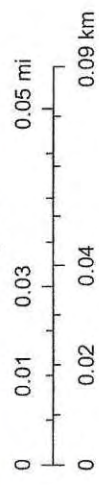
MonmouthNJGIS, Monmouth County Division of Planning, NJDEP, Nearmap US. All datasets are subject to their respective disclaimers. Monmouth County Open Data

1 Sycamore Avenue, Little Silver, NJ 07739



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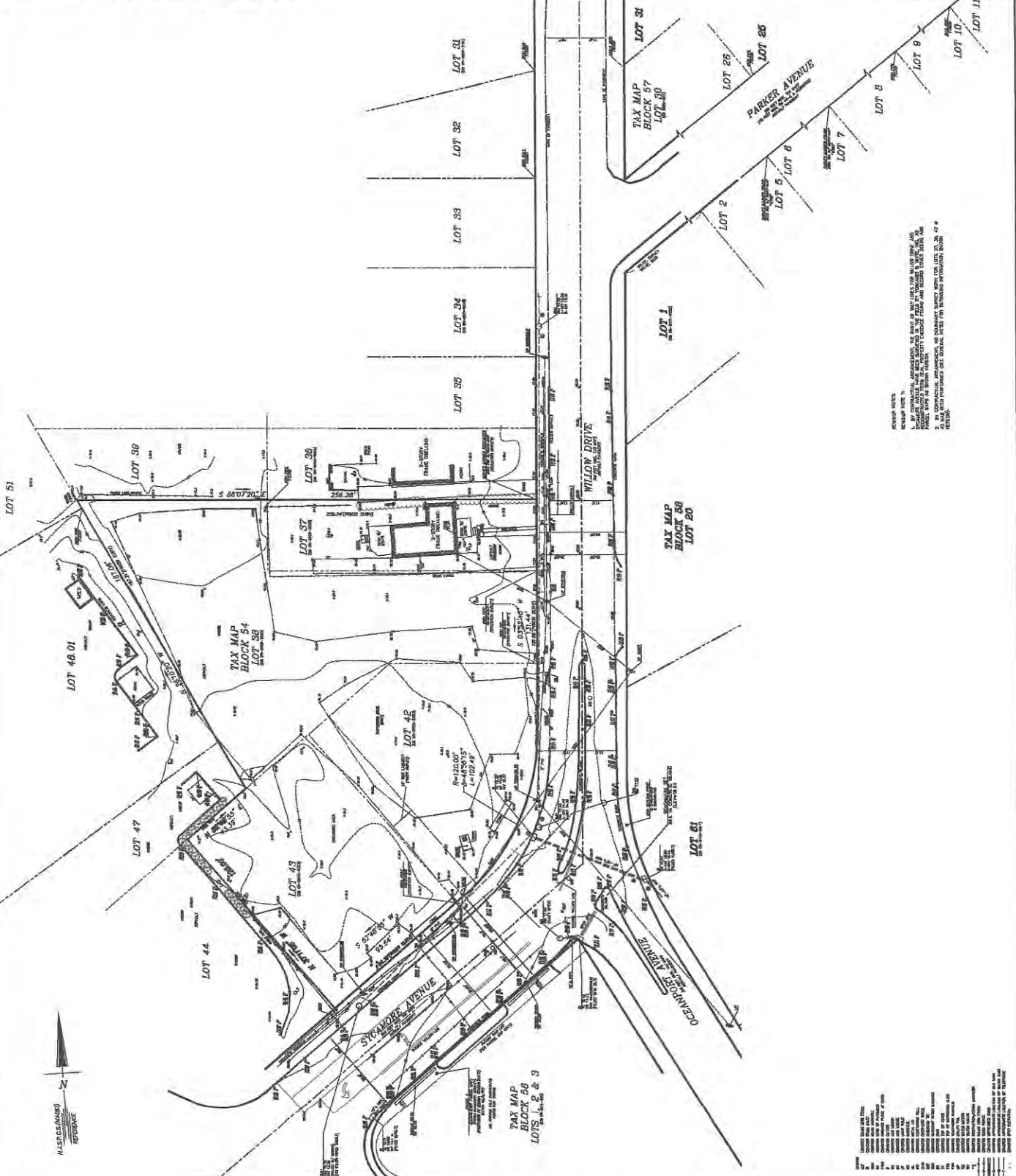
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Monmouth County Open Data

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.



