

#4165 ~ Office / Retail Building

**23 Highway 35
Eatontown, New Jersey 07724**

Office / Retail

**Block: 304
Lot: 24**

**Land Size: .045 Acre (25 X 80)
Building Size: 3,750 Sq. Ft.**

Tax Information

**Land Assessment: \$ 92,000.
Improvement Assessment: \$ 220,000.
Total Assessment: \$ 312,000.**

**Taxes: \$ 6,811.
Tax Year: 2016
Tax Rate: 2.18/\$100
Equalization Ratio: 107.78%**

Zoning: B-1 ~ Business Zone

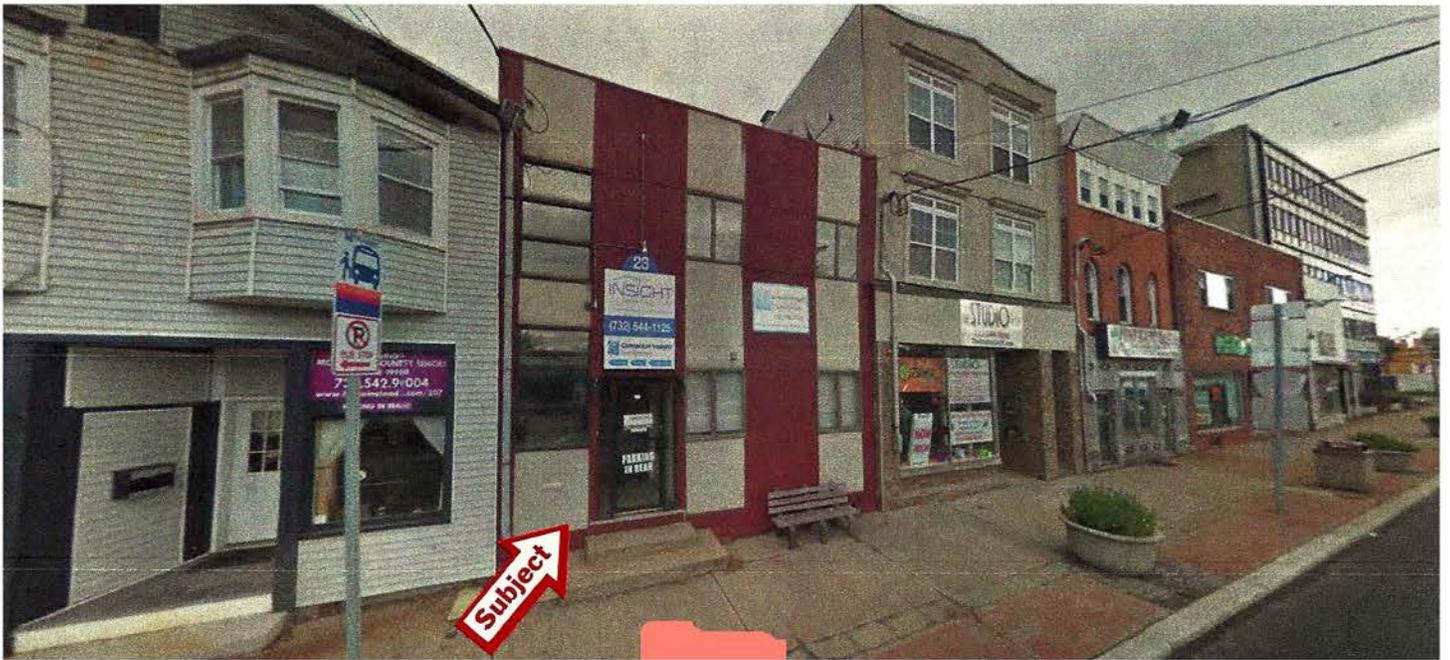
Remarks: 3,750 Total Sq. Ft. in a Two Story Retail / Office Building in Downtown Eatontown. Parking Lot in Rear of Building. Environmental Condition of the Property to be Resolved by the Buyer. Please call Broker to discuss. Easy Access to Highway 35, 36, 71, 18 and the Garden State Parkway. Building is Vacant, many possibilities!

