

#4632 ~ Retail Buildings For Lease

1107 Highway 35 & 3329 Doris Avenue
Ocean Township, NJ 07712

Commercial/Retail

Block: 209
Lot: 6, 7

Land Size: 0.896 Acre
Building Size: 12,017 Sq. Ft.
Available Size: 1,800-4,000 Sq. Ft.

Tax Information

Land Assessment: \$ 950,500.
Improvement Assessment: \$ 296,200.
Total Assessment: \$ 1,246,700.
Taxes: \$ 25,881.
Tax Year: 2019
Tax Rate: 1.972/\$100
Equalization Ratio: 96.91%
Updated: 3/18/2020

Zoning: C-3 ~ General Commercial Zone

Remarks: 2,632 Sq. Ft. Retail Building and 9,385 Sq. Ft. 6-Unit Multi-Tenanted Retail Building with Space for Lease. On Site Parking. Located Directly Across From Wegmans in High Traffic Area. Easy Access to Highway 18, 35, 36, 66 and the Garden State Parkway.

Price: \$20.-\$23./Sq. Ft. NNN ~ Lease

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.

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POLLACK

VALLEY

LAWRENCE

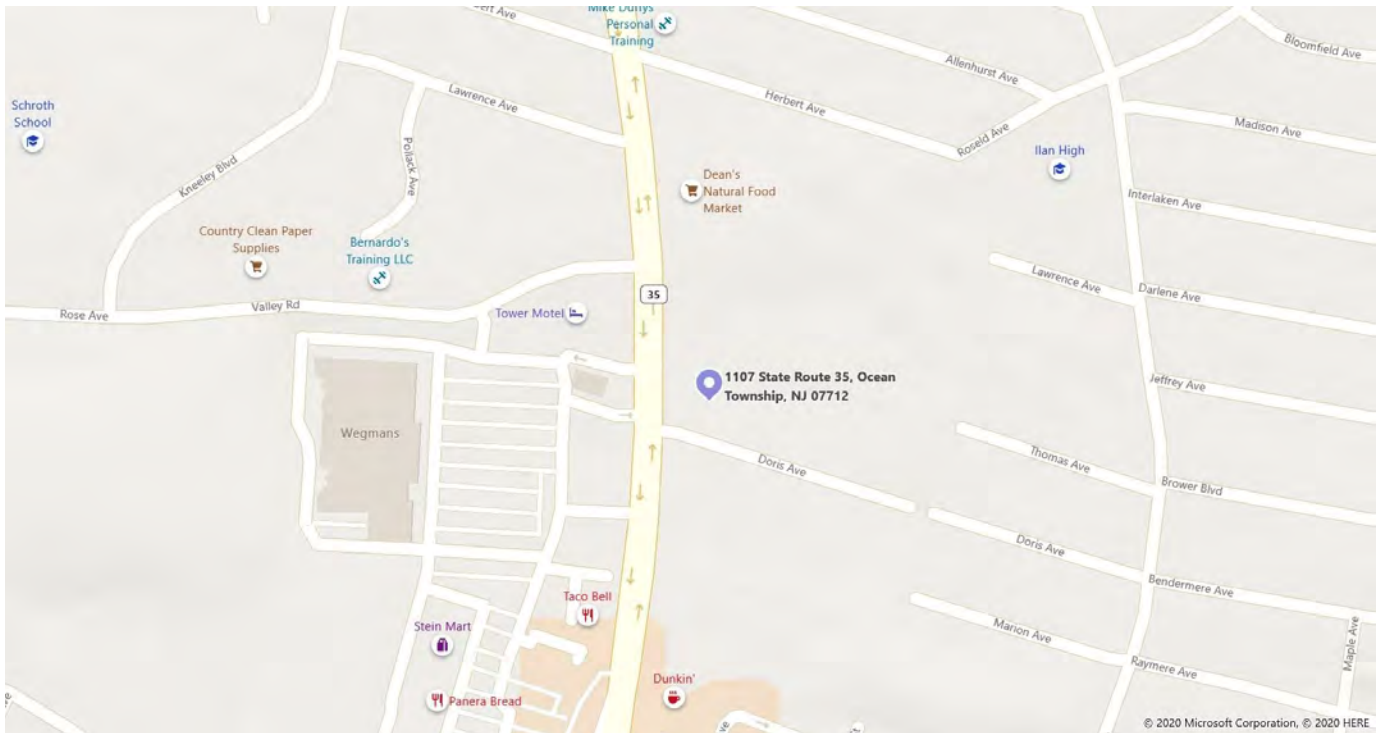
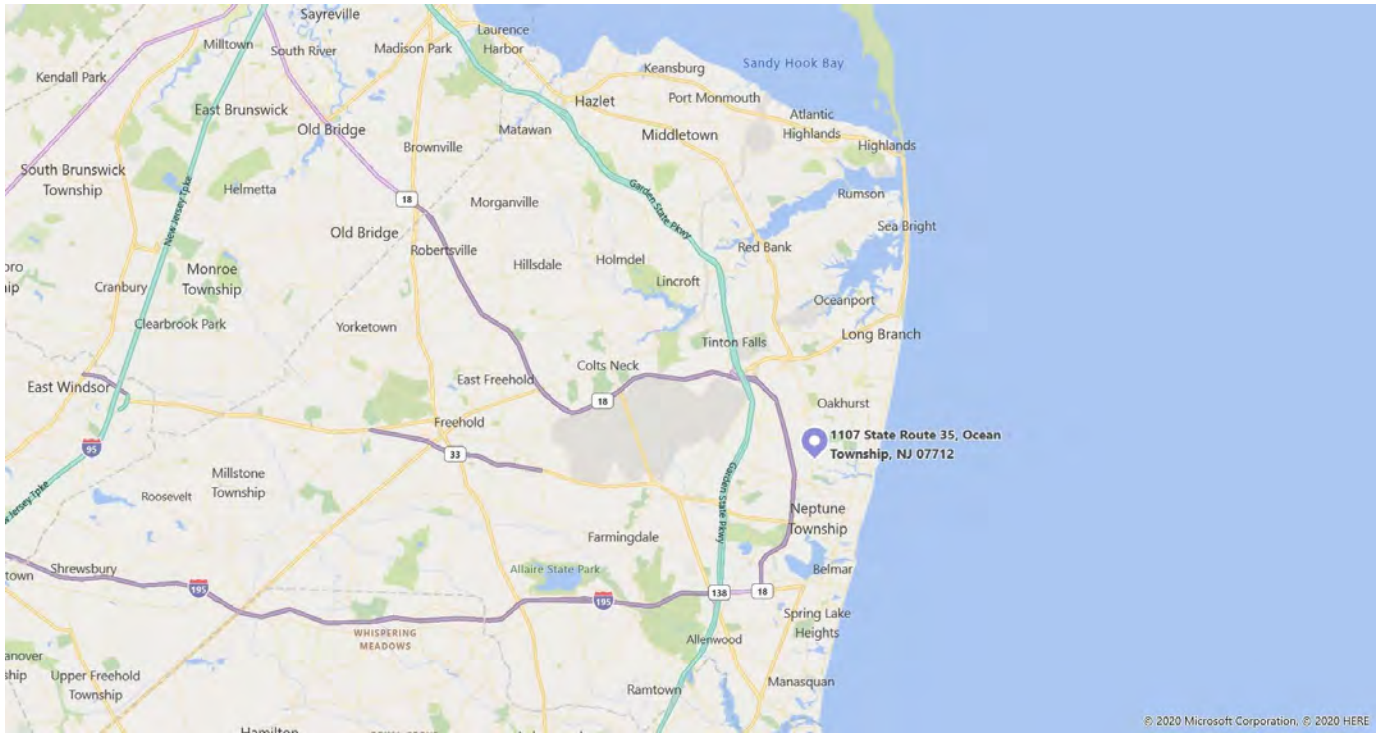
SR 35
SR 35

