

#4344 ~ Commercial/Retail Building

2112 Highway 35
Ocean Township, NJ 07712

Commercial/Retail

Block: 3.01
Lot: 6, 7

Land Size: 2.19 Acre
Building Size: 3,300 Sq. Ft.

Tax Information

Land Assessment: \$ 1,650,000.
Improvement Assessment: \$ 1,638,800.
Total Assessment: \$ 3,288,800.

Taxes: \$ 69,163.
Tax Year: 2017
Tax Rate: 2.052/\$100
Equalization Ratio: 101.19%

Zoning: C-3 ~ General Commercial

Remarks: 3,300 Sq. Ft. Freestanding Commercial/Retail Building in High Visibility Midway Plaza on Highway 35 South. On-Site Parking. Easy Access to Highway 18, 35, 36, 66 and the Garden State Parkway.

Price: \$15./Sq. Ft. NNN ~ Lease

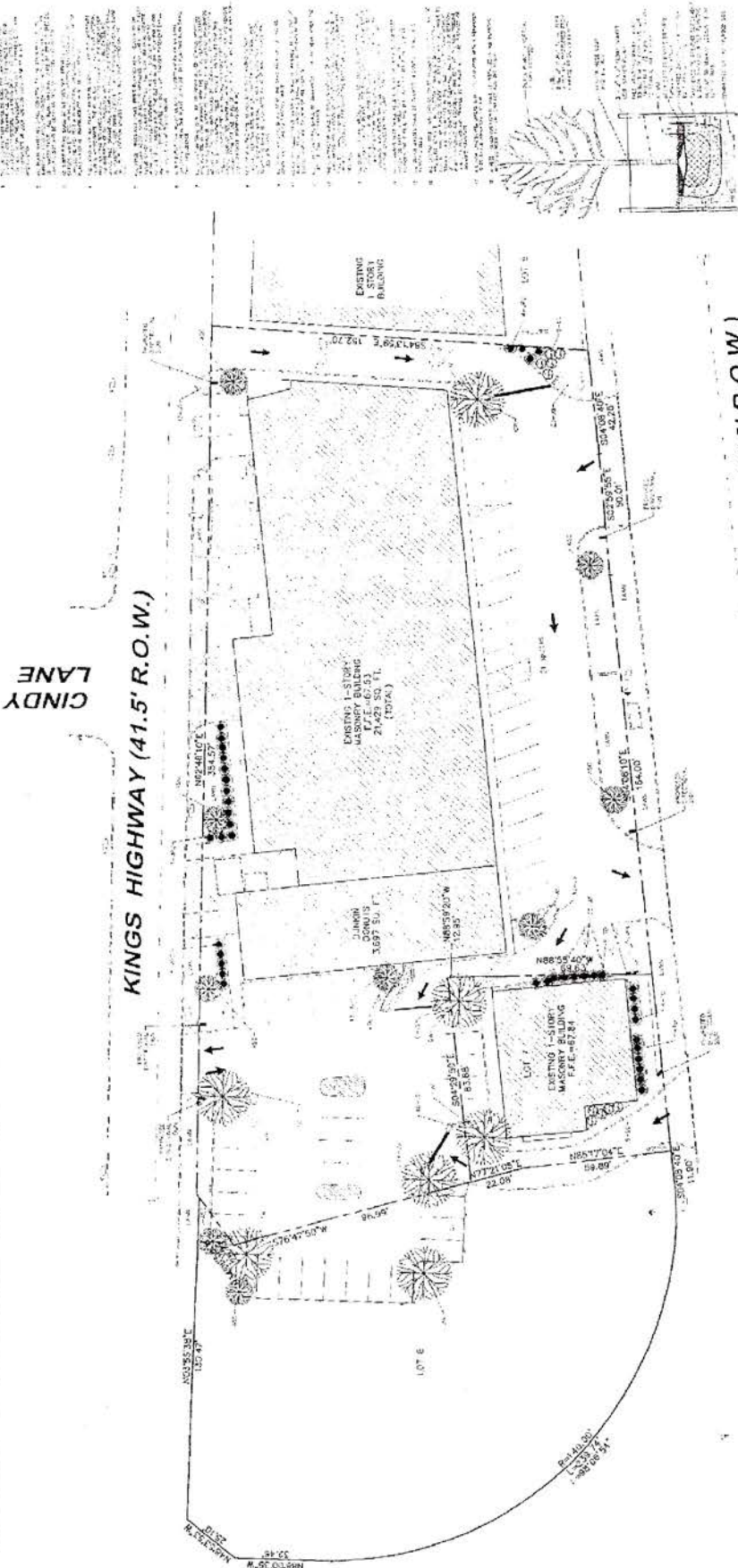
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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.

