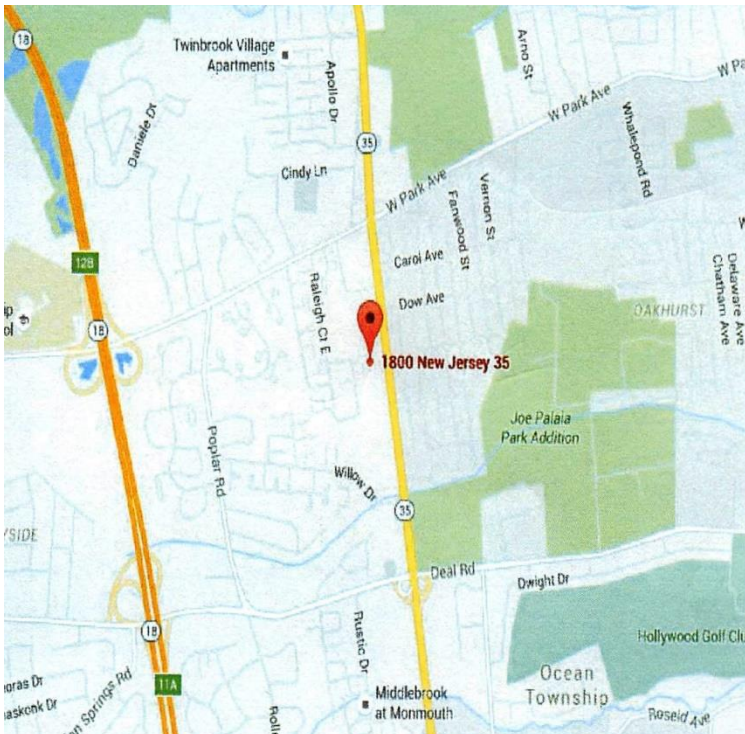


PRIME RETAIL SPACE AVAILABLE FOR LEASE

**1800 HIGHWAY 35
OCEAN TWP., NJ
MONMOUTH COUNTY**



PROPERTY HIGHLIGHTS

- **12,000 Sq. Ft. Prime Retail Available, Divisible to 1,500 Sq. Ft.**
- **Floor to Ceiling Windows Fronting Route 35**
- **On-Site Parking Available**
- **34,000+ Daily Traffic Count**
- **Easily Accessible from GSP**
- **Excellent Access & Visibility**
- **Neighboring Tenants Include Rite Aid, TD Bank, Ideal Tile, Pep Boys, Starbucks, Amboy Bank, AT&T Wireless, Dunkin Donuts, Raymour & Flanagan**

SUMMIT REALTY SERVICES, INC.