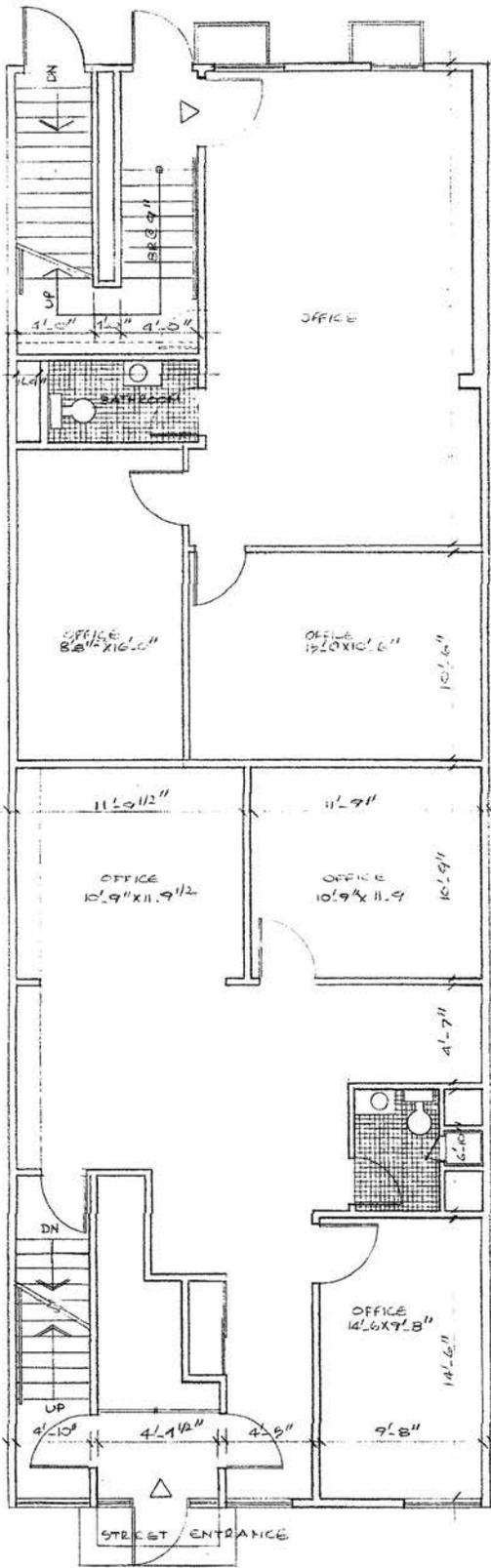
Price: \$ 195,000. ~ Sale

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

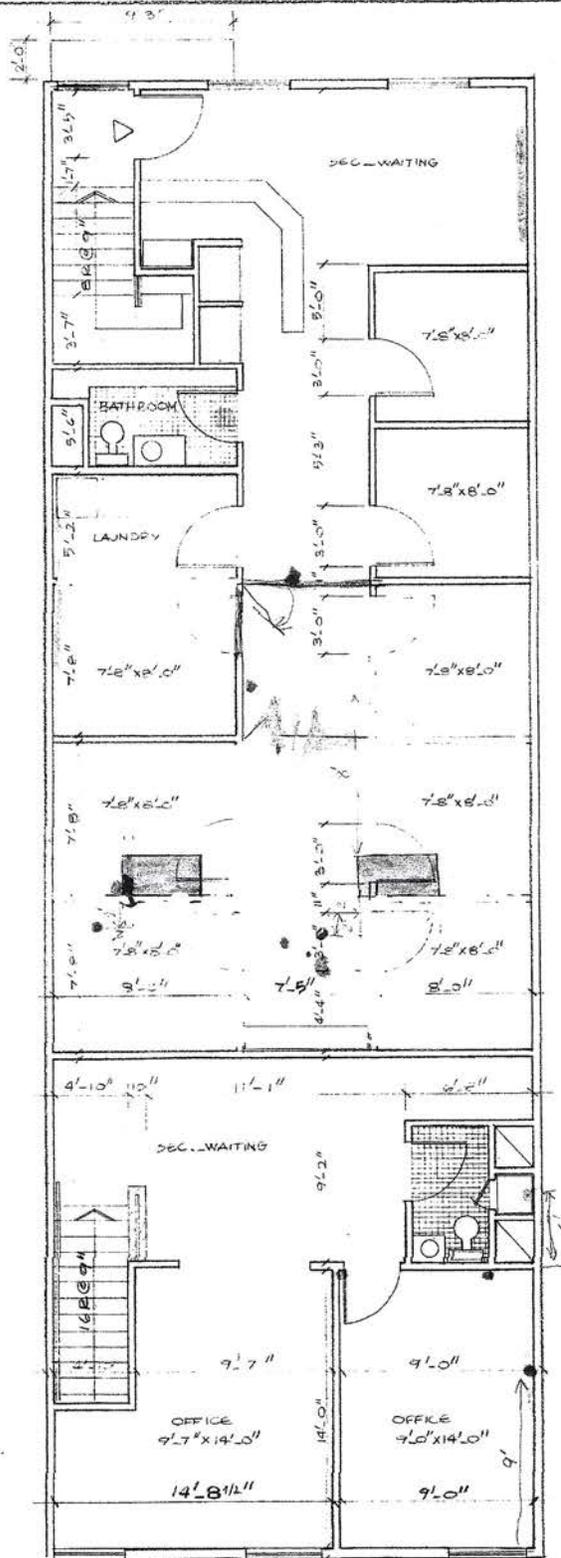
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation 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
11911 US Hwy 1 #201-39, North Palm Beach, Florida 33408
732-747-1000 • www.SSRealty.com**





FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



SECOND FLOOR PLAN

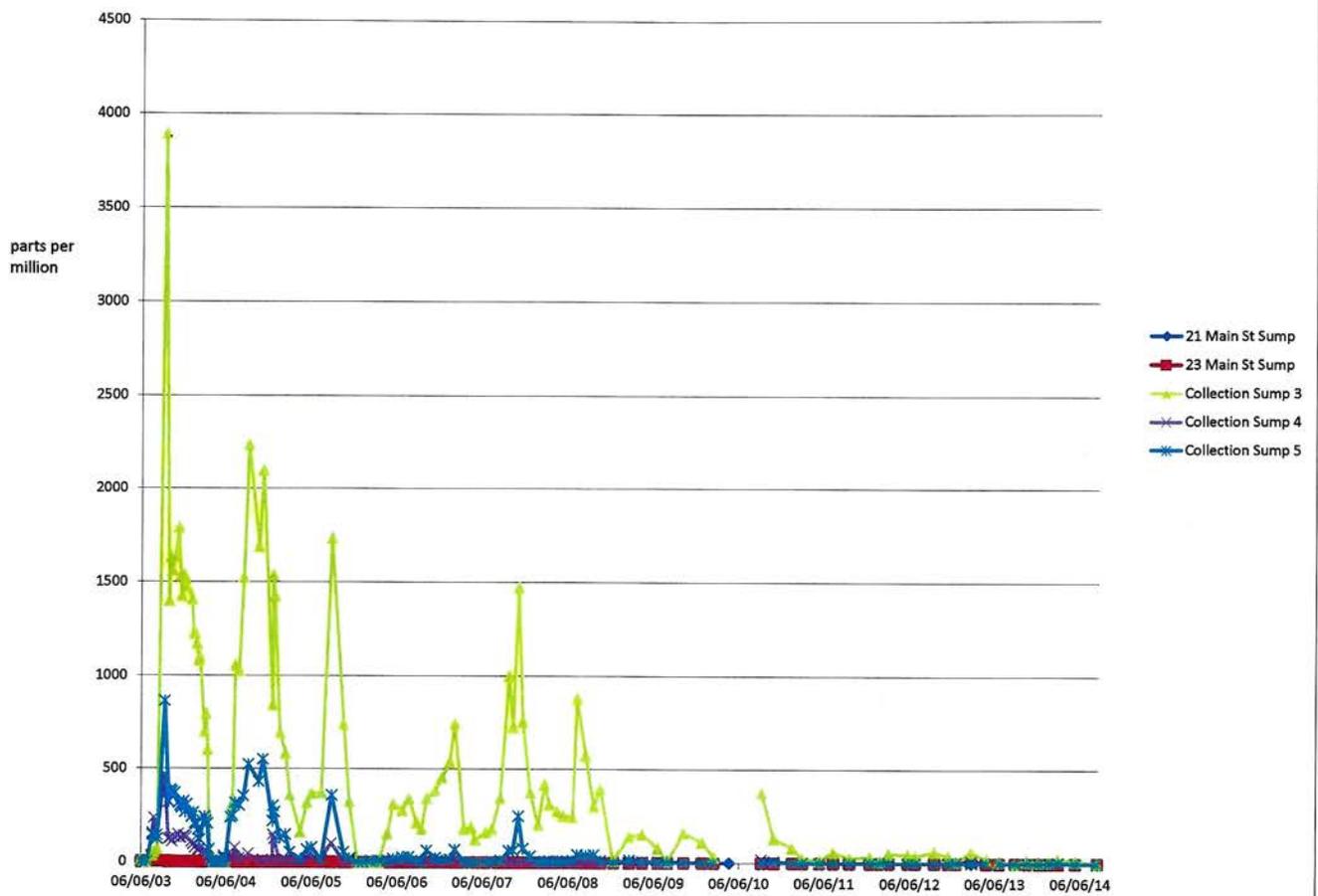
GENKAN REALTY 23 MAIN STREET EATONTOWN, N.J.	ORHAN SATI NUPE 18357	DATE
----------------------------------------------------	-----------------------	------