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



GENERAL PLANNING NOTES



CINDY LANE

KINGS HIGHWAY (41.5' R.O.W.)

NEW JERSEY STATE HIGHWAY ROUTE No. 35 (100' R.O.W.)

WEST PARK AVENUE
(75' R.O.W.)

GENERAL CONTRACTOR

NO. 1	DATE	DESCRIPTION
1	10/15/03	PRELIMINARY PLAN
2	11/10/03	REVISED PLAN
3	12/15/03	FINAL PLAN

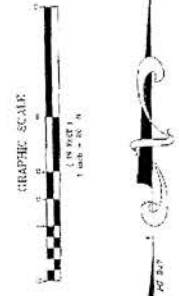
OAKHURST CIRCLE REALTY
BLOCK 1.0, LOTS 5, 7 & 8
TOWNSHIP OF OCEAN
MONMOUTH COUNTY, NEW JERSEY

Nelson Engineering Associates, Inc.

100 WEST 4TH AVENUE
SUITE 200
NEW YORK, NY 10014

David H. B.
DAVID H. BRESCH, C.L.A.

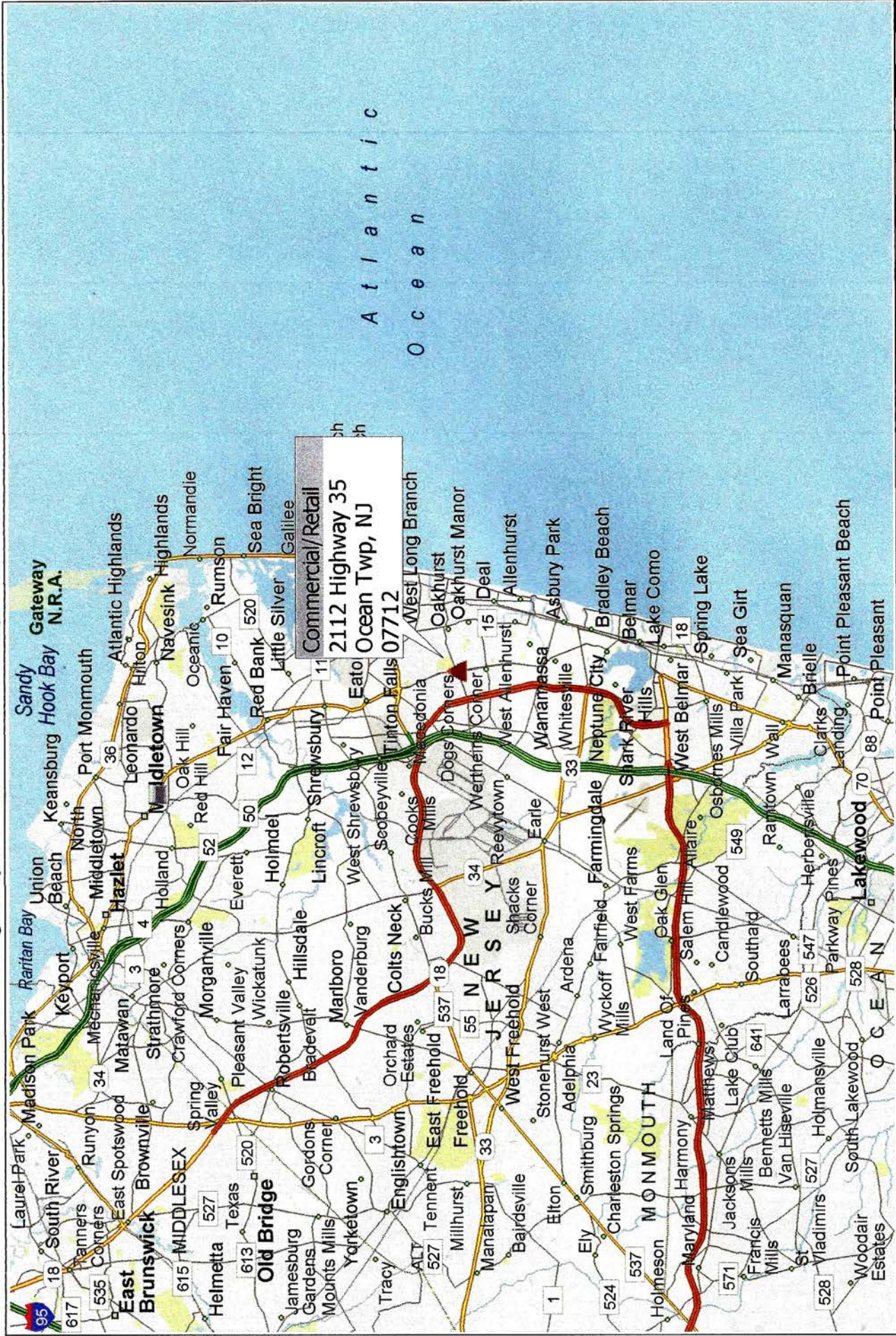
SCALE: 1" = 20' (SEE PLAN)
DATE: 12/15/03
JOB NO.: 03-001