DORIS

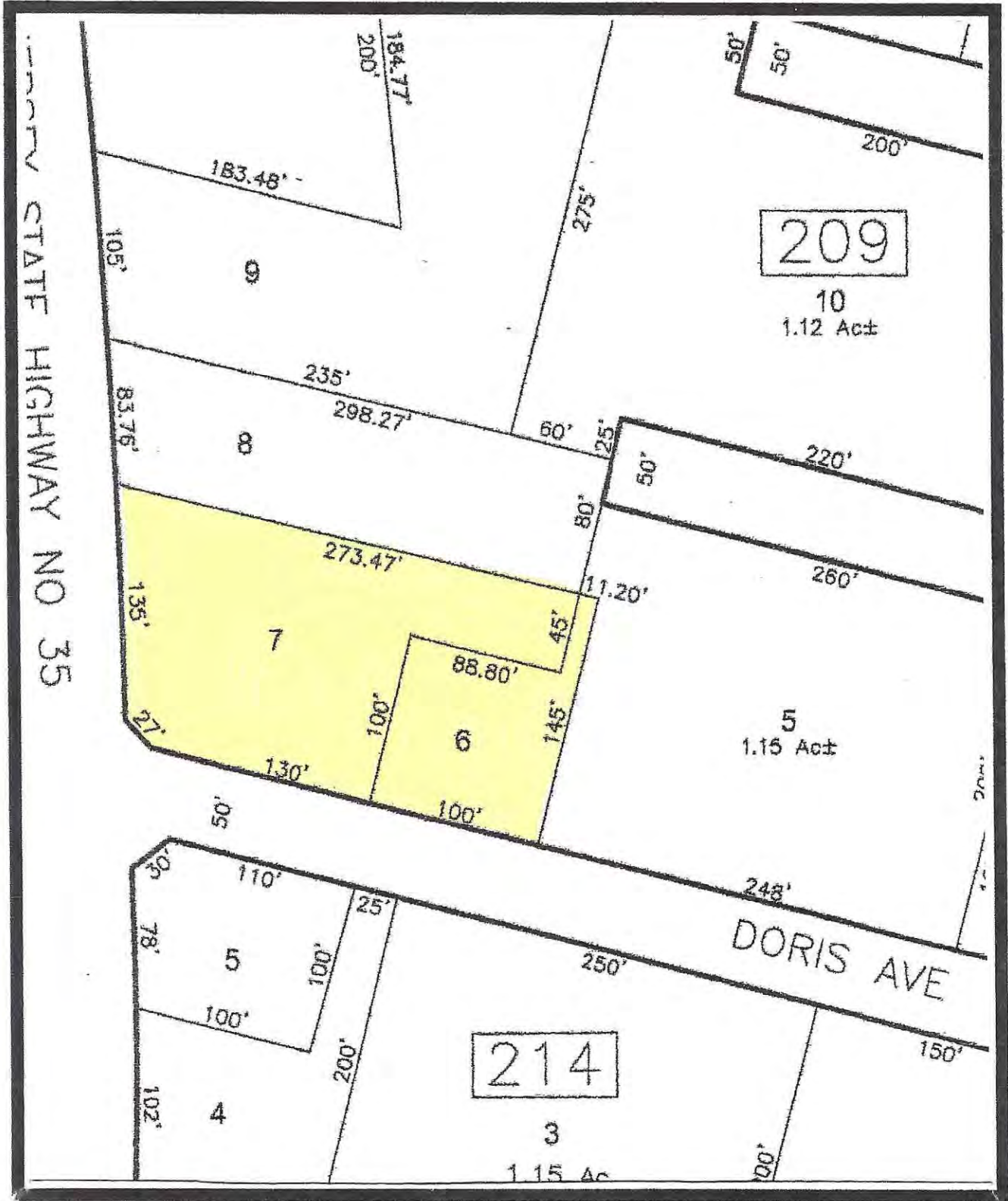
THOMAS

DORIS

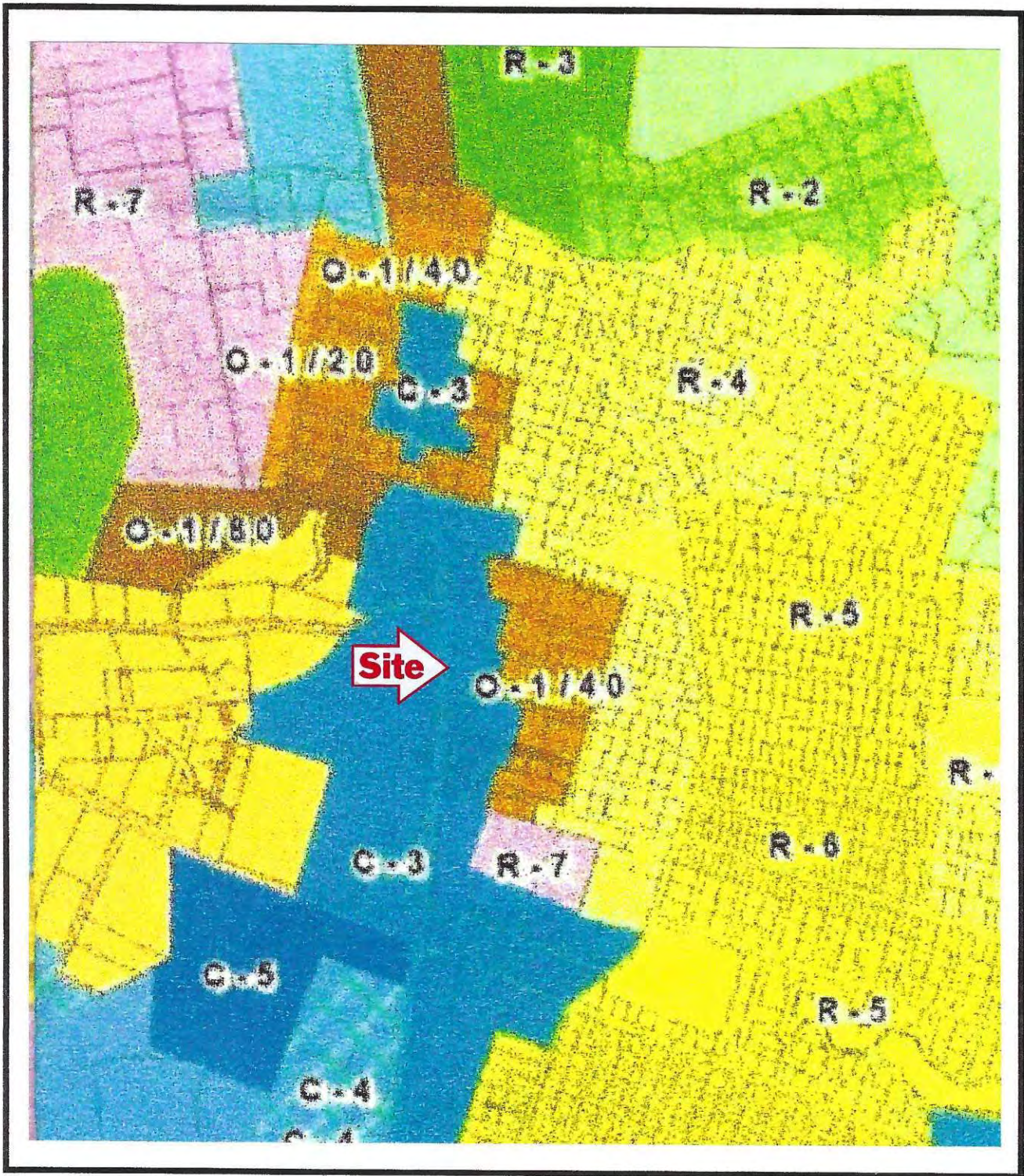
MARION



Tax Map Location



Zoning Map



21-37 C-3 General Commercial Zone

The purpose of the C-3 General Commercial Zone is to provide areas for retail sales and services for uses frequented by residents and requiring central locations with good transportation access and to ensure the compatibility of the development with adjacent residential areas.

21-37.1 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	Camera and/or photographic supply store
Advertising specialty office	Candy store
Antique store	Caterer
Apparel	Ceramic store
Appliance store	China store
Art gallery	Cigars and tobacco sales
Artist's supply	Cleaners pick-up or laundry pick-up
Audio visual equipment	Clothing and pressing establishment
Auto supplies, parts, and accessories (not including used or junk parts)	Club
Bakery store	Coin dealer
Bank	Cosmetic store
Barber shop	Costume rental
Beauty and cosmetic shop	Credit union office
Blueprinting and photostating	Curtain store
Bicycle store	Dairy products, retail
Books, periodicals and newspaper sales	Delicatessen
Broadcasting studio	Department store
Business equipment sales	Diner
Business office	Distribution center
Butcher store or meat market (no slaughtering permitted)	Drugstore
Cafeteria	Eating establishments (non drive-in, non fast-food)
	Employment agency

