

PADS OR BUILD TO SUIT

359 Route 35

CLIFFWOOD/ABERDEEN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

RETAIL



PROPERTY INFO

- + High exposure retail pad(s) available for lease
- + Ground lease or build-to-suit considered
- + ± 2.75 acres
- + Cross easement with Aberdeen Plaza providing access to Route 35 & Cliffwood Avenue signalized corner
- + Additional traffic signal at entrance to site facilitating direct right-in, right out and left-out turning movements from and to Route 35
- + Zoning: HC/Highway Commercial. Permitted uses include retail, restaurants, banks and offices plus others. Conditional uses include service stations and car washes.

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DEMOGRAPHICS	1 miles	3 miles	5 miles
Population (Est. 2018)	9,670	63,865	156,439
Households	3,608	23,725	57,182
Average HH Income	\$100,344	\$110,982	\$117,632
Median HH Income	\$81,519	\$89,224	\$90,257
Daytime Population	6,211	51,308	122,805

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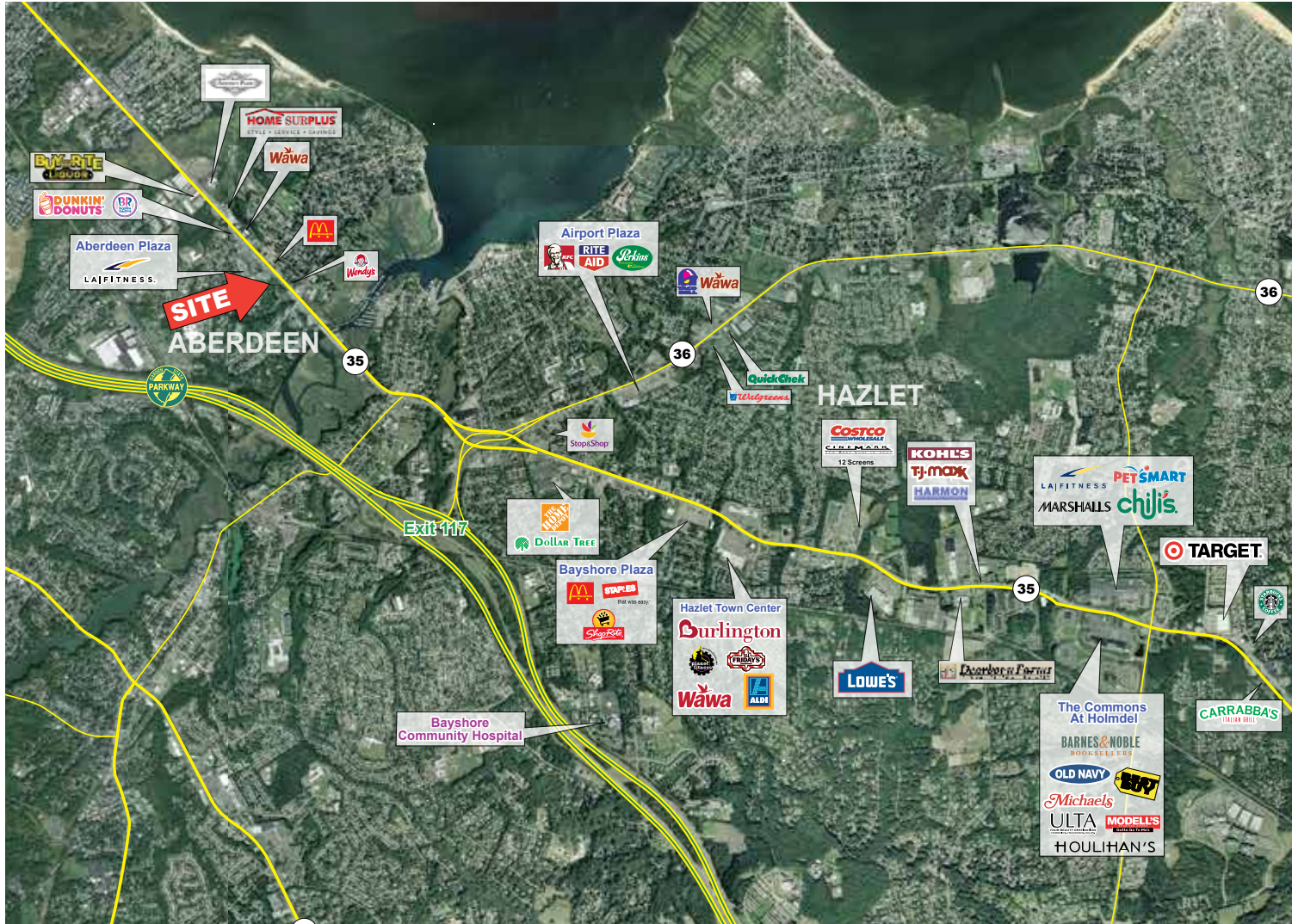
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DEVELOPMENT OPPORTUNITY