PLANNING SCHEDULE

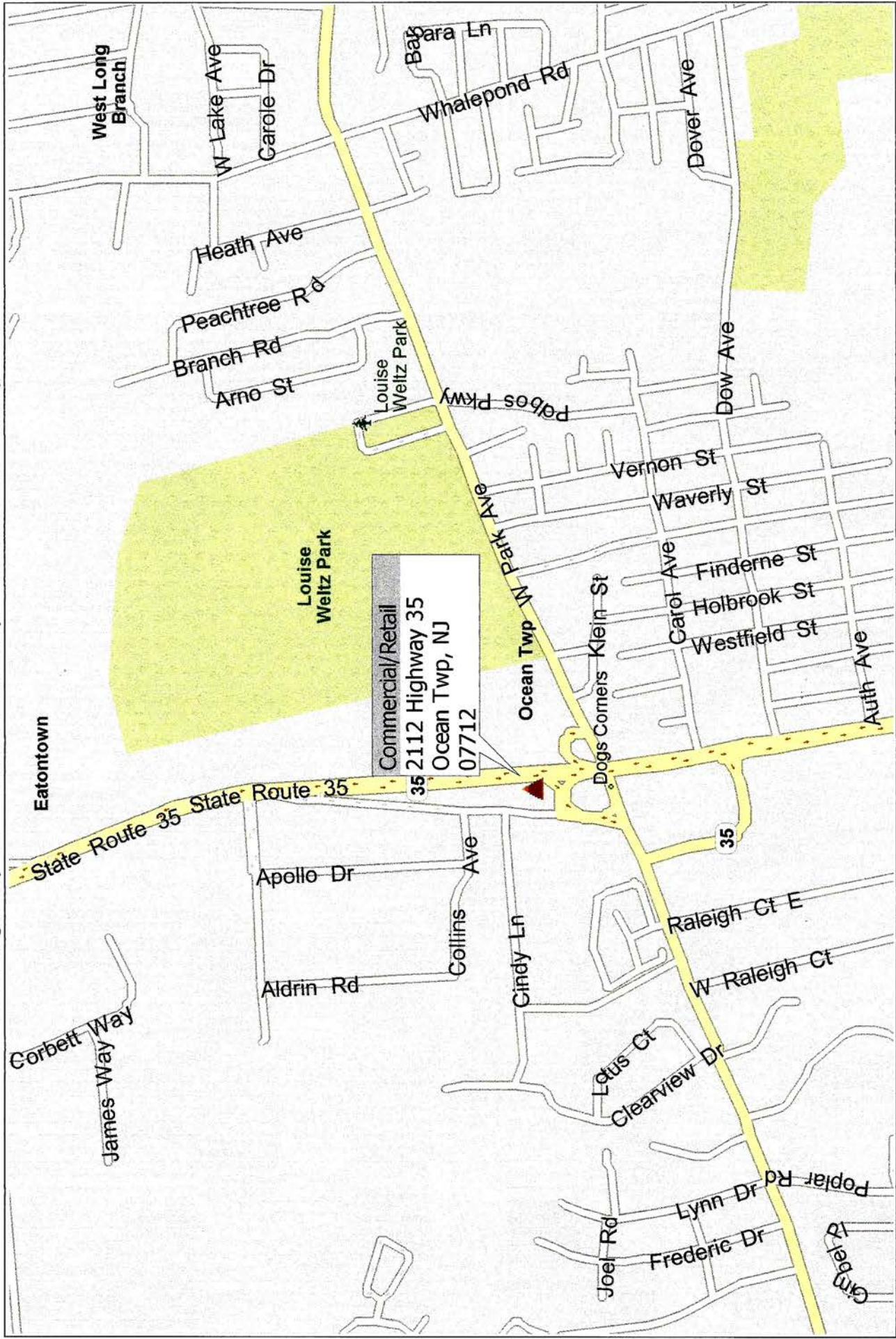
NO.	DESCRIPTION	DATE	STATUS
1	PRELIMINARY PLAN	10/15/03	COMPLETED
2	REVISED PLAN	11/10/03	COMPLETED
3	FINAL PLAN	12/15/03	COMPLETED
4	CONSTRUCTION PERMITS	01/15/04	PENDING
5	CONSTRUCTION	02/15/04	PENDING
6	COMPLETION	03/15/04	PENDING