21-37 C-3 General Commercial Zone

Electrical supplies	Fire protection equipment sales, non-automotive
Exterminator	Floor covering
Fabric store	Florist
Finance company	Lawn maintenance services office
Food products	Leather goods and luggage
Fruit and vegetable market	Liquor store
Funeral services	Locksmith
Fur store	Luncheonette
Furniture sales	Mail order house
General office buildings	Major appliance sales
Gift store	Medical and dental clinics and offices
Glassware	Metalware
Greeting card store	Motorcycle sales and rental
Grocery store	Museum
Gymnastics and Martial Arts Studios	Music and dance studios
Hardware	Musical instrument store
Health Clubs	Notary
Hobby store	Nursing home
Home furnishings	Office equipment and supplies
Home improvement office	Optical goods
Hospital, animal	Paint, glass and wallpaper store
Household appliance	Personal trainers
Ice cream store	Pet shop (including pet grooming)
Interior decorator	Pharmacy
Jewelry store	Phonographic sales and service
Kitchen equipment	Photographic studio
Landscaping, nurseries, and garden supply sales.	Printers office and establishment
Laundry and dry cleaning	Private school

21-37 C-3 General Commercial Zone

Physical culture and health establishments	Stamp redemption center
Professional office	Stationery store
Public utilities office	Surgical and medical supplies sales
Real estate and insurance	Tailor
Record store	Telephone answering service
Reducing salon	Television, radio, electronics, sales and service
Restaurant (non drive-in, non fast-food)	Toy store
Sandwich store	Travel agency
Seafood store	Travel ticket office
Shoe and hat repair	Telephone and telegraph office
Shopping center	Uniform rental and sales
Social service organization	Variety store
Specialty food store	Veterinary hospital
Sporting goods store	Video Store
Stamp and coin 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 regulations of this chapter.
3. Fences and hedges subject to the regulations 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 installations
2. Car washes
3. Automotive gasoline station

21-37 C-3 General Commercial Zone

4. Automotive service station
5. Automotive sales and service
6. Automotive accessory sales and installation
7. Government public buildings
8. Churches, synagogues, and similar religious uses
9. Eating establishments (drive-in or fast-food)
10. Quasi-public uses, including clubs, lodges, and similar uses
11. Billboard sign
12. Child Day Care Centers.
13. Satellite antenna dishes greater than two (2) meters in diameter.
14. Automotive rentals and leasing
15. Automotive gasoline station/C-store
16. Wireless Telecommunications Tower and Antenna

21-37.2 Development Standards.

The C-3 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

a. Principal Buildings.

1. Minimum lot size - 20,000 square feet
2. Minimum lot width - 100 feet
3. Minimum lot depth - 100 feet
4. Minimum front yard setback

(measured from the future

street R.O.W.) - 50 feet

5. Minimum side yard setback - 12 feet

Where it is adjacent to a residential zone, it shall be - 25 feet

6. Minimum rear yard setback - 20 feet

Where it is adjacent to a residential zone, it shall be - 25 feet

7. Minimum gross floor area - 1,200 square feet
8. Maximum lot coverage - 27% of buildable lot area

21-37 C-3 General Commercial Zone

9. Maximum floor area ratio - 30% of total lot area

10. Maximum building height - 2 1/2 stories above grade or 45 feet, whichever is less

b. Accessory Buildings. 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.

21-37.3 Other Provisions and Requirements.