Brokerage • Management • Investments

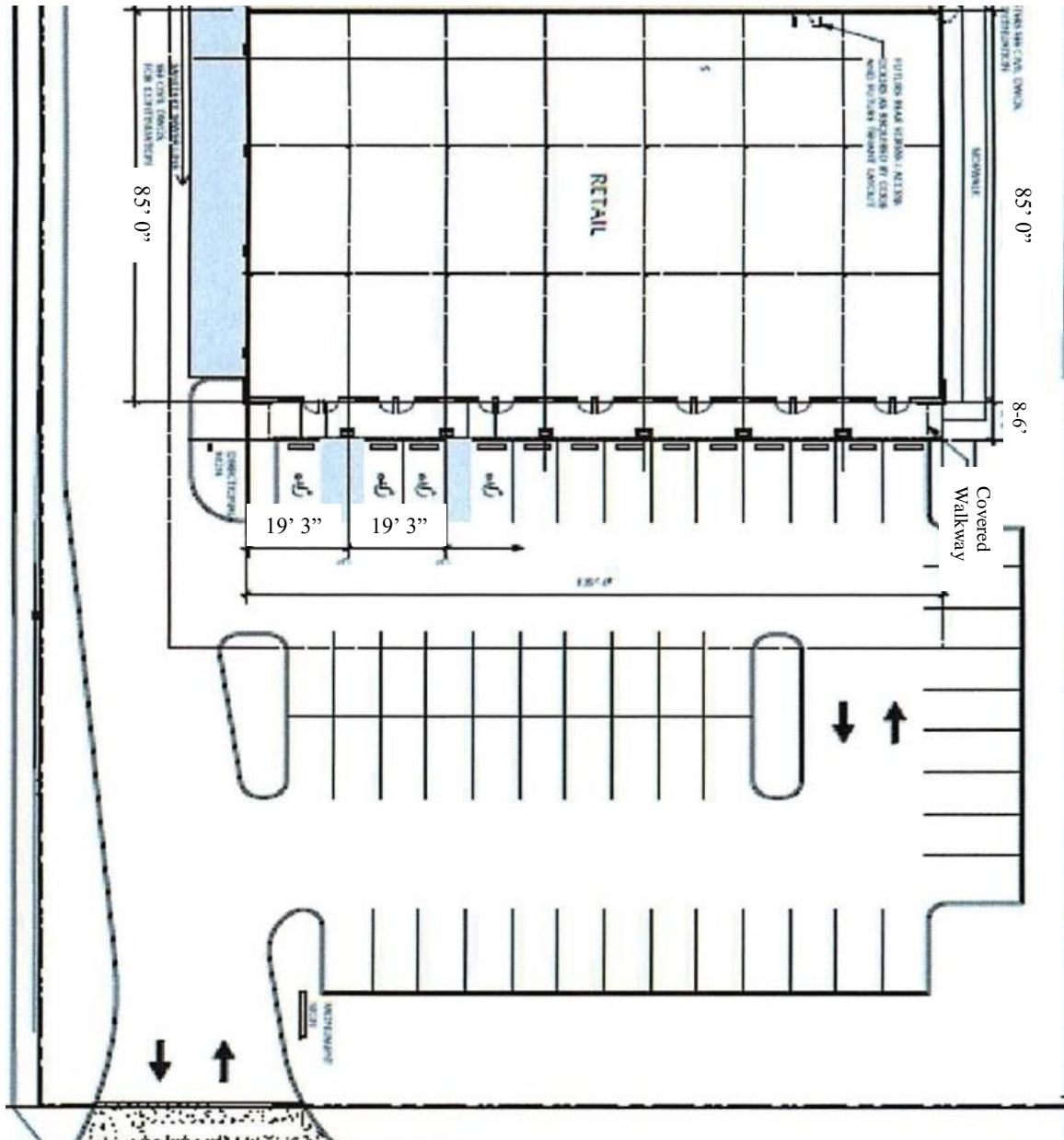
Exclusive Broker
Summit Realty Services, Inc.
www.summitrealtynj.com
732-918-9008

Sal Dellomo
sal@summitrealtynj.com
Lynn Joseph
lynn@summitrealtynj.com

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.

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HIGHWAY 35

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21-36 C-2 Highway Commercial Zone.

The purpose of the C-2 Highway Commercial Zone is to provide areas for retail sales and services to serve the residents of the Township of Ocean and adjacent communities; to promote compatible land use development of attractive building groups; to ensure the compatibility of the development with adjacent residential areas; to improve and provide for the efficient and safe traffic flow within and through the C-2 Zone; and to provide highway oriented commercial uses in the proper location in the community.

21-36.1 Permitted Uses. A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Buildings and Uses.

Advertising agency
Advertising specialty office
Antique store
Apparel
Appliance store
Art gallery
Artist's supply
Audio visual equipment
Auto supplies; parts and accessories (not including used or junk parts)
Bakery store
Bank
Barber shop
Beauty and cosmetic shop
Blueprinting and photostating
Bicycle store
Books, periodicals and newspaper sales
Broadcasting studio
Business equipment sales
Business office
Butcher store or meat market (no slaughtering permitted)
Cafeteria
Camera and/or photographic supply store
Candy store
Caterers
Ceramic store
China store
Cigars and tobacco sales
Cleaners pick-up or laundry pick-up
Clothing and pressing establishments

**Land Development Ordinance
Township of Ocean
January 8, 1992
As Amended thru: December 31, 2012 - Ordinance 2192
Article IV - C-2 Regulations**

Coin dealer
Cosmetic store
Costume rental
Credit union office
Curtain store
Dairy products, retail
Delicatessen
Department store
Diner
Drugstore
Eating establishments (non drive-in, non fast-food)
Employment agency
Electrical supplies
Exterminator
Fabric store
Finance company
Fire protection equipment sale, non-automotive
Floor covering
Florist
Food products
Fruit and vegetable market
Funeral services
Fur store
Furniture sales
General office buildings
Gift store
Glassware
Greeting card store
Grocery store
Gymnastics and martial arts studios
Hardware
Health Clubs
Hobby store
Home furnishings
Home improvement offices
Hospitals, animal
Household appliance
Ice cream store
Insurance company
Interior decorator
Jewelry store
Kitchen equipment
Laundry and dry cleaning
Lawn maintenance services office