2112 Highway 35 ~ Ocean Township ~ Monmouth County ~ NJ



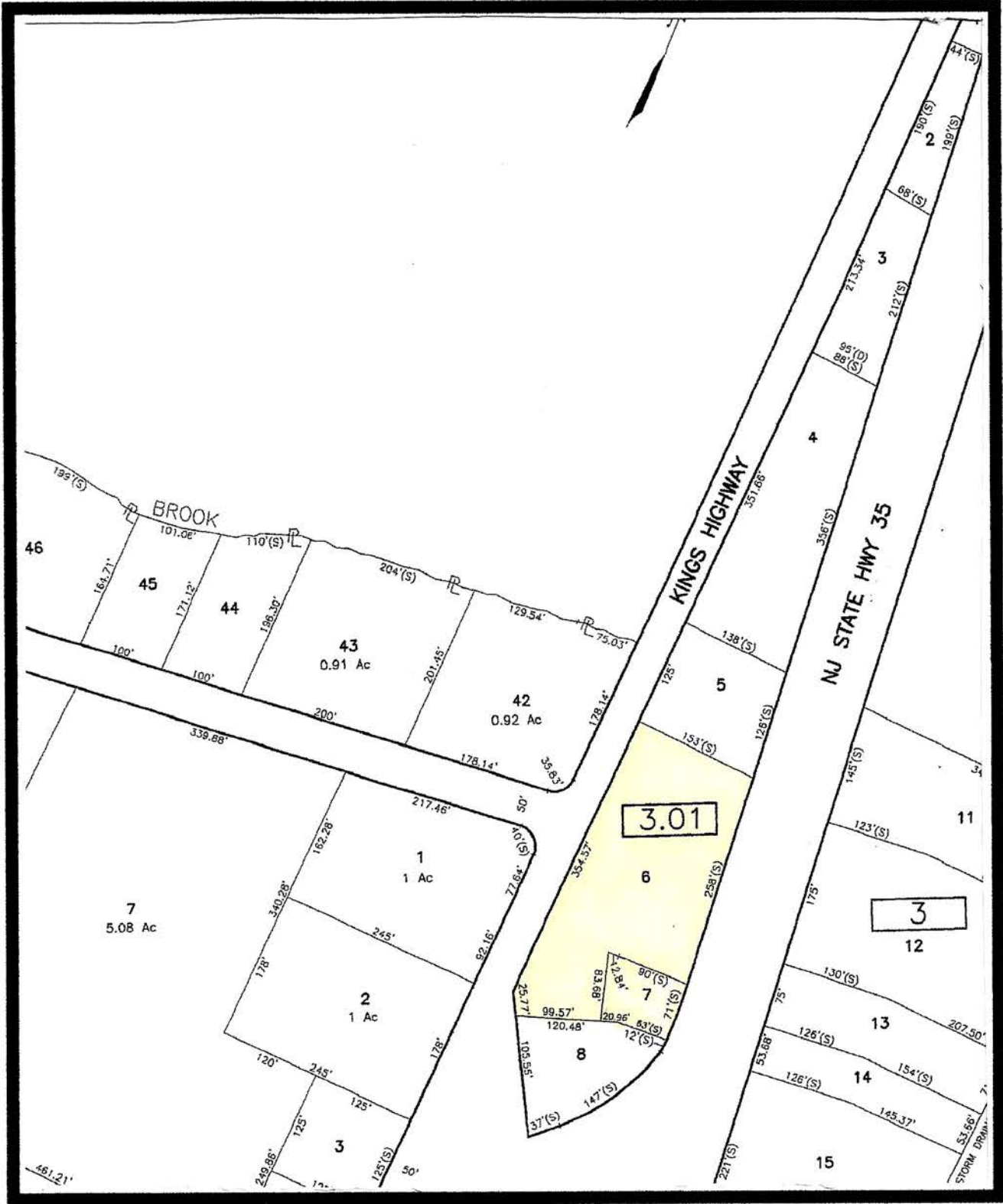
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2112 Highway 35 ~ Ocean Township ~ Monmouth County ~ NJ