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

b. Landscaping

1107 Highway 35, Ocean, NJ 07712-4043, Monmouth County

Demographics

Based on ZIP Code: **07712**

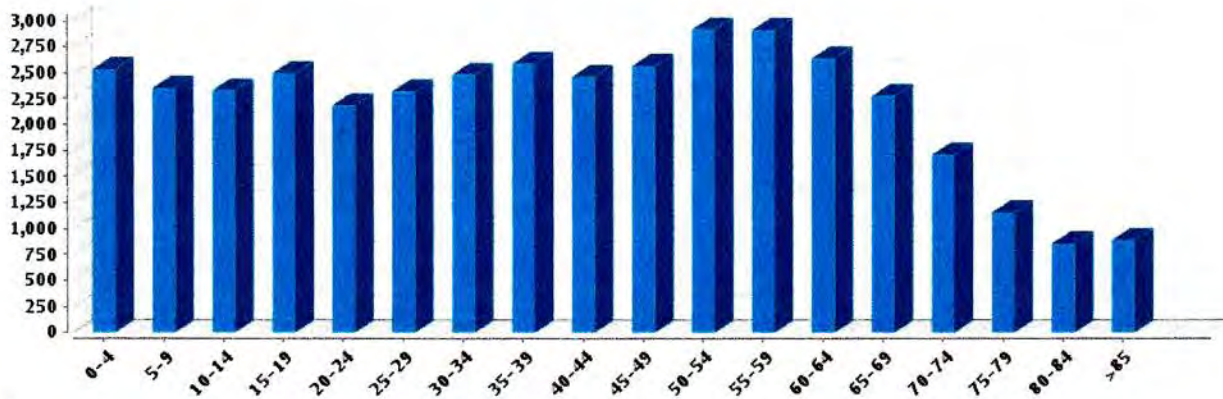
Population Summary

Estimated Population: **39,643**
 Population Growth (since 2010): **1.1%**
 Population Density (ppl / mile): **3,338**
 Median Age: **41.09**

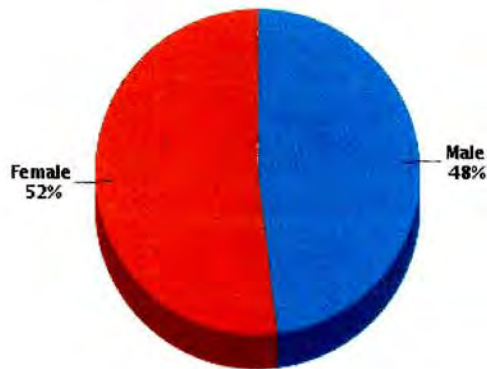
Household

Number of Households: **16,352**
 Household Size (ppl): **2**
 Households w/ Children: **4,166**

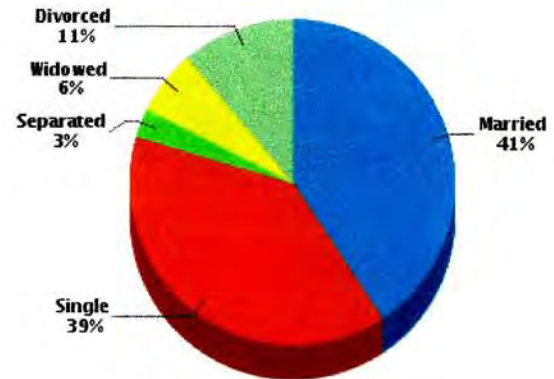
Age



Gender



Marital Status



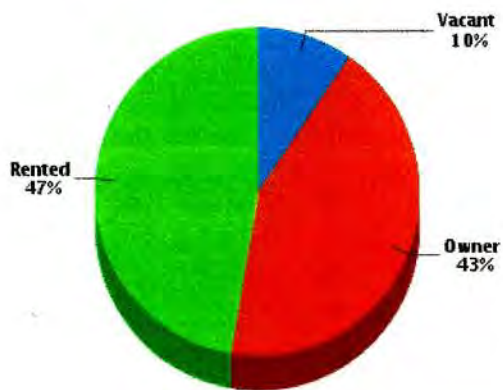
Housing Summary

Median Home Sale Price: **\$309,000**
 Median Year Built: **1967**

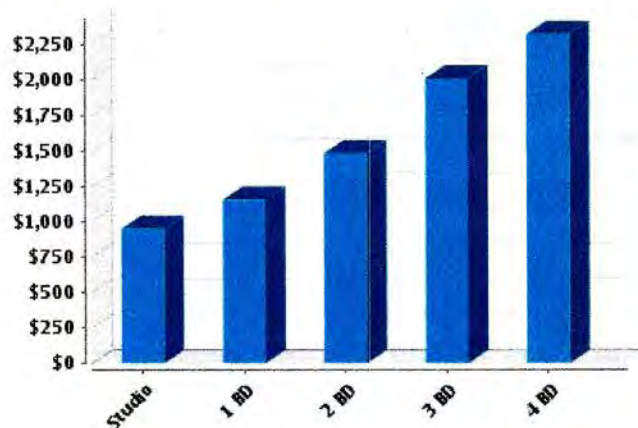
Stability

Annual Residential Turnover: **14.01%**

Occupancy



Fair Market Rents (County)

