

#4247 ~ Holly Hill Motel/Stewart's

**270-274 Highway 36
Hazlet, NJ 07734**

Commercial

**Block: 120
Lot: 24, 24.02**

**Land Size: 1.56 Acres
Building Size: 9,435 Sq. Ft.**

Tax Information

**Land Assessment: \$ 989,000.
Improvement Assessment: \$ 705,600.
Total Assessment: \$ 1,694,600.**

**Taxes: \$ 43,579.03
Tax Year: 2018
Tax Rate: 2.444/\$100
Equalization Ratio: 90.31%**

Zoning: B-H ~ Business Highway

Remarks: Two Properties with 25-Room Motel and Stewart's Fast Food Building on Highway 36. Great Properties "As Is" Or To Redevelop. Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 1,695,000. ~ Sale

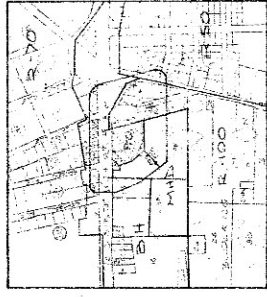
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com







KEY MAP
SCALE: 1" = 400'

ZONING LEGEND
 BH - BUSINESS HIGHWAY
 MHD - MOBILE HOME SUBDISTRICT
 R-100 - SINGLE FAMILY RES.
 R-70 - SINGLE FAMILY RES.
 R-50 - SINGLE FAMILY RES.

ZONE BH BUSINESS HIGHWAY

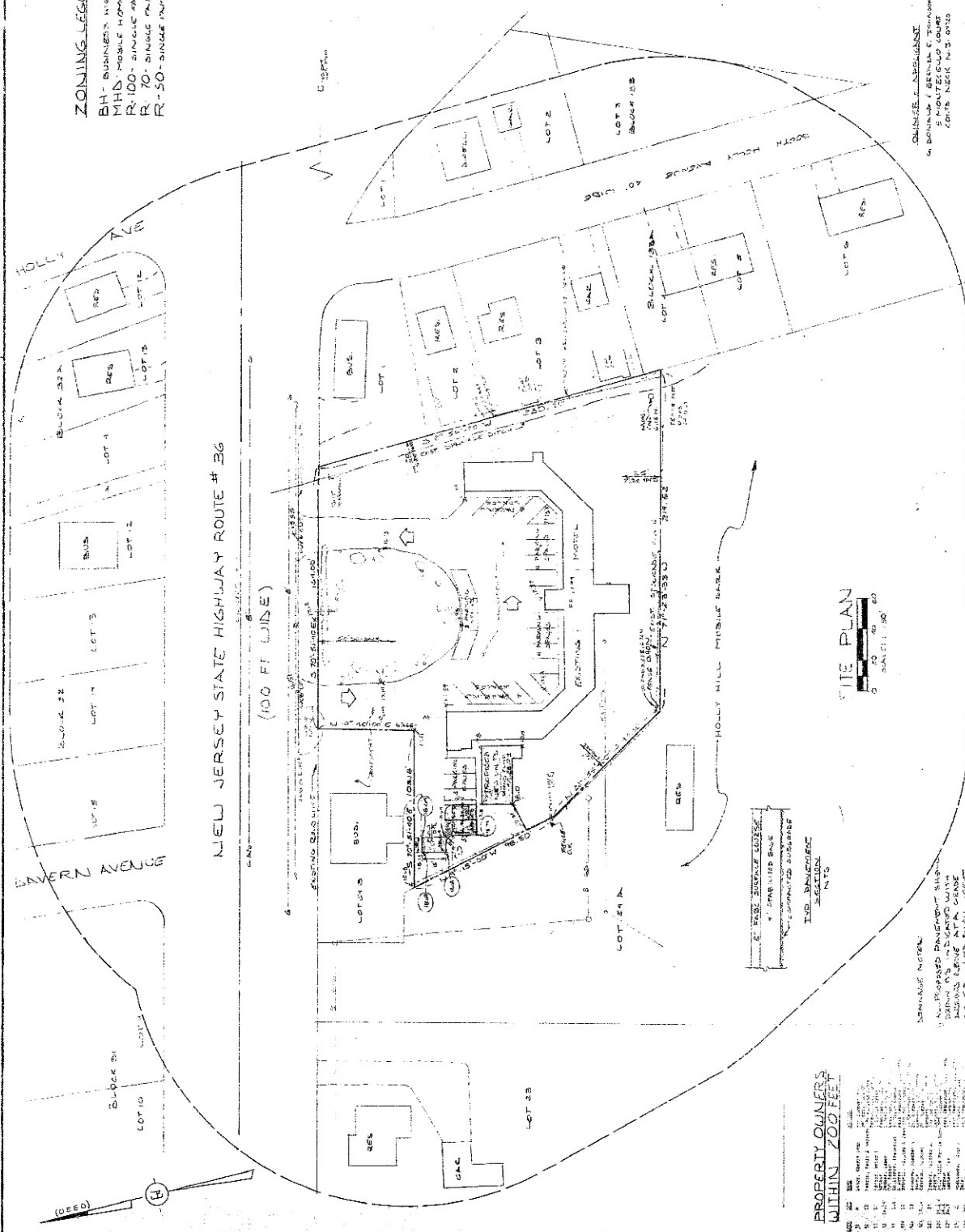
REQUIREMENTS	REQUIREMENTS	PROVIDES
LOT AREA	40,000 SQ. FT.	STREET LIGHT
DEPTH	150 FT.	150 FT.
BUILDING SETBACK	50 FT.	50 FT.
REAR YARD	25 FT.	25 FT.
MAX. LOT COVERAGE	25 %	25 %