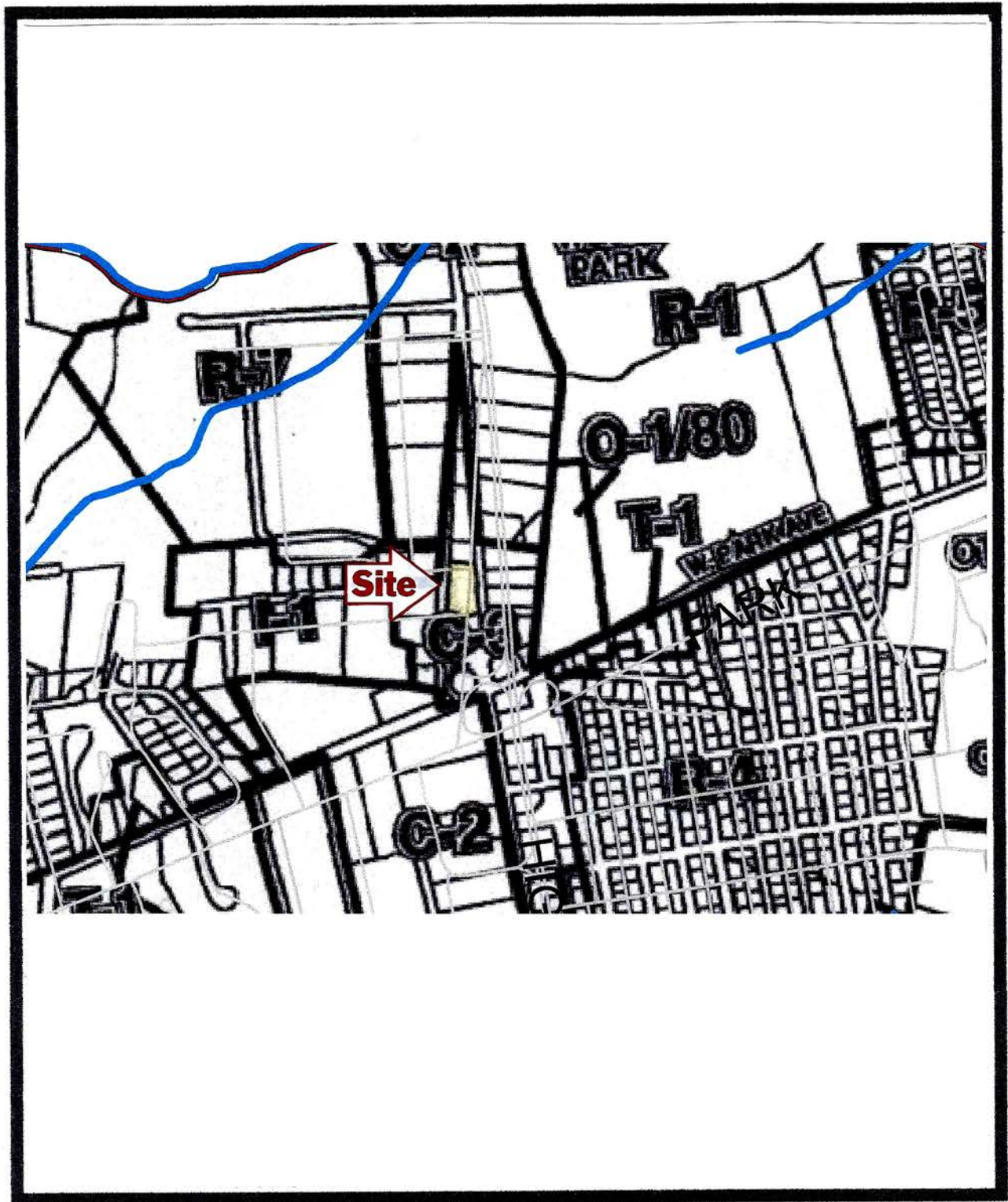


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Tax Map Location



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

2112 Highway 35, Sea Girt, NJ 08750, Monmouth County

Demographics

Based on ZIP Code: **08750**

Population