THIS SURVEY MAP IS CERTIFIED TO:
 J. CHAMBERS, LLC
 AGENCY CONSULTING ENGINEERS, LLC

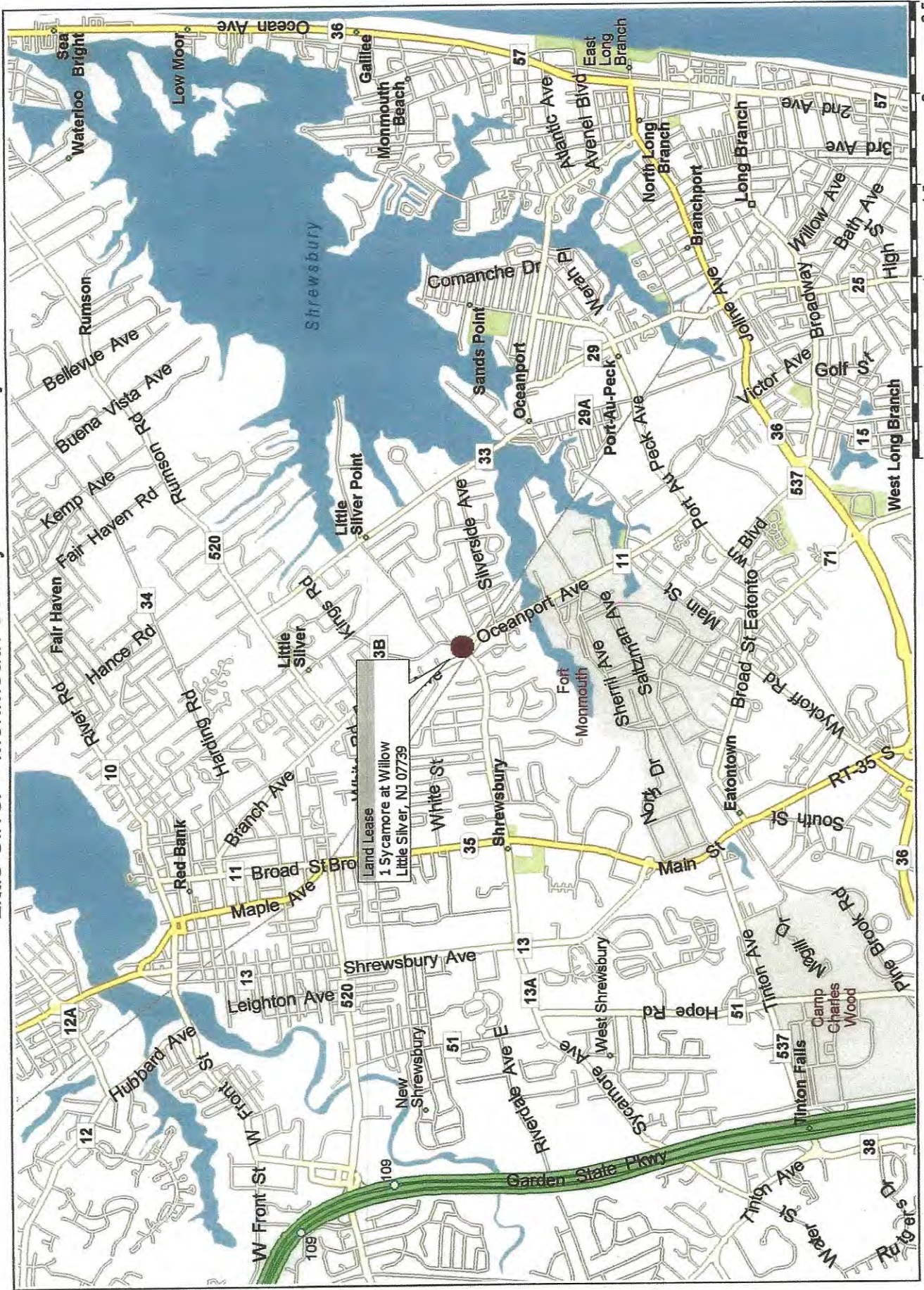


1. DATE OF SURVEY	APRIL 2, 2014
2. DATE OF PLOTTING	APRIL 2, 2014
3. PROJECT NO.	14015
BOROUGH OF LITTLE SILVER MONMOUTH COUNTY - NEW JERSEY LOTS 37, 38, 42 & 43 IN BLOCK 54	
YORKNANIS & WHITE, INC. 20 MILLERS ROAD, SUITE 200 WESTFIELD, NJ 07090	
JOHN J. LUTS PROFESSIONAL LAND SURVEYOR	