APPROVED BY THE TOWNSHIP OF HAZLET PLANNING BOARD ON _____

CHAIRMAN _____
 SECRETARY _____
 TOWNSHIP ENGINEER _____

NOTES:

1. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
2. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
3. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
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13. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
14. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
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16. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
17. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
18. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
19. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.
20. SEE PLAN FOR LOT 24. BLOCK 120. THE BLOCK IS 400 FEET LONG AND 150 FEET WIDE.



SITE PLAN
 SCALE: 1" = 50'

PROPERTY OWNERS WITHIN 200 FEET

NO.	NAME	ADDRESS	PHONE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

CONTRACTOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE TOWNSHIP ENGINEER.

DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____

NO.	DATE	DESCRIPTION	CHK'D	APP'D

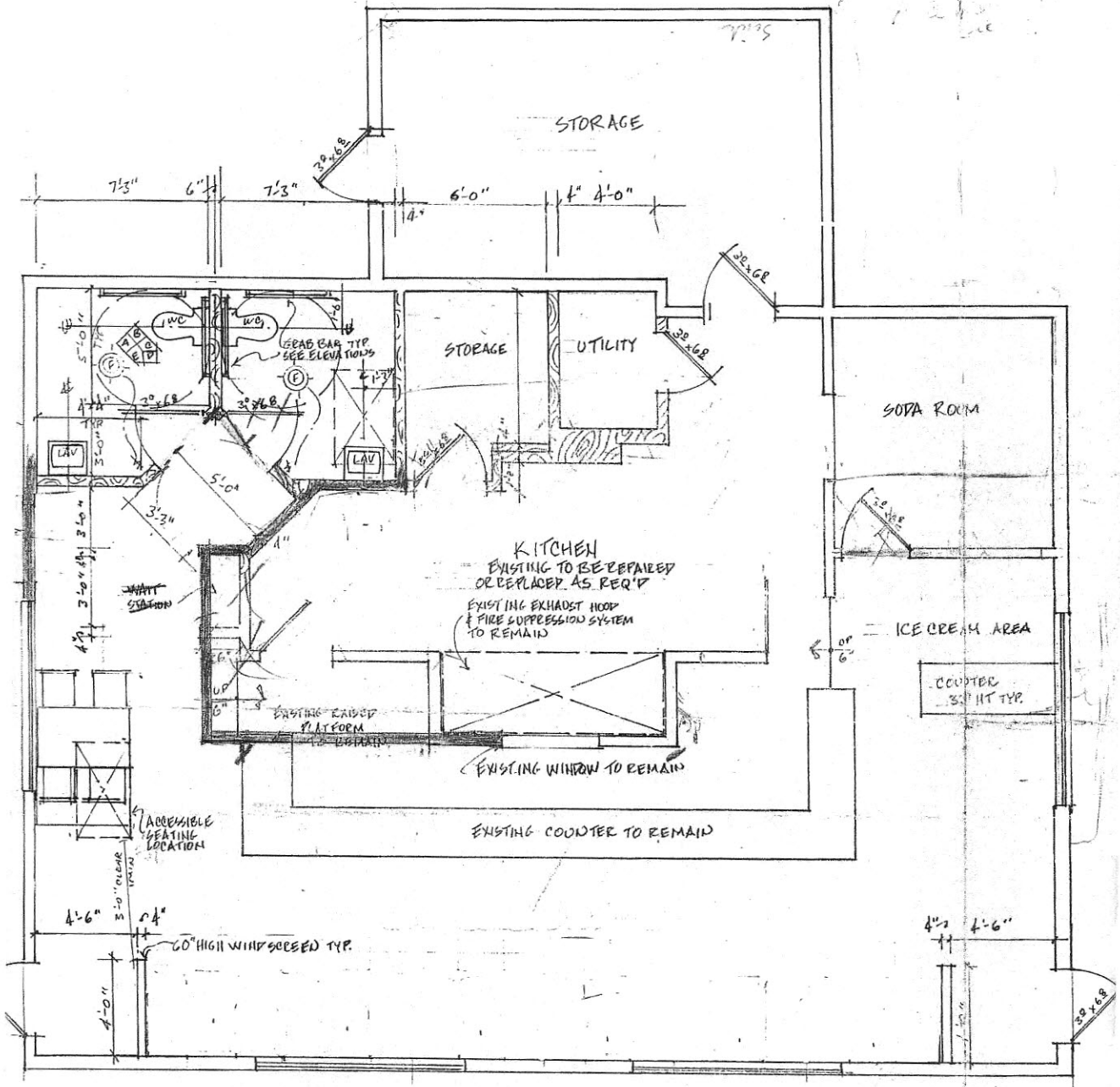
SCALE: 1" = 50'