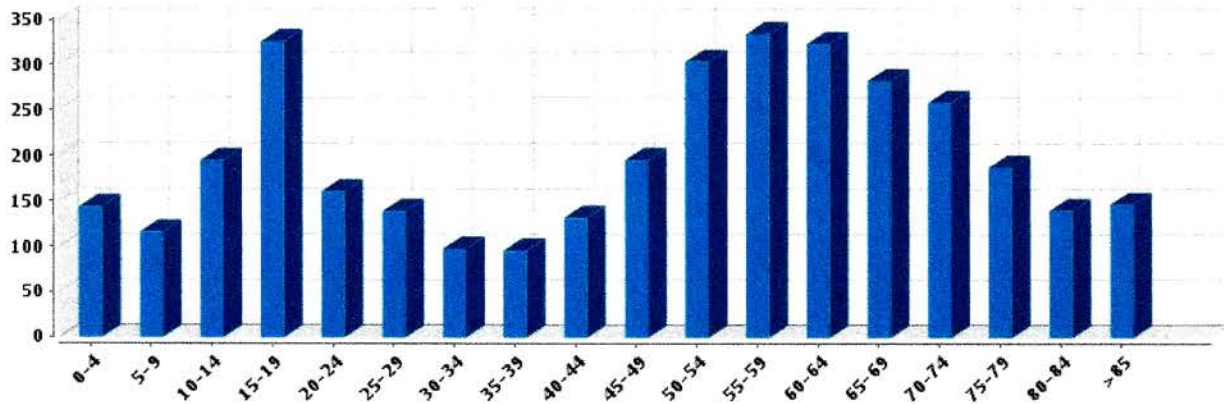
Summary

Estimated Population: **3,583**
Population Density (ppl / mile): **1,896**
Median Age: **53.11**

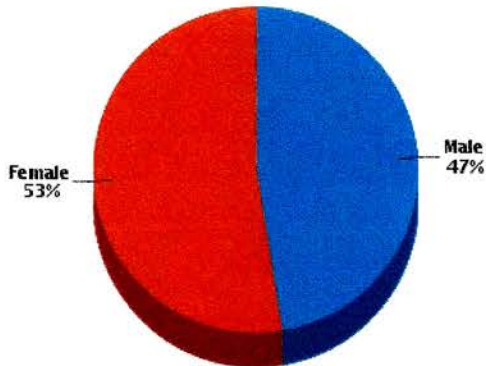
Household

Number of Households: **1,549**
Household Size (ppl): **2**
Households w/ Children: **416**