GENERAL NOTES:
 1. ALL DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED.
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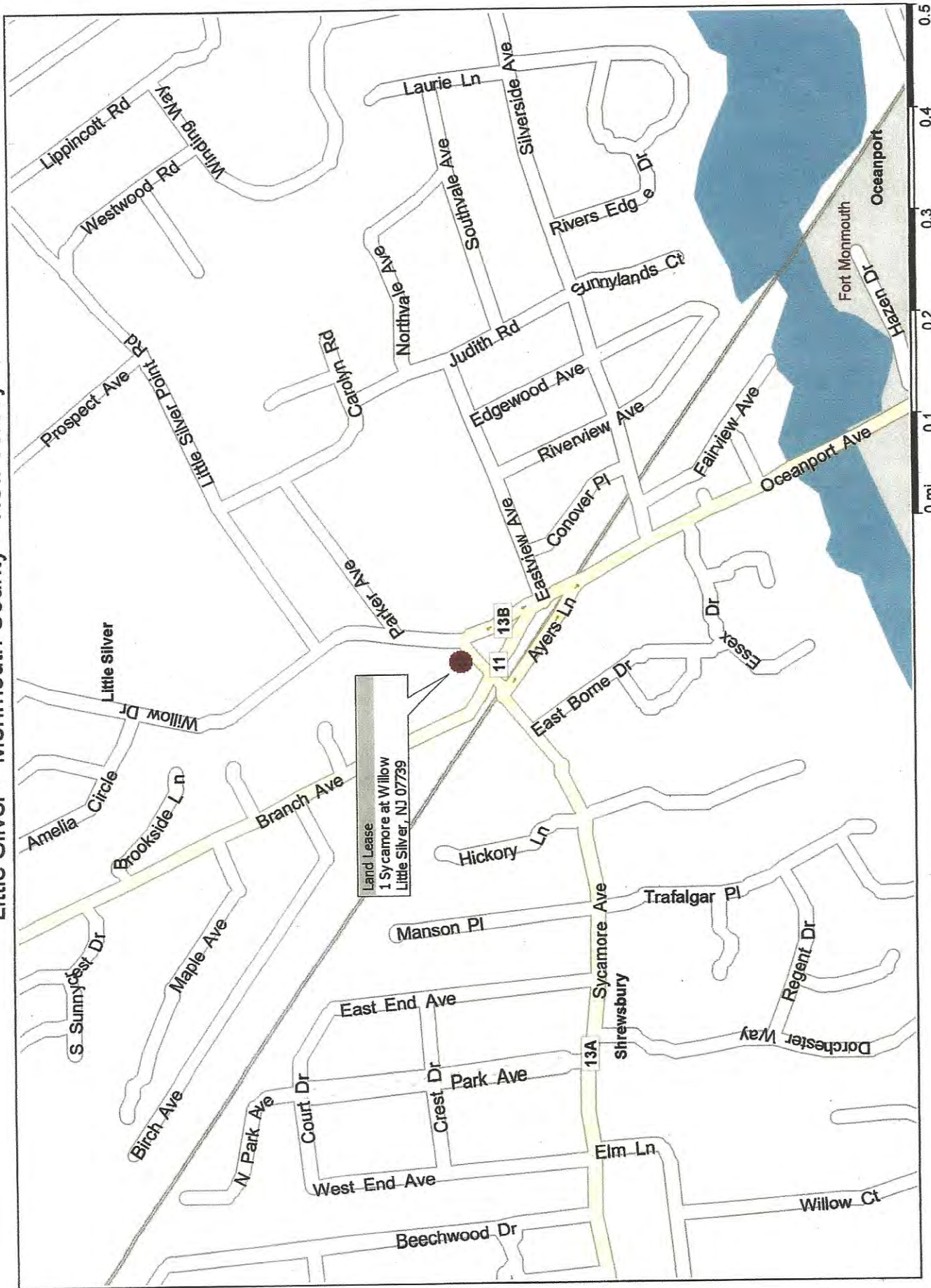
TAX MAP
 BLOCK 58
 LOTS 1, 2 & 3