SITE PLAN FOR LOT 24 IN BLOCK 120 TOWNSHIP OF HAZLET MONMOUTH COUNTY, NEW JERSEY

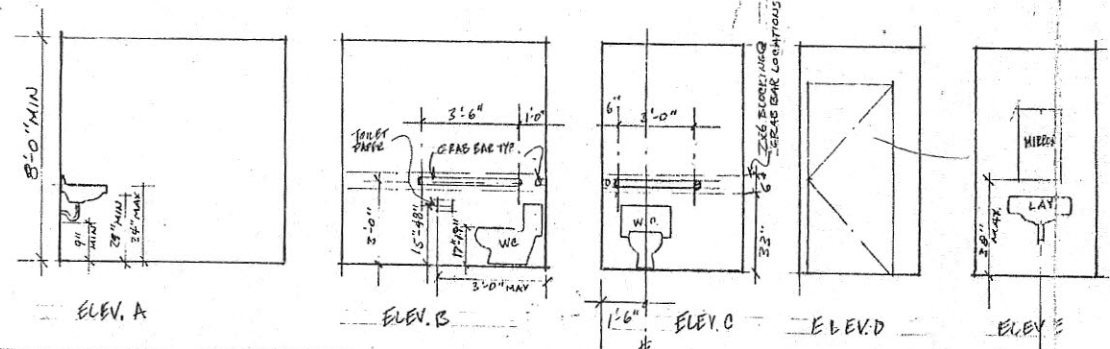
E. J. HODER ASSOC.
 ENGINEERS/SURVEYORS/PLANNERS
 315 HIRSHY ST. HAZLET, N.J. 07730