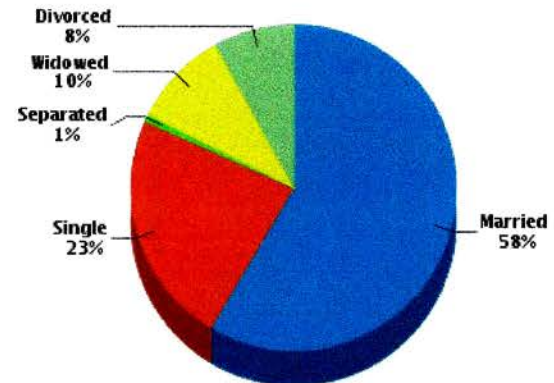
Age



Gender



Marital Status



Housing

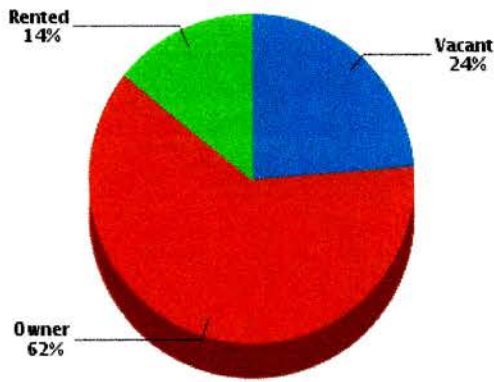
Summary

Median Home Sale Price: **\$985,000**
Median Year Built: **1959**

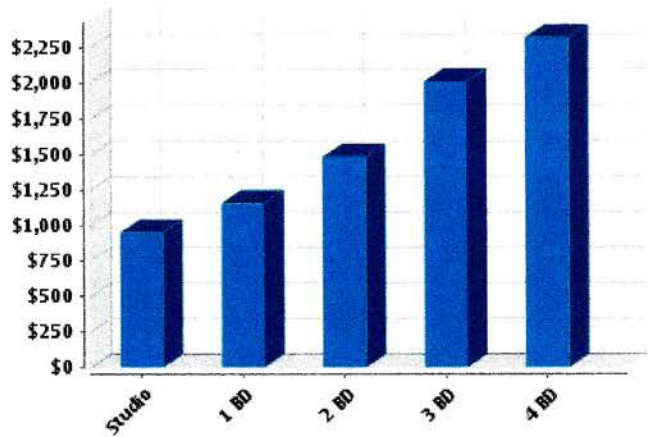
Stability

Annual Residential Turnover: **8.14%**

Occupancy



Fair Market Rents (County)

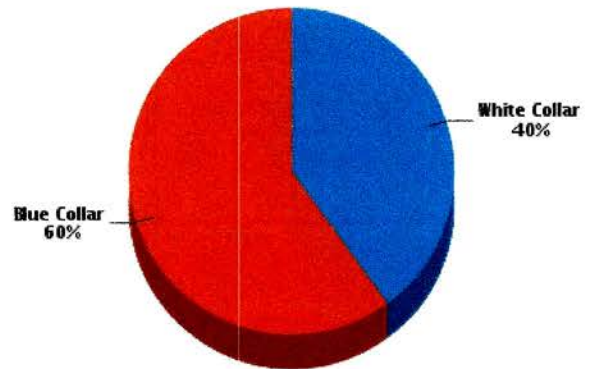


Quality of Life

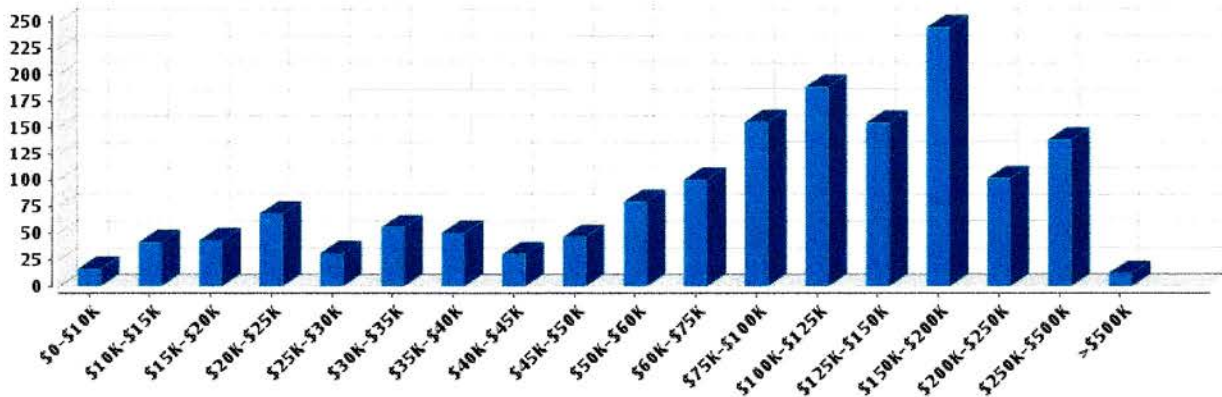
Workers by Industry

Agricultural, Forestry, Fishing:	13
Construction:	66
Manufacturing:	93
Transportation and Communications:	78
Wholesale Trade:	11
Retail Trade:	344
Finance, Insurance and Real Estate:	163
Services:	134
Public Administration:	185
Unclassified:	6

Workforce



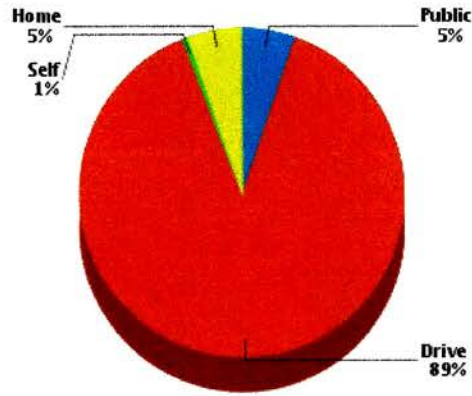
Household Income



Average Household Income: **\$162,333**

Average Per Capita Income: **\$70,173**

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:	24
Some High School:	25
High School Graduate:	475
Some College:	328
Associate Degree:	190
Bachelor's Degree:	1,014
Graduate Degree:	585