Little Silver ~ Monmouth County ~ New Jersey



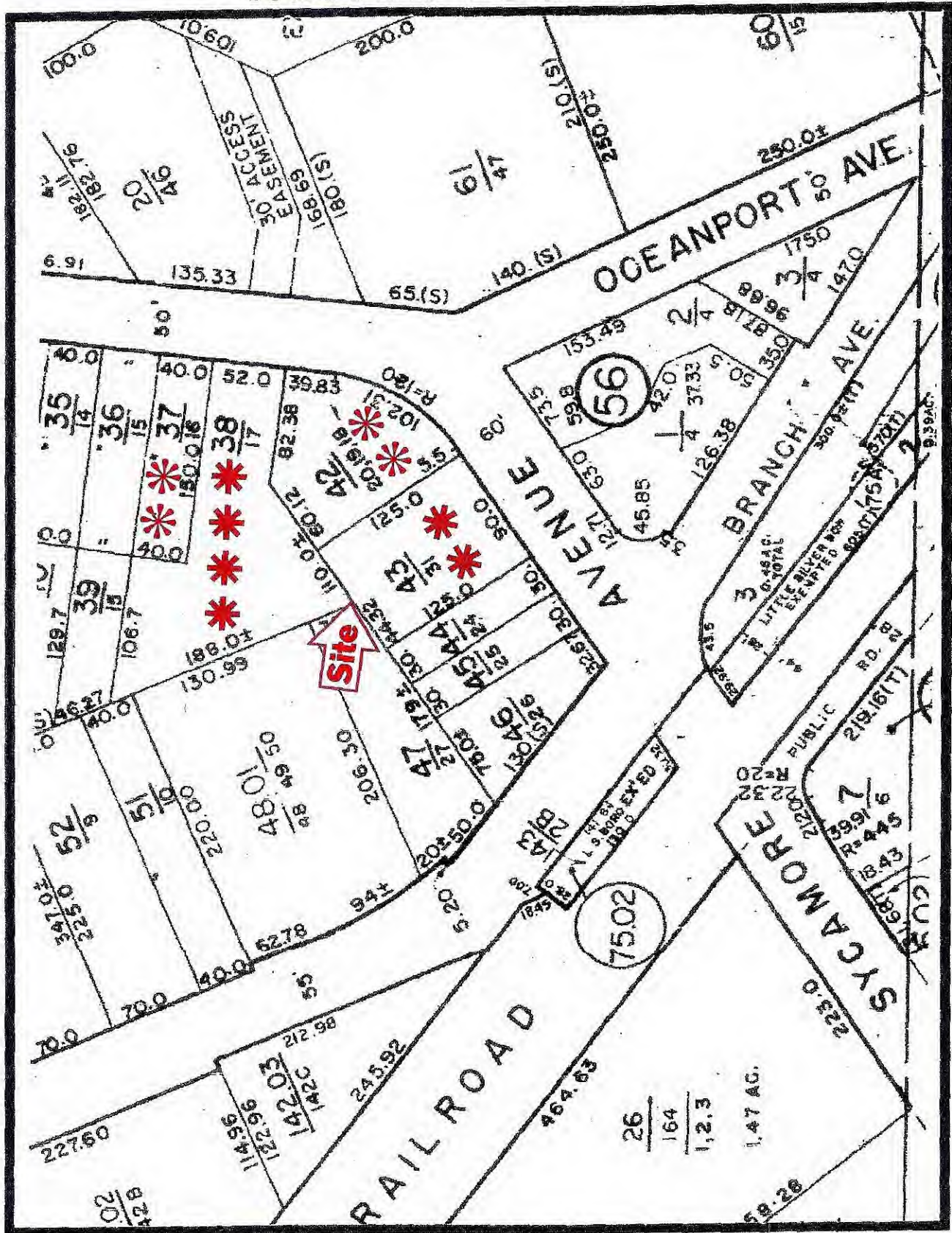
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Little Silver ~ Monmouth County ~ New Jersey



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TAX MAP LOCATION



SECTION 10.9 B-2 BUSINESS ZONE



A. Permitted Uses

1. The retail sale of goods which may include the following:

- a. Grocery Stores and food markets.
- b. Drug stores.
- c. Dry goods stores.
- d. Meat and poultry stores.
- e. Baked goods stores.
- f. Packaged liquor stores.
- g. Flower shops.
- h. Confectionery stores.
- i. Household supplies stores.
- j. Stationery supplies, tobacco and periodical stores.
- k. Haberdashery, dress goods and notions.

1. Hardware, plumbing supplies and electrical supplies.

m. Boat supplies and automobile supplies.

n. Shops of artisans and craftsmen.

o. Furniture and appliance stores.

p. Gift shops.