**Land Development Ordinance
Township of Ocean
January 8, 1992
As Amended thru: December 31, 2012 - Ordinance 2192
Article IV - C-2 Regulations**

Leather goods and luggage
Liquor store
Locksmith
Luncheonette
Mail order house
Major appliance sales
Medical and dental clinic and offices
Metalware
Motorcycle sales and rental
Museum
Music and Dance Studios
Musical instrument store
Notary
Nursing home
Office equipment and supplies
Optical goods
Paint, glass and wallpaper store
Personal trainers
Pet grooming
Pet shop
Pharmacy
Phonographic sales and service
Photographic studio
Printers office and establishment
Private school
Physical culture and health establishments
Professional office
Public utilities office
Real estate and insurance
Record store
Reducing salon
Restaurant (non drive-in, non fast-food)
Sandwich store
Savings and loan association
Seafood store
Shoe and hat repair
Shopping Center
Specialty food store
Sporting goods store
Stamp and coin store
Stamp redemption centers
Stationery store
Supermarket
Surgical and medical supplies sales

**Land Development Ordinance
Township of Ocean
January 8, 1992
As Amended thru: December 31, 2012 - Ordinance 2192
Article IV - C-2 Regulations**

Tailor
Telephone answering service
Television, radio, electronics, sales and service
Toy store
Travel agency
Travel ticket office
Telephone and telegraph office
Uniform rental and sales
Variety store
Veterinary hospital
Video Store
Window cleaning service

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted business which is located on the subject site.
2. Signs subject to the requirements of this chapter.
3. Fences and hedges subject to the requirements of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and uses.

c. The following conditional uses are permitted subject to approval of the Planning Board and the special conditions of this chapter.

1. Public utility installation
2. Car washes
3. Automotive gasoline station
4. Automotive service station
5. Automotive sales and service
6. Automotive accessory sales and installation
7. Plant nurseries, nursery stock supply and sales, garden landscape supplies

**Land Development Ordinance
Township of Ocean
January 8, 1992
As Amended thru: December 31, 2012 - Ordinance 2192
Article IV - C-2 Regulations**

8. Government building and services
9. Churches, synagogues, and similar religious uses
10. Eating establishments (drive-in or fast-food)
11. Quasi-public uses including clubs, lodges, and similar uses
12. Billboard signs
13. Child Day Care Centers.
14. Satellite antenna dishes greater than two (2) meters in diameter.
15. Movie Theater, Indoor.
16. Automotive rentals and leasing
17. Automotive gasoline station/C-store
18. Wireless Telecommunications Tower and Antenna
19. Mixed Use Commercial and Self-Storage

21-36.2 Development Standards. The C-2 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

a. Principal Buildings.

1. Minimum lot size - 2 acres
2. Minimum lot width - 250 feet
3. Minimum lot depth - 250 feet
4. Minimum front yard setback
(measured from the
future street R.O.W.) - 100 feet(Note 1)
5. Minimum side yard setback - 25 feet (one side)(Note 1)
- 50 feet(both sides)(Note1)
6. Minimum rear yard setback - 50 feet(Note 1)

**Land Development Ordinance
Township of Ocean
January 8, 1992
As Amended thru: December 31, 2012 - Ordinance 2192
Article IV - C-2 Regulations**

- | | |
|-----------------------------|---|
| 7. Minimum gross floor area | - 5,000 square feet |
| 8. Maximum lot coverage | - 27% of buildable lot area |
| 9. Maximum floor area ratio | - 30% of total lot area |
| 10. Maximum building height | - 4 stories above grade or 45 feet, whichever is less
(Note 1) |

(Note 1) All required setbacks shall be increased a total of 5' for each foot the building height exceeds 35'

b. Accessory Buildings.

1. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

21-36.3 Other Provisions and Requirements.

- a. Off-street parking and loading is required subject to regulations and conditions as specified in this chapter.
- b. Landscaping is required subject to the regulations of this chapter.