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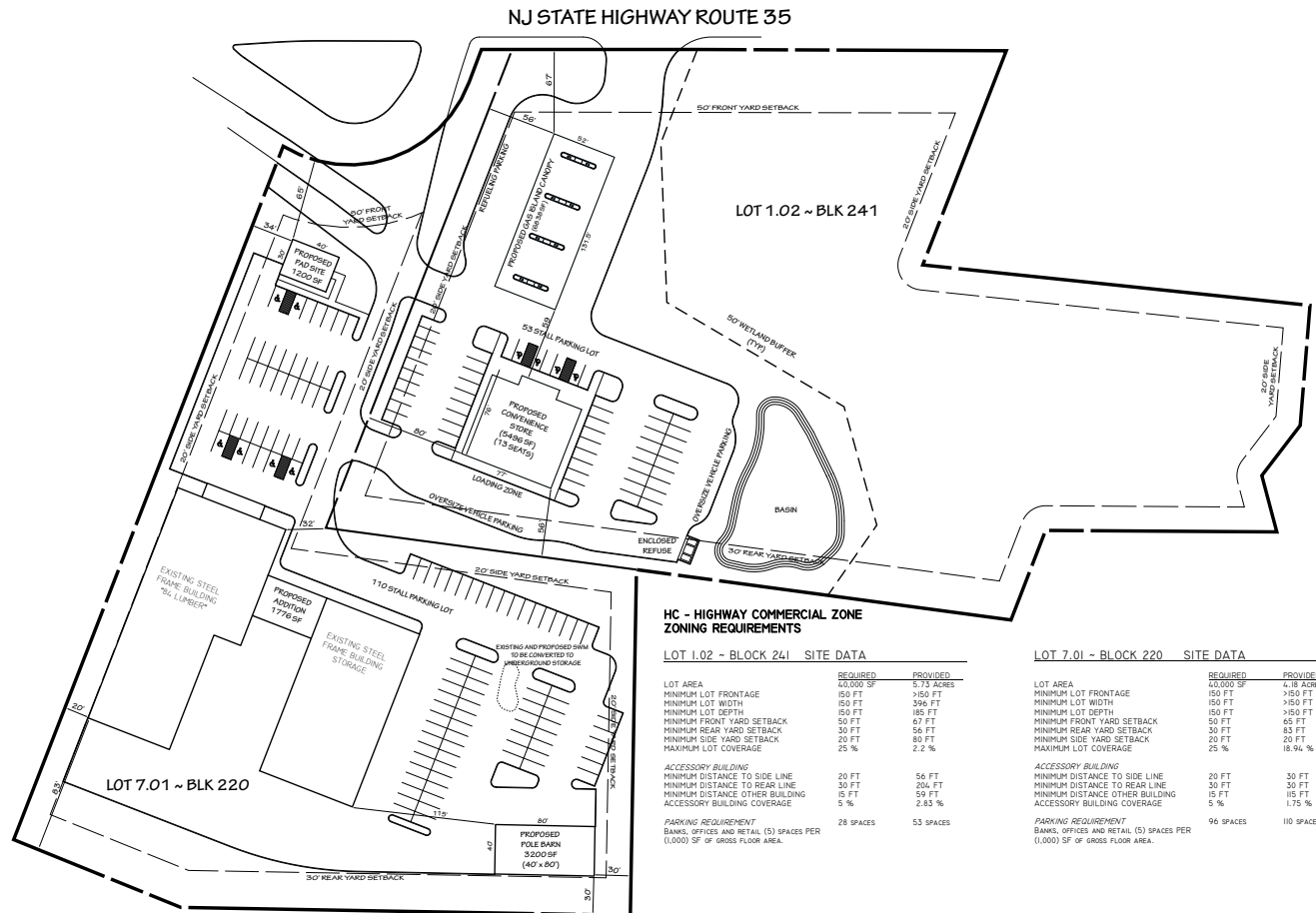
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CONCEPTUAL PLAN 1