2. Personal service establishments which may include the following:

- a. Barber shops and beauty shops.
- b. Tailoring and dressmaking shops.
- c. Dry cleaning and laundry collection shops.

- d. Shoe repair shops.
 - e. Appliance repair shops.
 - f. Radio and television repair shops.
 - g. Self-service laundry.
 - h. Art, dancing, music, gymnastics and other similar instructional schools.
 - i. Nursery schools and day nurseries.
- 3. Private clubs and fraternal organizations.
 - 4. Business and professional offices and banks and financial institutions.
 - 5. Restaurants, lunchrooms, and other eating and dining establishments (except that lunch wagons, diners, refreshment or eating places where patrons are served outside of the building and restaurants, eating places or refreshment places of the type known as drive-ins or fast food restaurants, whether patron are served outside or inside of the building shall not be permitted).
 - 6. Shops of a plumber, carpenter, boat builder, painter, mason or electrician.
 - 7. Warehouses.
 - 8. Lumber yards.
 - 9. Federal, State, County and Municipal buildings and grounds.
 - 10. Essential services.
- B. Required Accessory Uses**
- 1. Off street parking subject to the provisions of Section 8.20
 - 2. off street loading subject to the provisions of Section 8.19.
- C. Permitted Accessory Uses**
- 1. Fences and walls subject to the provisions of Section 8.14.
 - 2. Signs subject to the provisions of Section 8.26.
 - 3. Bulk storage subject to the provisions of Section 8.6.

4. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

D. Conditional Uses: Subject to the provisions of Article IX of This Chapter.

1. Public Utilities - Section 9.3.

2. Motor vehicle service stations Section 9.4.

3. Motor vehicle repair garage - Section 9.5.

E. Area, Yard and Building Requirements

1. Minimum lot area: 5,000 square feet.

2. Minimum lot frontage: 50 feet.

3. Minimum front set back: 25 feet. No parking areas shall be permitted in front yards.

4. Minimum rear yard set back:

a. Principal building - 50 feet.

b. Accessory building - 8 feet.

5. Minimum side yard set back:

a. Principal and accessory building 8 feet.

6. Maximum building and/or structure height: 30 feet and not exceeding 2 1/2 stories.

7. DELETED.

8. Minimum unoccupied open space: Forty percent (40%).

9. Minimum floor area of any building: 2,000 square feet.

10. DELETED.

11. Minimum floor area of any use contained in a multi-use building: 1,000 square feet.

12. Maximum floor area of any use contained in a multi-use building: 3,000 square feet.

13. Maximum Floor Area Ratio (FAH): .30

F. Additional Regulations and Standards.

1. No building, structure, improvement and/or development shall be permitted in the Coastal Flood Zone, as defined in Chapter XIX of the Revised General Ordinances of the Borough of Little Silver.

****Webmasters Note:** The previous subsection, F., has been added as per Ordinance No. 532-02.

1 Sycamore Ave, Little Silver, NJ 07739, Monmouth County

Demographics

Based on ZIP Code: **07739**

Population

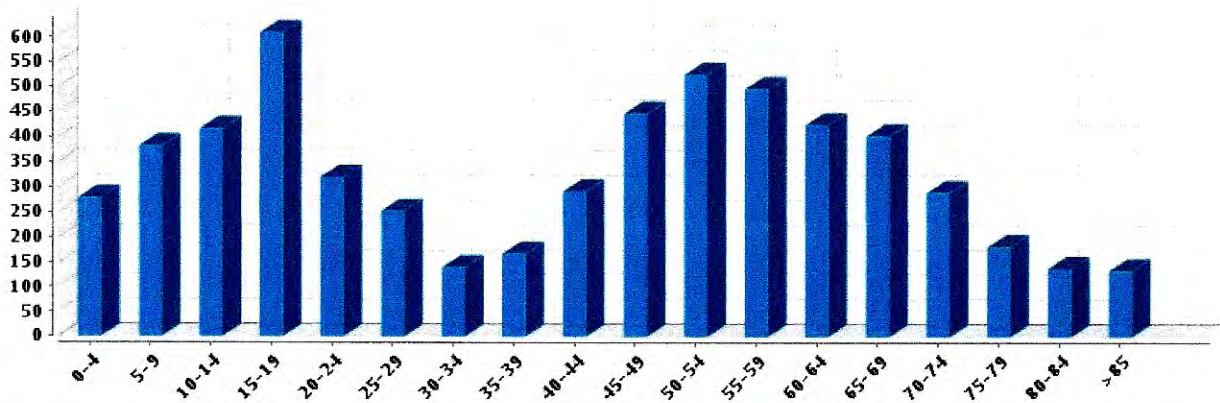
Summary

Estimated Population: **5,899**
Population Growth (since 2010): **-0.2%**
Population Density (ppl / mile): **2,187**
Med an Age: **46.04**