DAVID J. HODER, P.E.
 1/15/12
 BY: _____ DATE: _____

STEWARTS



FLOOR PLAN



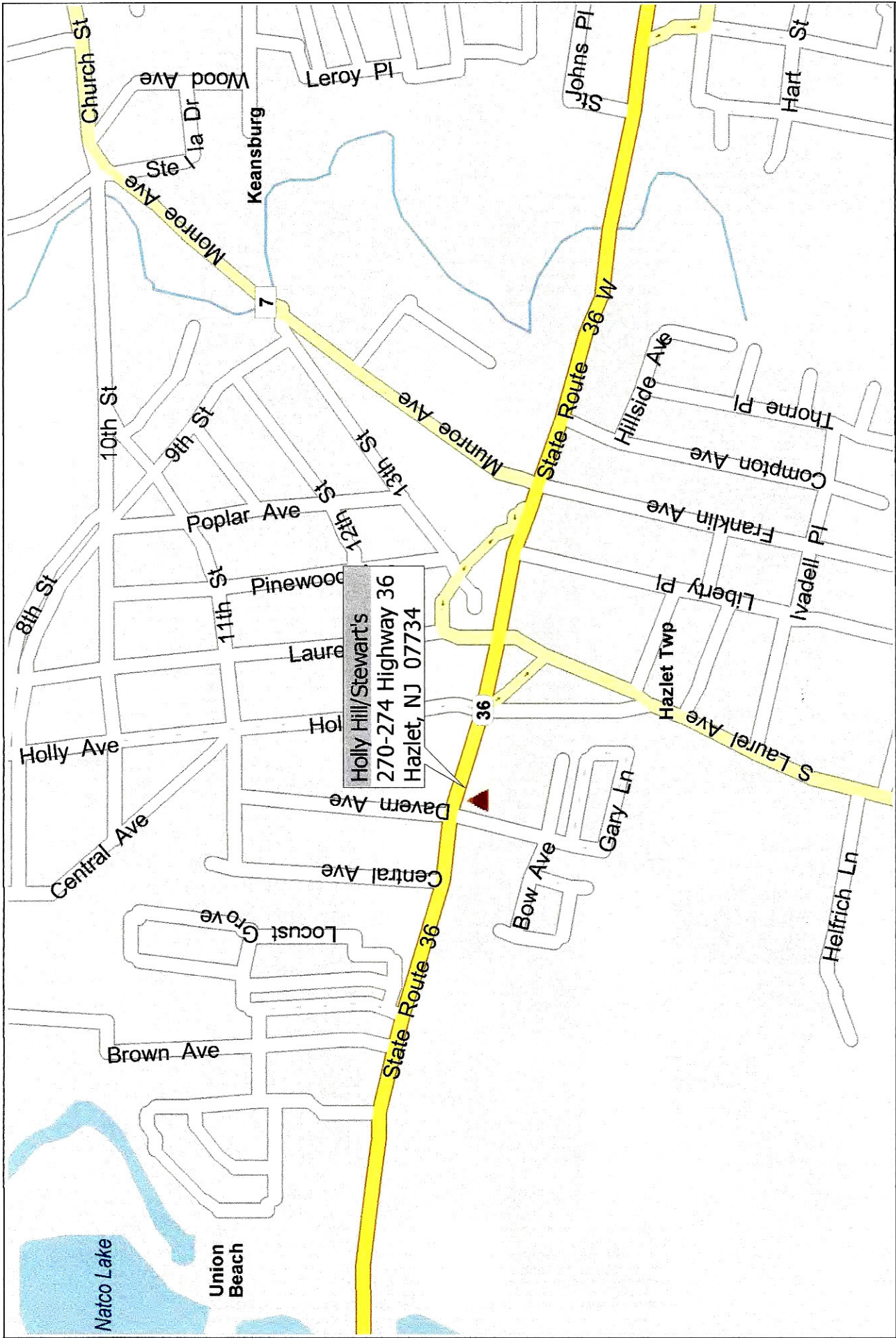
TYPICAL INTERIOR RESTROOM ELEVATIONS

270-274 Highway 36 ~ Hazlet ~ Monmouth County ~ NJ



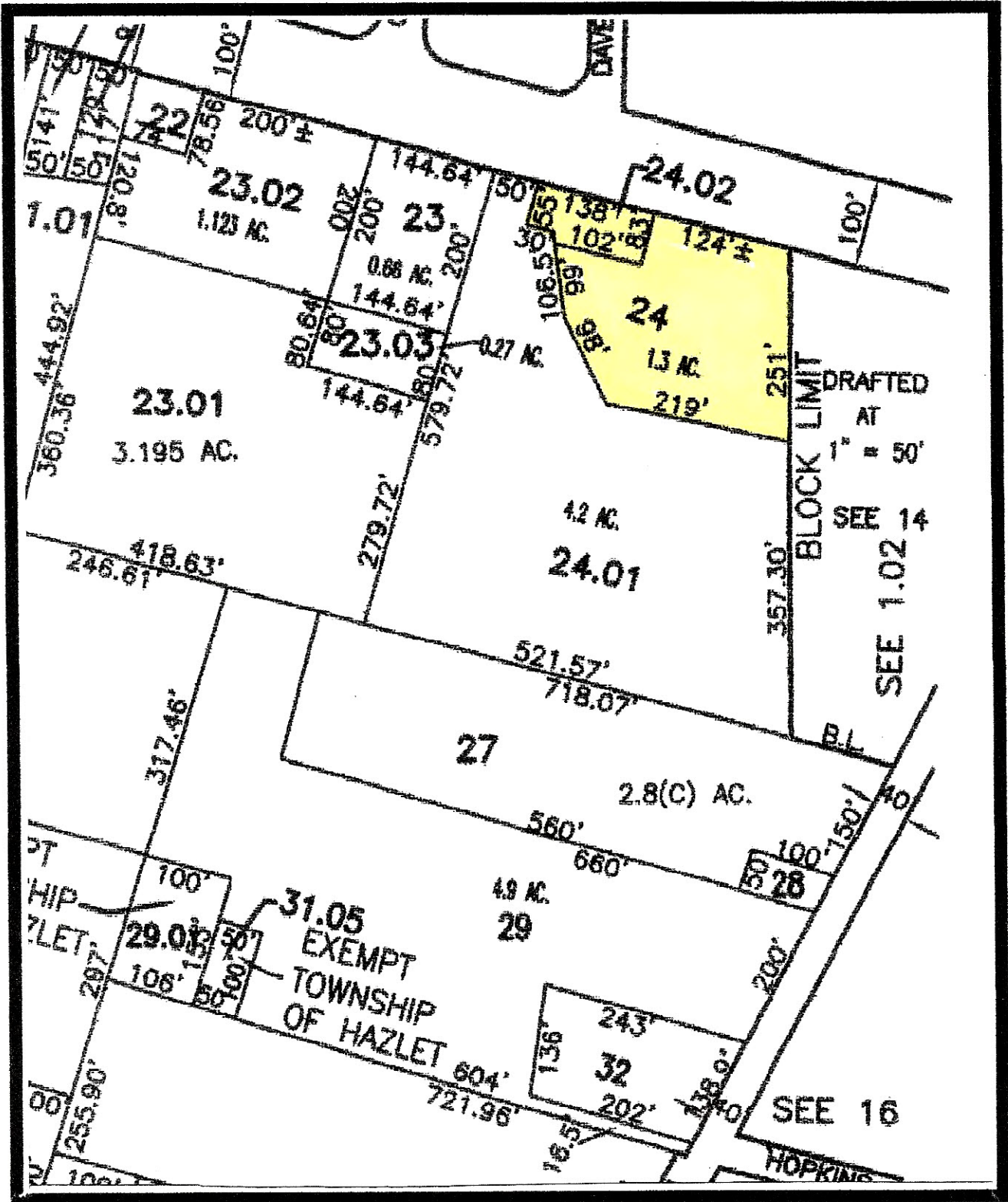
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270-274 Highway 36 ~ Hazlet ~ Monmouth County ~ NJ