**HC - HIGHWAY COMMERCIAL ZONE
ZONING REQUIREMENTS**

LOT 1.02 - BLOCK 241 SITE DATA	
REQUIRED	PROVIDED
LOT AREA	40,000 SF / 5.73 ACRES
MINIMUM LOT FRONTAGE	150 FT
MINIMUM LOT WIDTH	150 FT
MINIMUM LOT DEPTH	150 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM REAR YARD SETBACK	30 FT
MINIMUM SIDE YARD SETBACK	20 FT
MAXIMUM LOT COVERAGE	25 %

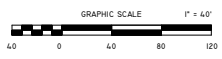
LOT 7.01 - BLOCK 220 SITE DATA	
REQUIRED	PROVIDED
LOT AREA	40,000 SF / 4.18 ACRES
MINIMUM LOT FRONTAGE	150 FT
MINIMUM LOT WIDTH	>150 FT
MINIMUM LOT DEPTH	>150 FT
MINIMUM FRONT YARD SETBACK	50 FT
MINIMUM REAR YARD SETBACK	30 FT
MINIMUM SIDE YARD SETBACK	20 FT
MAXIMUM LOT COVERAGE	25 %

ACCESSORY BUILDING	
MINIMUM DISTANCE TO SIDE LINE	20 FT
MINIMUM DISTANCE TO REAR LINE	30 FT
MINIMUM DISTANCE OTHER BUILDING	15 FT
ACCESSORY BUILDING COVERAGE	5 %

ACCESSORY BUILDING	
MINIMUM DISTANCE TO SIDE LINE	20 FT
MINIMUM DISTANCE TO REAR LINE	30 FT
MINIMUM DISTANCE OTHER BUILDING	15 FT
ACCESSORY BUILDING COVERAGE	5 %