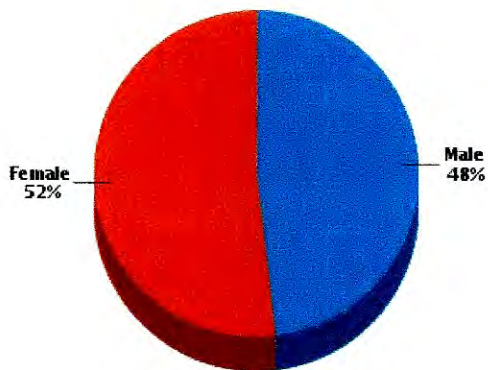
Household

Number of Households: **2,128**
Household Size (ppl): **3**
Households w/ Children: **806**

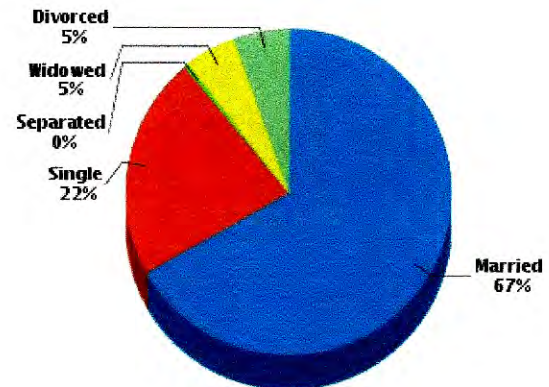
Age



Gender



Marital Status



Housing

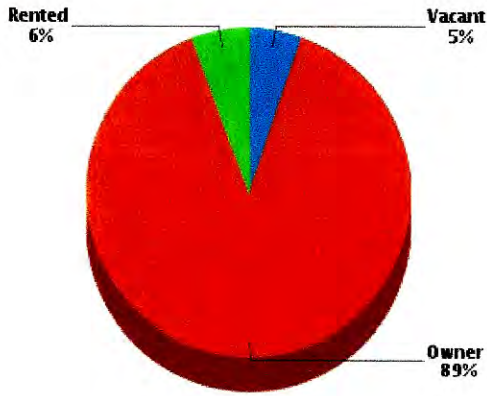
Summary

Median Home Sale Price: **\$619,900**
Median Year Built: **1957**

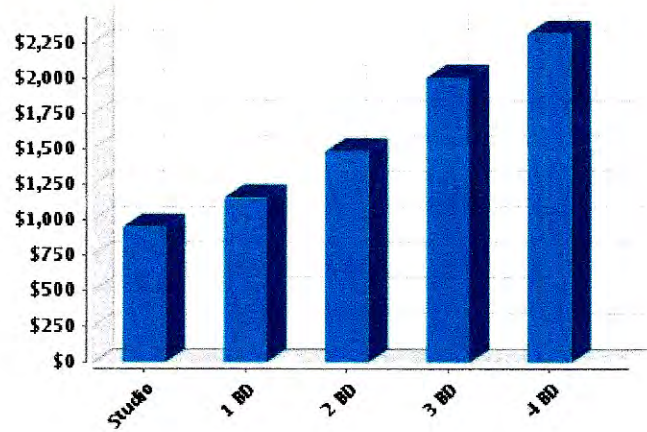
Stability

Annual Residential Turnover: **10.03%**

Occupancy



Fair Market Rents (County)