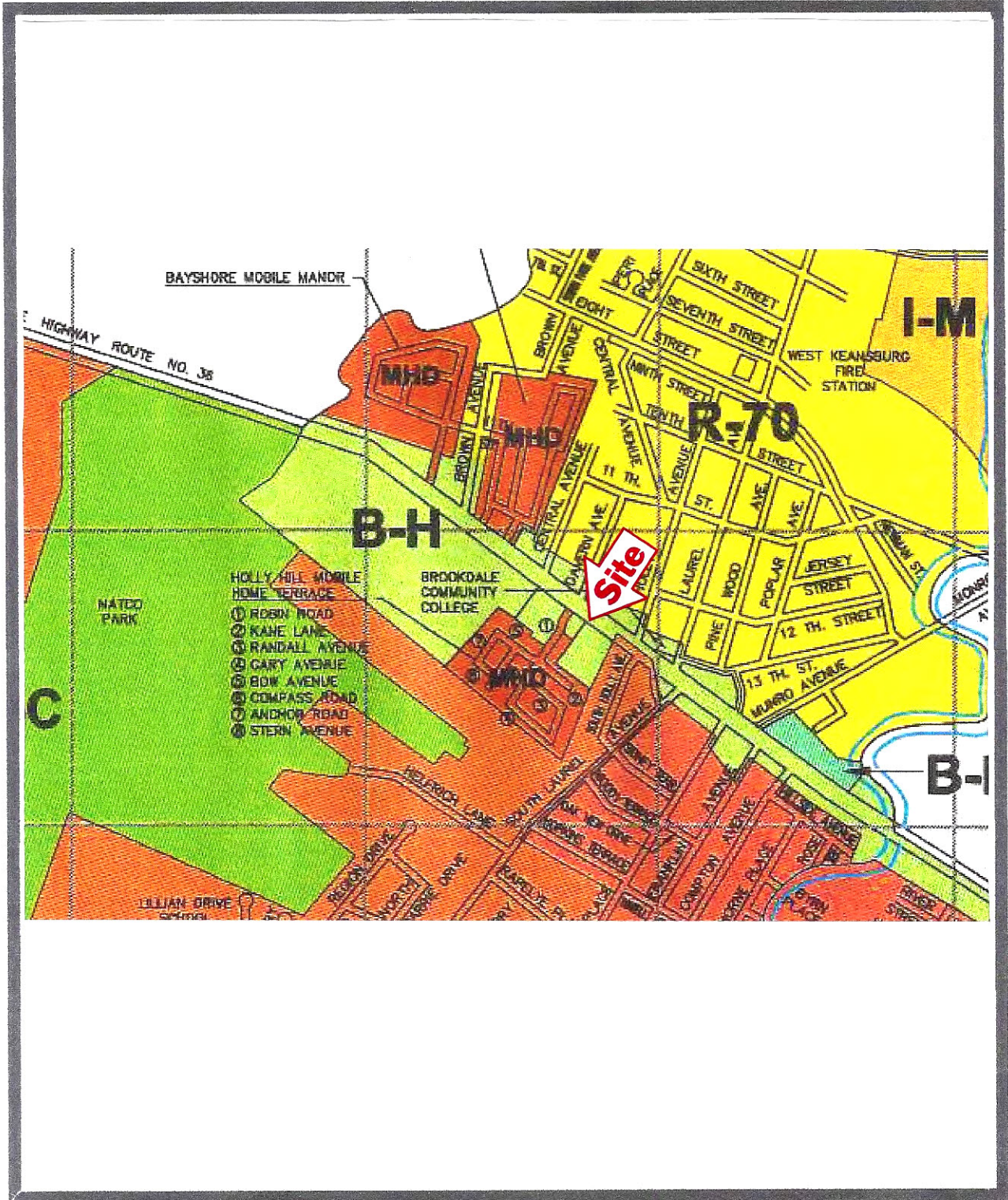


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Tax Map Location



Zoning Map



B-H Business Highway District ~ West Keansburg / Hazlet Township, NJ

A. Purpose

The B-H Zone District seeks to accommodate business uses that primarily serve highway traffic.

B. Permitted Uses

1. Automobile Dealerships, except Automobile Service Stations* and Used Automobile Dealerships (Ordinance No. 1421-07 adopted 10/16/07)
2. Bank
3. Child care center
4. Community center
5. Computer training facility
6. Family day care
7. Garden center/nursery
8. Health and fitness club
9. Hotels
10. Hotels, extended stay lodging facilities
11. Professional offices
12. Restaurant
13. Retail sales and services
 - a. Car wash
 - b. Laundromat
 - c. Nail Salon
14. Theater, motion-picture
15. Office Buildings

C. Conditional Uses

1. Propane Gas
 - a. The placement of twenty (20) pound cylinder exchange cabinets for propane gas shall be governed by the following criteria:
 - (i) Proposed locations must customarily have an outdoor attendant in conjunction with the principal use.
 - (ii) Storage unit shall be limited in size to contain eighteen (18) units maximum.
 - (iii) Unit must be located in a previously designated pedestrian walkway or landscaped area as the unit may not encroach on any parking or loading area. Any features lost as a result of the units placement shall be replaced.
 - (iv) Unit shall be located on the sides or front facades of the principal building.
 - (v) Any unit meeting all of the above criteria listed in paragraphs (i) through (iv) above may be approved at the discretion of the Zoning Officer.
 - (vi) Any unit not meeting all of the above shall require site plan review before the Planning Board.
 - b. Construction Standards shall be as follows:
 - (i) Storage cabinets, dispensing devices and other equipment shall meet all applicable Federal, State and Local safety regulations and requirements.
 - (ii) All tanks, cabinets and equipment shall be screened by a means approved by the Zoning Officer of the Township of Hazlet.
 - (iii) Bollards shall be installed to protect cabinets, tanks and equipment from vehicular impact.
 - (iv) Cabinets shall be anchored to prevent displacement by natural forces.