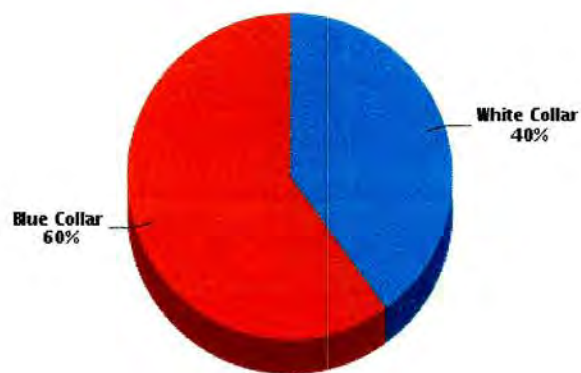


Quality of Life

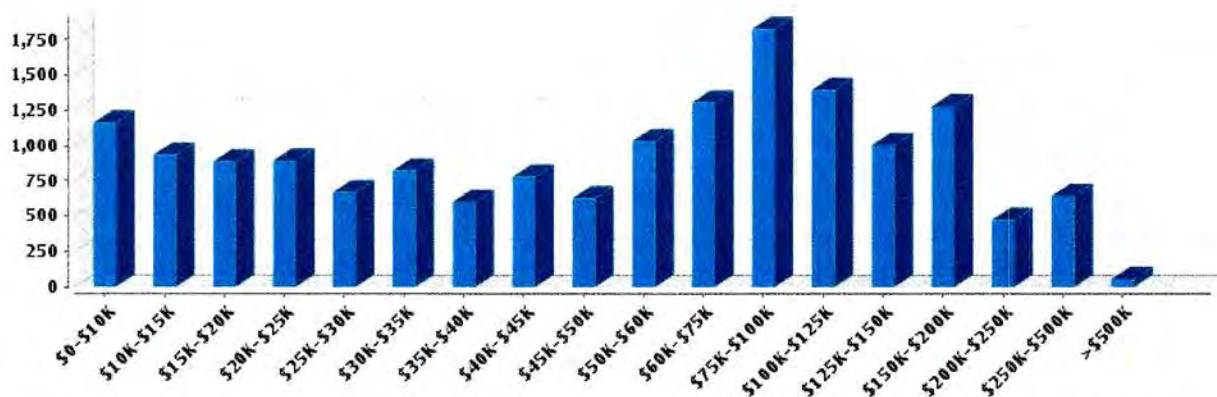
Workers by Industry

Agricultural, Forestry, Fishing:	4
Mining:	16
Construction:	532
Manufacturing:	462
Transportation and Communications:	156
Wholesale Trade:	127
Retail Trade:	2,725
Finance, Insurance and Real Estate:	303
Services:	798
Public Administration:	679
Unclassified:	36

Workforce



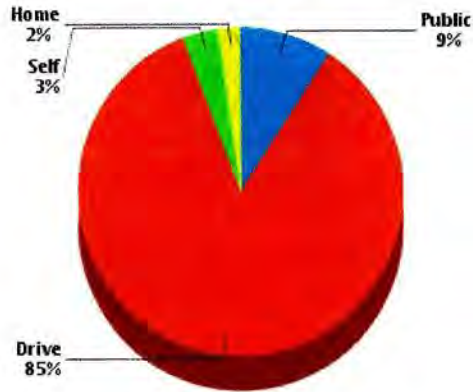
Household Income



Average Household Income: **\$84,802**

Average Per Capita Income: **\$35,183**

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

Less than 9th grade:	1,164
Some High School:	2,174
High School Graduate:	8,088
Some College:	4,850
Associate Degree:	1,758
Bachelor's Degree:	5,775
Graduate Degree:	3,938

(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

School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Asbury Park School District						
<u>Bradley Elementary School</u> 1100 3rd Ave	1.55	Pre-K-4th	390	8		
Deal Borough School District						
<u>Deal Elementary School</u> 201 Roseld Ave	1.72	K-8th	165	9	I	
Neptune Township School District						
<u>Gables Elementary School</u> Blackwell Way	1.94	Pre-K-5th	322	15	I	
Ocean Township School District						