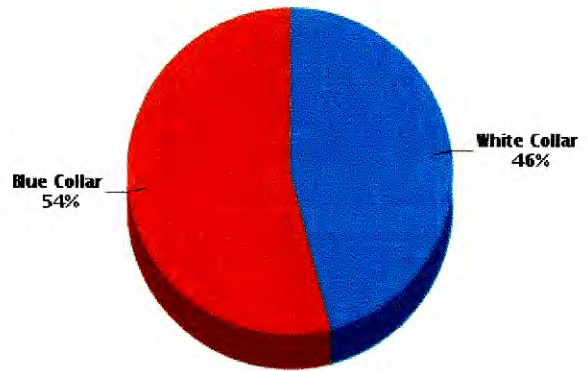


Quality of Life

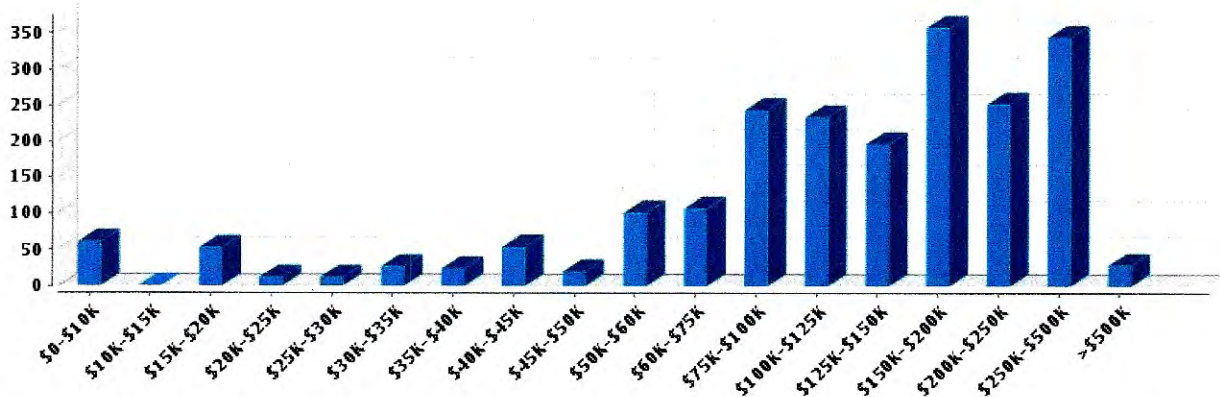
Workers by Industry

Construction:	213
Manufacturing:	122
Wholesale Trade:	6
Retail Trade:	331
Finance, Insurance and Real Estate:	87
Services:	73
Public Administration:	348
Unclassified:	6

Workforce



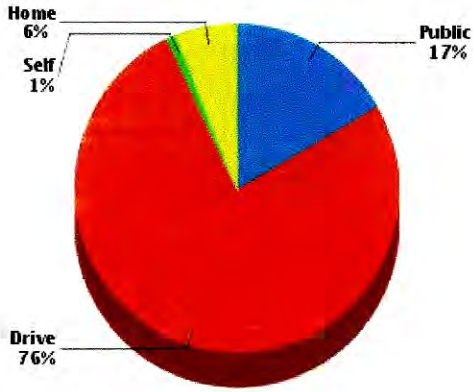
Household Income



Average Household Income: **\$189,351**

Average Per Capita Income: **\$68,302**

Commute Method

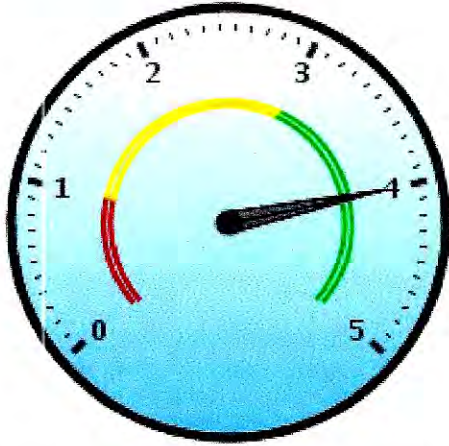


Weather

January High Temp (avg °F):	40.6
January Low Temp (avg °F):	22.8
July High Temp (avg °F):	82.6
July Low Temp (avg °F):	65.5
Annual Precipitation (inches):	48.63

Education

Educational Climate Index (1)



Highest Level Attained

Some High School:	25
High School Graduate:	530
Some College:	618
Associate Degree:	251
Bachelor's Degree:	1,421
Graduate Degree:	1,048

(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 attainment 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.
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Schools

Radius: **2.00 mile(s)**

Public - Elementary

School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Eatontown School District	1.91	K-2nd	300	18	★★★★★	
Fair Haven Borough School District						
<u>Knollwood Elementary School</u> 224 Hance Rd Ste 1	2	4th-8th	590	15	★★★★★	
Little Silver Borough School District						
<u>Poin: Road Elementary School</u> 357 Little Silver Point Rd	0.71	Pre-K-4th	475	14	★★★★★	
Oceanport Borough School District						