B-H Business Highway District ~ West Keansburg / Hazlet Township, NJ

(v) Tanks shall be protected from overexposure to heat and sunlight. Protection shall be required to meet conditions of a screening approved by the Zoning Officer of the Township of Hazlet.

c. Application and Licensing:

(i) By virtue of application to the Zoning Officer of the Township of Hazlet for registration/licensing for distribution, the applicant certifies that the premises from which cylinders will be received and distributed has insurance and that training of those persons involved with handling and distribution to the public shall be the responsibility of the supplier.

(ii) Following approval of the application, the license shall be issued by the Zoning Officer of the Township of Hazlet. Licenses shall expire annually on June 30th. No license shall be granted except upon payment of a license fee at the annual rate of one hundred (\$100.00) dollars.

D. Accessory Uses

1. Uses customarily incidental and accessory to a principal permitted use
2. Outdoor dining facility
3. Surface level parking areas

E. Bulk Regulations

See Schedule B, Bulk Regulations.*

270 State Route 36 W, Hazlet Township, NJ 07734-3172, Monmouth County

Demographics

Based on ZIP Code: **07734**

Population

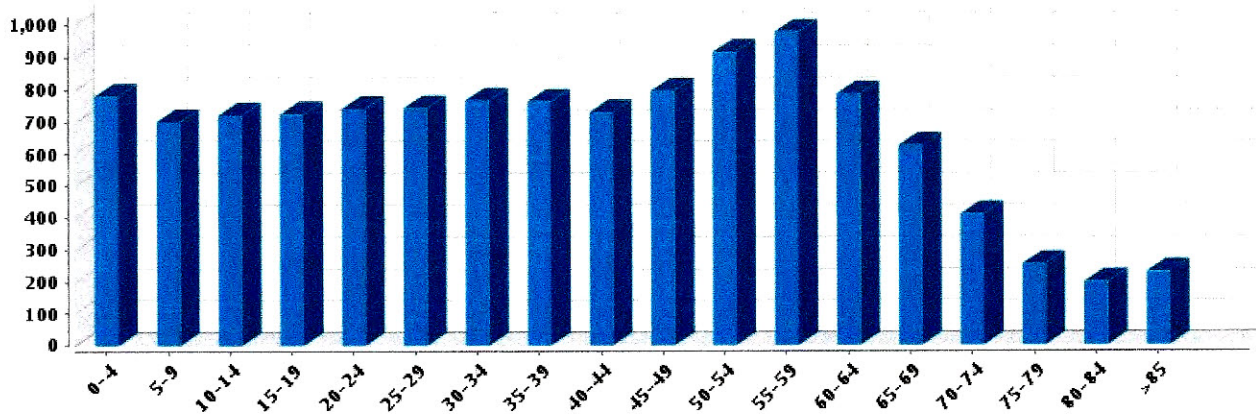
Summary

Estimated Population: **11,872**
 Population Growth (since 2010): **-10.7%**
 Population Density (ppl / mile): **6,697**
 Median Age: **39.96**

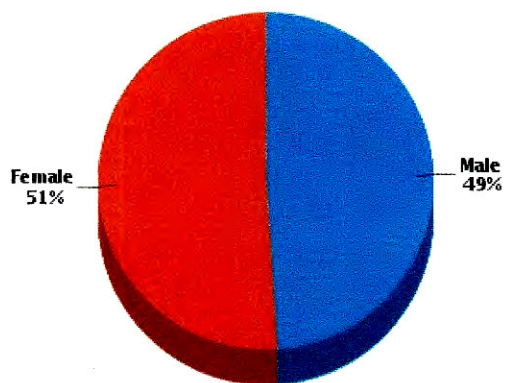
Household

Number of Households: **4,428**
 Household Size (ppl): **3**
 Households w/ Children: **1,094**