<u>Wanamassa Elementary School</u> 901 Bendermere Ave	0.65	Pre-K-4th	370	14	4
<u>Ocean Township Elementary</u> 555 Dow Ave	1.6	Pre-K-4th	434	16	2
<u>Wayside Elementary School</u> 733 Bowne Rd	1.97	Pre-K-4th	675	14	2

Public - Middle/High

<i>Asbury Park School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Asbury Park High School</u> 1003 Sunset Ave	1.5	9th-12th	352	7		
<u>Asbury Park Middle School</u> 1200 Bangs Ave	1.77	6th-8th	400	7		
<i>Deal Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Deal Elementary School</u> 201 Roseld Ave	1.72	K-8th	165	9	1	
<i>Monmouth County Vocational School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Monmouth Cty Voc Tech High School</u> 101 Drury Ln	1.52	11th-12th	48	Not Reported		
	1.8	9th-12th	300	11	5	★★★★★
<i>Neptune Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Neptune Middle School</u> 2200 Heck Ave	1.86	6th-8th	883	10	1	
<u>Neptune High School</u> 55 Neptune Blvd	1.96	9th-12th	1,474	14		★★★★☆
<i>Ocean Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
<u>Ocean Township High School</u> 550 W Park Ave	1.99	9th-12th	1,160	14	3	★★★★☆

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
<u>Ilan High School</u> 1200 Roseld Ave	0.25	9th-12th	95		★★★★★
<u>Hillel Yeshiva School</u> 1025 Deal Rd	1.16	Pre-K-12th	591		
<u>Hillel Yeshiva High School</u> 1025 Deal Rd	1.16	Pre-K-12th	780		
<u>Our Lady Of Mt Carmel School</u> 1212 1st Ave	1.5	K-8th	164		
<u>West Side Christian Academy</u> 1211 Bangs Ave	1.75	K-10th	30		
<u>Montessori Academy Of New Jersey</u> 3504 Asbury Ave	1.83	Pre-K-K	89		
<u>Montessori Academy Of Nj</u> 3504 Asbury Ave	1.83	Pre-K-Pre-K	103		

(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
Luigi's Famous Pizza	3329 Doris Ave	(732) 531-8485	0.04	Pizza
Wegmans	1104 State Route 35	(732) 695-7000	0.06	Grocers - Retail
Wegmans Pharmacy	1104 State Route 35	(732) 695-7045	0.06	Restaurants

Panera Bread	1100 State Route 35 # D	(732) 918-1000	0.13	Restaurants - Deli
Taco Bell	1102 State Route 35	(732) 481-1317	0.14	Restaurants - Mexican
Dean's Natural Food Market	1119 State Route 35	(732) 517-1515	0.14	Health And Diet Foods - Retail
Falco's Catering	1110 State Route 35	(732) 660-9000	0.15	Caterers
Italian American Club-Ocean	1110 State Route 35	(732) 531-5768	0.15	Banquet Rooms
Dunkin' Donuts	1015 State Route 35	(732) 660-1588	0.17	Doughnuts
Walters Deli	1013 State Route 35	(732) 988-0032	0.18	Delicatessens

Shopping

	Address	Phone #	Distance	Description
Mattress Express	1103 State Route 35	(732) 508-9555	0.02	Mattresses
Ricciardi Brothers	1103 State Route 35	(732) 531-5395	0.02	Paint - Retail
Stephen Deo	1103 State Route 35	(732) 508-9555	0.02	Mattresses
Aquarium Care Ctr	1105 State Route 35	(732) 508-9190	0.03	Aquariums And Aquarium Supplies
Ocean Wine & Spirits Inc	1104 State Route 35	(732) 695-7080	0.06	Liquors - Retail
Wegmans Pharmacy	1104 State Route 35	(732) 695-7045	0.06	Pharmacies
Phillips Replacement Windows	1300 Doris Ave	(732) 531-1720	0.13	Home And Garden
Eurolite Usa	1703 Valley Rd	(732) 695-2750	0.13	Lighting Fixtures - Retail
Ocean Plaza	1100 State Route 35	(732) 000-1111	0.13	Shopping Centers And Malls
Pier 1 Imports	1100 State Route 35 # C	(732) 918-1082	0.13	Furniture - Dealers - Retail

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