Wolf Hill Elementary School 29 Wolfhill Ave	1.45	Pre-K-4th	346	15	★★★★★	
Red Bank School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Middle School 101 Harding Rd	1.72	4th-8th	614	12	★★★★☆	
Shrewsbury Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Shrewsbury Elementary School 20 Obre Pl	1.18	Pre-K-8th	507	14	★★★★★	

Public - Middle/High

Fair Haven Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Knollwood Elementary School 224 Hance Rd Ste 1	2	4th-8th	590	15	★★★★★	
Little Silver Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Markham Place Elementary School 95 Markham Pl	0.69	5th-8th	379	13	★★★★★	
Oceanport Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Maple Place Elementary School 2 Maple Pl	1.82	5th-8th	300	11	★★★★☆	
Red Bank Regional H.s. Dist. School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Reg High School 101 Ridge Rd	1.62	9th-12th	1,242	9	★★★★☆	★★★★☆
Red Bank School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Red Bank Middle School 101 Harding Rd	1.72	4th-8th	614	12	★★★★☆	
Shrewsbury Borough School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Shrewsbury Elementary School 20 Obre Pl	1.18	Pre-K-8th	507	14	★★★★★	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Vincent S Mastro Montessori Academy 35 White Rd	1.26	Pre-K-6th	92		
Creative Learning Center 160 Avenue At The Cmn Ste 3	1.36	Pre-K-1st	70		
Tower Hill School 255 Harding Rd	1.51	Pre-K-K	100		
Voyagers' Community School 215 Broad St	1.55	Pre-K-12th	60		
Leapfrog Learning Center 174 Patterson Ave	1.72	Pre-K-K	100		
Goddard School - Tinton Falls 4 Hartford Dr	1.86	Pre-K-K	12		
Red Bank Catholic High School 112 Broad St	1.94	9th-12th	820		★★★★★
St James Elementary School 30 Peters Pl	1.96	Pre-K-8th	335		

(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 BusinessesRadius: **2.00 mile(s)****Eating - Drinking**

	Address	Phone #	Distance	Description
Rook Coffee Roasters	705 Branch Ave	(732) 383-5681	0.04	Coffee Shops
Palumbo's Pizza & Rest	24 Ayers Ln	(732) 842-5505	0.06	Pizza
Willow Deli	290 Willow Dr	(732) 741-9224	0.1	Delicatessens
7-Eleven	647 Branch Ave	(732) 741-3373	0.12	Convenience Stores
Healthfair Vitamin Ctr	625 Branch Ave	(732) 747-3140	0.15	Fruits And Vegetables And Produce - Retail
A & G Italian Fine Foods	68 Oceanport Ave	(732) 268-7022	0.24	Food Products - Retail
Ye Olde Pie Shoppe	74 Oceanport Ave	(732) 530-3337	0.25	Bakers - Retail
Hoffmans Ice Cream & Yogurt	78 Oceanport Ave	(732) 530-3773	0.25	Restaurants
Luigis Famous Pizza	86 Oceanport Ave	(732) 758-0222	0.26	Pizza
China Garden	14 Prospect Plz	(732) 758-1018	0.67	Restaurants - Chinese

Shopping

	Address	Phone #	Distance	Description
Builders' General Supply Co	15 Sycamore Ave	(732) 747-0808	0.06	Lumber
Space Interiors Inc	66 Conover Pl	(732) 224-1006	0.18	Furniture - Dealers - Retail
Little Silver Cleaners-Lndrrs	601 Branch Ave	(732) 933-4031	0.2	Appliances - Household - Major - Dealers
Brave New World	61 Oceanport Ave	(732) 842-6767	0.21	Sporting Goods - Retail
Decenzo Designs	2 Fairview Ave	(732) 842-7393	0.25	Home Improvements
Dog Spaw	333 Silverside Ave	(732) 747-9744	0.26	Pet Supplies And Foods - Retail
Louis J Weinstein Inc	6 Fairview Ave	(732) 741-0091	0.28	Carpet And Rug Dealers - New
Monmouth Sprinkler Co	96 Birch Ave	(732) 747-5247	0.47	Lawn And Garden Equipment
Cypress Semiconductor	30 Crest Rd	(732) 530-8836	0.48	Appliances And Electronics
Elmo's Closet Inc	28 Rivers Edge Dr	(732) 933-1203	0.54	Pet Shops

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