(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>Easton</i> School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Woodmere Elementary School 65 Raleigh Ct	1.31	K-6th	235	16	2	
<i>Ocean Township</i> School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Ocean Township Elementary 555 Dow Ave	0.77	Pre-K-4th	434	16	2	
Wayside Elementary School 733 Bowne Rd	1.75	Pre-K-4th	625	14	3	

Public - Middle/High

<i>Ocean Township</i> School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)

Ocean Township High School 550 W Park Ave	0.67	9th-12th	1,121	14		
Ocean Twp Intermediate School 1200 W Park Ave	1.46	5th-8th	1,087	12		
Office Of Education Department Of Children And Families	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Monmouth Campus 1076 Wayside Rd	1.81	9th-12th	8	7		

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Kinder Care Learning Center 60 Industrial Way E	0.86	Pre-K-K	120		
Special Education Academy Of Deal 1 Meridian Rd	0.99	K-8th	25		
Hillal Yeshiva School 1025 Deal Rd	1.23	Pre-K-12th	591		
Hillal Yeshiva High School 1025 Deal Rd	1.23	Pre-K-12th	780		
Ivy Hedge Early Childhood Learning Center 65 Monmouth Rd	1.46	Pre-K-Pre-K	135		
St. Jerome Elementary School 250 Wall St	1.6	Pre-K-8th	200		
The Goddard School 361 Monmouth Rd	1.72	Pre-K-Pre-K	119		
Ilar High School 1200 Roseld Ave	1.74	9th-12th	143		
Dorothy B Hersh High School 1158 Wayside Rd	1.83	9th-12th	14		
Colonial Christin Academy 197 Locust Ave	1.86	K-8th	21		
Bet Yaakov Of The Jersey Shore 200 Wall St	1.89	Pre-K-12th	175		

(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
Baskin-Robbins	2112 State Route 35 # 2	(732) 695-2256	0.02	Ice Cream Parlors
Dunkin' Donuts	2112 State Route 35 # 2	(732) 695-2256	0.02	Doughnuts
Internation Mexican Groc	2112 State Route 35 # 11	(732) 686-9042	0.02	Grocers - Retail
Blue Swan Diner	2116 State Route 35	(732) 493-2424	0.02	Restaurants - Diner
Jersey Mike's Subs	2100 State Route 35	(732) 922-8100	0.04	Restaurants - Deli
Starbucks	2100 State Route 35 # 3	(732) 493-8770	0.04	Coffee Shops
Manhattan Steakhouse	2105 State Route 35 # A	(732) 695-6009	0.07	Restaurants - Steak Houses
Nino's Coal Fire Pizzeria	2105 State Route 35	(732) 359-8800	0.07	Restaurants - Pizza
Tommy's Coal Fired Pizza	2105 State Route 35	(732) 695-6010	0.07	Pizza
Ichiban Japanese Restaurant	2132 State Route 35	(732) 493-1115	0.08	Restaurants - Japanese

Shopping

	Address	Phone #	Distance	Description
Remotex 4 Less	2112 State Route 35 # 2	(732) 660-7100	0.02	Internet And Catalog Shopping
Swap For Cash	2112 State Route 35	(732) 695-6770	0.02	Antiques - Dealers
Supercuts	2100 State Route 35 # 2	(732) 922-2691	0.04	Hair Goods And Supplies - Retail
Lighting World	2111 State Route 35 # 1	(732) 493-2666	0.04	Lighting Fixtures - Retail
Squan Furniture	2113 State Route 35	(732) 922-9200	0.04	Furniture - Dealers - Retail
Kitchen & Bath Showroom	2105 State Route 35 # F	(732) 922-2020	0.07	Kitchen Cabinets And Equipment - Household
Michael's Shoes	2105 State Route 35 # G	(732) 531-6446	0.07	Shoes - Retail
Shore Casual Dinettes & Bar	2105 State Route 35 # E	(732) 922-1391	0.07	Furniture - Dealers - Retail
Sofa 99 LLC	2102 State Route 35	(732) 508-6125	0.1	Furniture - Dealers - Retail
Eye Group	780 W Park Ave # 3	(732) 531-6300	0.14	Opticians

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