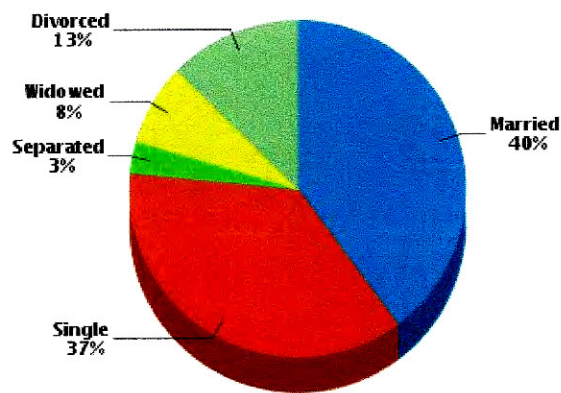
Age



Gender



Marital Status



Housing

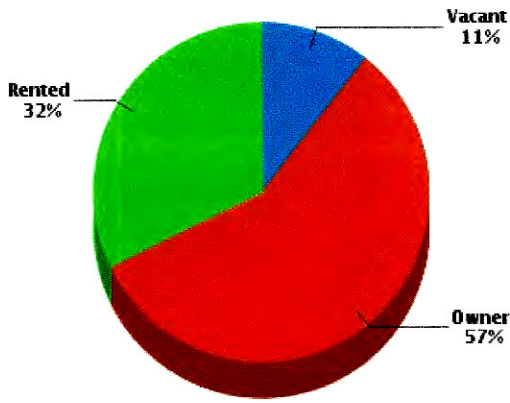
Summary

Median Home Sale Price: **\$125,000**
 Median Year Built: **1958**

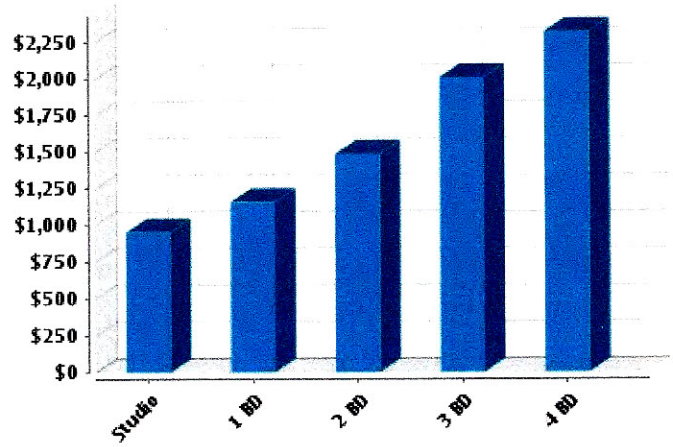
Stability

Annual Residential Turnover: **10.36%**

Occupancy



Fair Market Rents (County)

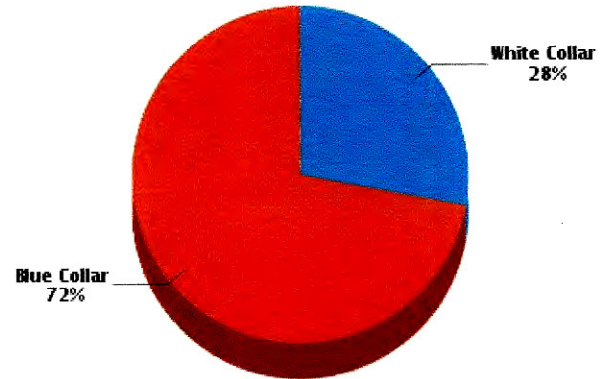


Quality of Life

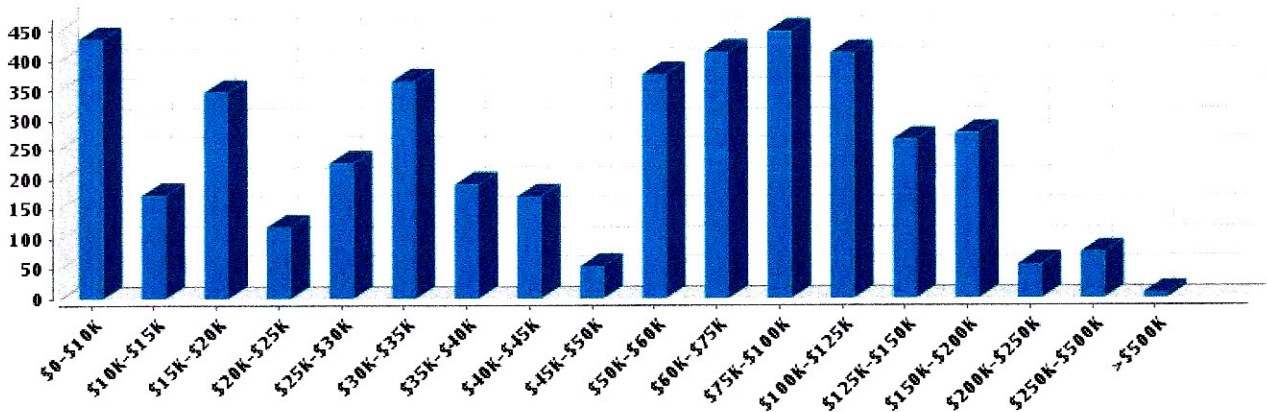
Workers by Industry

Construction:	180
Manufacturing:	174
Transportation and Communications:	121
Wholesale Trade:	6
Retail Trade:	316
Finance, Insurance and Real Estate:	126
Services:	137
Public Administration:	205
Unclassified:	11

Workforce



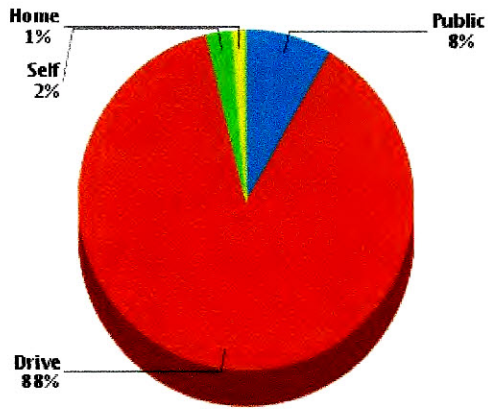
Household Income



Average Household Income: **\$70,892**

Average Per Capita Income: **\$26,959**

Commute Method

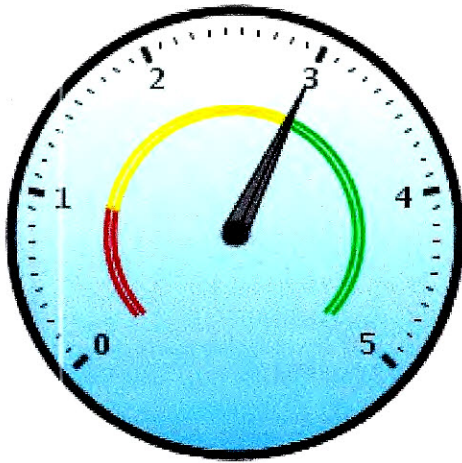


Weather

January High Temp (avg °F):	38.3
January Low Temp (avg °F):	25.7
July High Temp (avg °F):	83.1
July Low Temp (avg °F):	67.7
Annual Precipitation (inches):	43.58