PARKING REQUIREMENT	
BANKS, OFFICES AND RETAIL (5) SPACES PER 1,000 SF OF GROSS FLOOR AREA.	28 SPACES

PARKING REQUIREMENT	
BANKS, OFFICES AND RETAIL (5) SPACES PER 1,000 SF OF GROSS FLOOR AREA.	96 SPACES



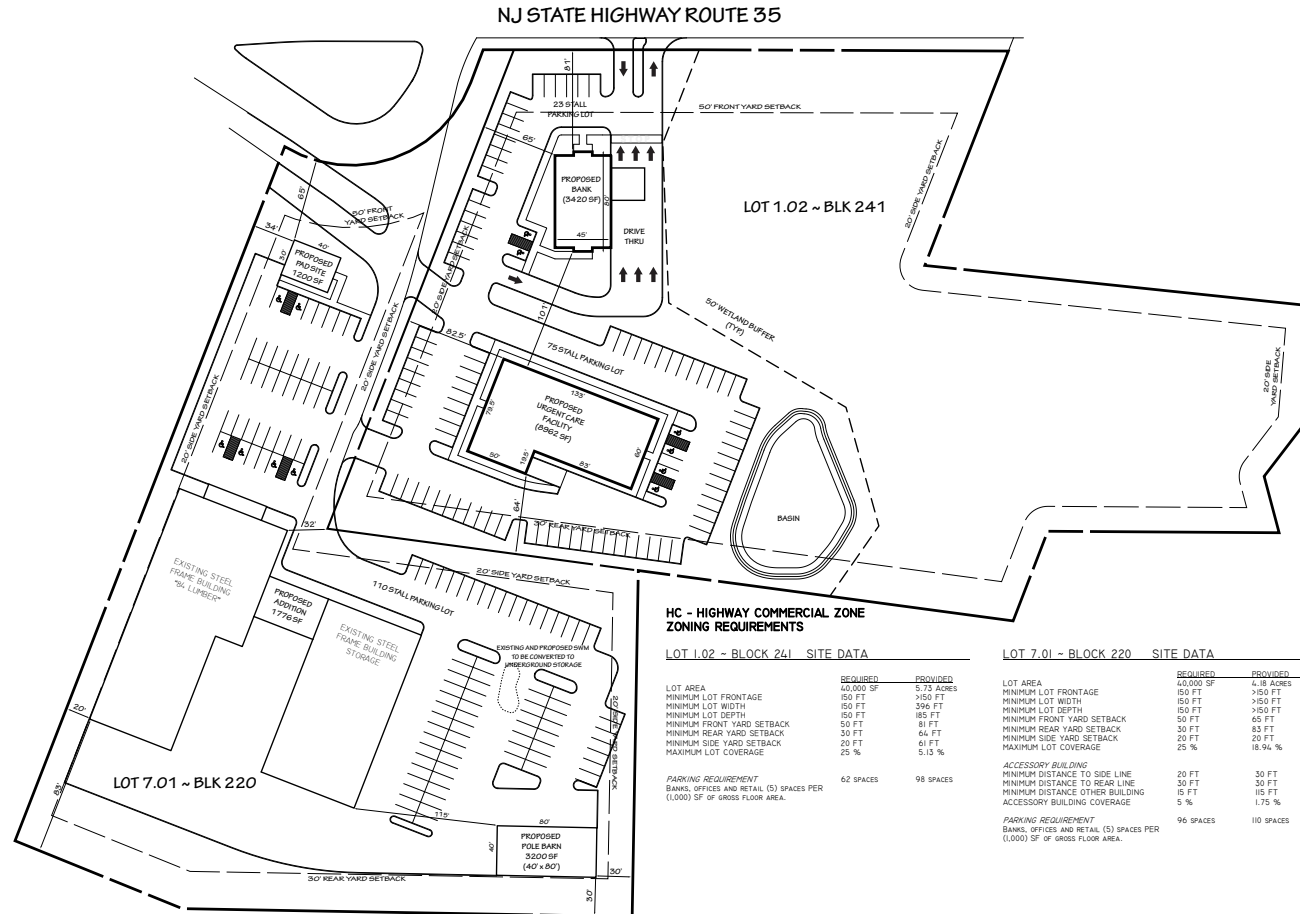
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CONCEPTUAL PLAN 2



HC - HIGHWAY COMMERCIAL ZONE ZONING REQUIREMENTS

LOT 1.02 - BLOCK 241 SITE DATA

	REQUIRED	PROVIDED
LOT AREA	40,000 SF	5.73 ACRES
MINIMUM LOT FRONTAGE	50 FT	>50 FT
MINIMUM LOT WIDTH	50 FT	396 FT
MINIMUM LOT DEPTH	50 FT	85 FT
MINIMUM FRONT YARD SETBACK	30 FT	81 FT
MINIMUM REAR YARD SETBACK	20 FT	64 FT
MINIMUM SIDE YARD SETBACK	25 %	5.13 %
MAXIMUM LOT COVERAGE		

	REQUIRED	PROVIDED
PARKING REQUIREMENT	62 SPACES	98 SPACES
BANKS, OFFICES AND RETAIL (S) SPACES PER (1,000) SF OF GROSS FLOOR AREA.		

LOT 7.01 - BLOCK 220 SITE DATA

	REQUIRED	PROVIDED
LOT AREA	40,000 SF	4.18 ACRES
MINIMUM LOT FRONTAGE	50 FT	>50 FT
MINIMUM LOT WIDTH	50 FT	>50 FT
MINIMUM LOT DEPTH	50 FT	>50 FT
MINIMUM FRONT YARD SETBACK	50 FT	65 FT
MINIMUM REAR YARD SETBACK	30 FT	85 FT
MINIMUM SIDE YARD SETBACK	20 FT	20 FT
MAXIMUM LOT COVERAGE	25 %	18.94 %

	REQUIRED	PROVIDED
ACCESSORY BUILDING		
MINIMUM DISTANCE TO SIDE LINE	20 FT	30 FT
MINIMUM DISTANCE TO REAR LINE	30 FT	30 FT
MINIMUM DISTANCE OTHER BUILDING	15 FT	15 FT
ACCESSORY BUILDING COVERAGE	5 %	1.75 %
PARKING REQUIREMENT	96 SPACES	110 SPACES
BANKS, OFFICES AND RETAIL (S) SPACES PER (1,000) SF OF GROSS FLOOR AREA.		