Education

Educational Climate Index (1)



Highest Level Attained

Less than 9th grade:	247
Some High School:	892
High School Graduate:	3,240
Some College:	1,763
Associate Degree:	599
Bachelor's Degree:	1,076
Graduate Degree:	386

(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.
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Schools

Radius: **2.00 mile(s)**

Public - Elementary

<i>Hazlet Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Lillian Drive School 28 Lillian Dr	0.6	1st-4th	250	11	★★★★☆	
Middle Road School 305 Middle Rd	1.53	1st-4th	261	15	★★★★☆	
Cove Road School 8 Cove Rd	1.67	5th-6th	208	14		
<i>Keansburg Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Joseph C Caruso School 285 Carr Ave	0.78	3rd-4th	250	12	★★★★☆	
Port Monmouth Rd School 142 Port Monmouth Rd	1.02	Pre-K-2nd	350	13		

<i>Middletown Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Ocean Avenue Elementary School 235 Ocean Ave	1.38	Pre-K-5th	300	18	★★★★☆	
Harmony Elementary School 100 Murphy Rd	1.79	Pre-K-5th	520	19	★★★★☆	

<i>Union Beach Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Memorial Elementary School 221 Morningside Ave	1.62	Pre-K-8th	625	15	★★★★☆	

Public - Middle/High

<i>Hazlet Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Raritan High School 419 Middle Rd	1.02	9th-12th	966	14	★★★★☆	★★★★☆
Hazlet Middle School 1639 Union Ave	1.11	7th-8th	470	10	★★★★☆	
Cove Road School 8 Cove Rd	1.67	5th-6th	208	14		

<i>Keansburg Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Joseph R Bolger Middle School 100 Palmer Pl	0.73	5th-8th	429	13	★★★★☆	
Keansburg High School 140 Port Monmouth Rd	1.01	9th-12th	375	11		★★★★☆

<i>Middletown Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Thorne Middle School 70 Murphy Rd	1.74	6th-8th	720	13	★★★★☆	

<i>Union Beach Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Memorial Elementary School 221 Morningside Ave	1.62	Pre-K-8th	625	15	★★★★☆	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Baytul Iman Academy - Hazlet 311 Laurel Ave	0.12	Pre-K-12th			
New School Of Monmouth County 301 Middle Rd	1.06	K-8th	43		
King Of Kings School 250 Harmony Rd	1.96	Pre-K-Pre-K	134		

(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
Stewart's Drive In	274 State Route 36	(732) 495-5969	0.04	Restaurants - American
Laurel Market	257 Laurel Ave	(732) 495-1665	0.23	Delicatessens
Catering Jacques	403 State Route 36	(732) 787-2830	0.27	Caterers
Jacques Caterers	403 State Route 36	(732) 495-2600	0.27	Caterers
Valley Produce	4 Helfrich Ln	(732) 495-5858	0.27	Fruits And Vegetables And Produce - Retail
Polar Bear Ice Cream	130 State Route 36 W	(732) 787-2402	0.36	Restaurants
Wah Mei Chinese Restaurant	59 State Route 36 W	(732) 787-7765	0.47	Restaurants - Chinese
Cvs/Pharmacy	14 State Route 36 W	(732) 787-6227	0.52	Health Food
Keelen's Liquor Store	3 Railroad Ave	(732) 787-1919	0.57	Bars

Dunkin' Donuts

9 State Route 36 W

(732) 495-9864

0.6

Doughnuts

Shopping

	Address	Phone #	Distance	Description
Jewelers A Plus	275 State Route 36	(732) 201-0243	0.14	Jewelers - Retail
J B Sales & Svc	421 State Route 36	(732) 495-1500	0.29	General Merchandise - Retail
Best Buy Liquors	14 State Route 36 W	(732) 787-3383	0.52	Liquors - Retail
Cvs/Pharmacy	14 State Route 36 W	(732) 787-6227	0.52	Pharmacies
J T F Sells	34 Saint Johns Pl	(732) 241-7645	0.53	Internet And Catalog Shopping
Keelen's Liquor Store	3 Railroad Ave	(732) 787-1919	0.57	Liquors - Retail
Earl's Appliance Repair	116 Hudson Ave	(732) 787-8564	0.63	Appliance Repairs
Family Dollar Store	6 State Route 36 E	(732) 471-9402	0.64	Variety Stores
Bo's Attic	490 Palmer Ave	(732) 787-1150	0.64	Consignment Shops
Jacques Reception Ctr	500 Palmer Ave	(732) 671-0700	0.65	Beverages

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