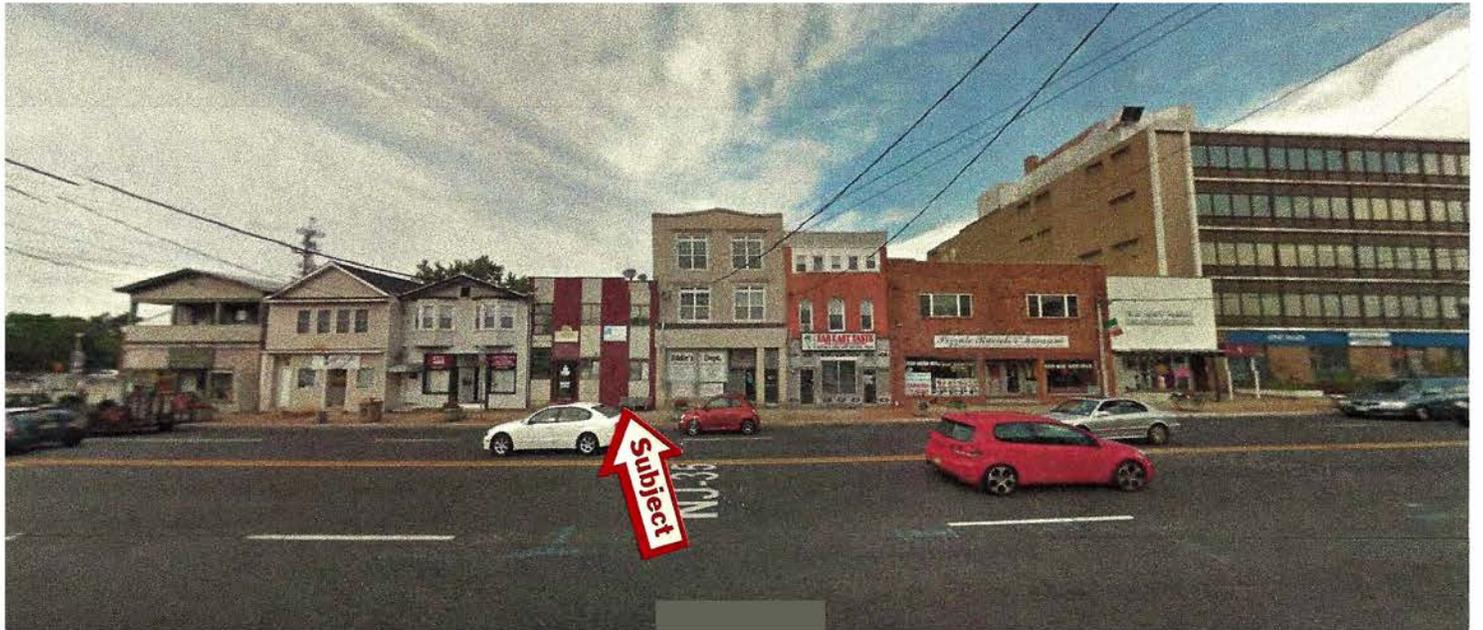
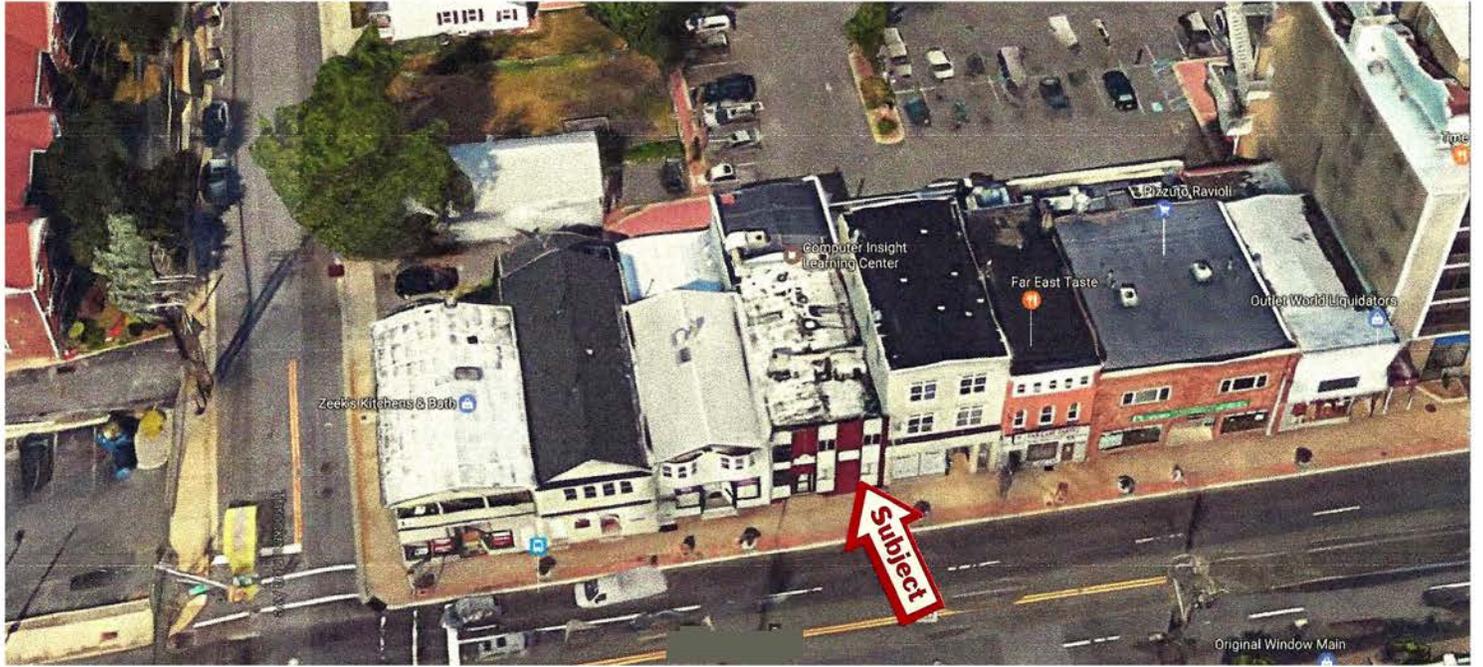
23 Main St - Eatontown, NJ
SVE Treatment System FID Readings (ppm)
2003 - 2014

	3/4/2014	5/16/2014	8/18/2014
21 Main St Sump	3.1	0	0
23 Main St Sump	0	0	0
Collection Sump 3	23.3	15.0	0
Collection Sump 4	4.8	0	0
Collection Sump 5	5.8	0	0
GAC Inlet	13.3	3.5	0
Mid GAC	11	1.7	0
Effluent Discharge	2.6	0	0

Comments: The above r

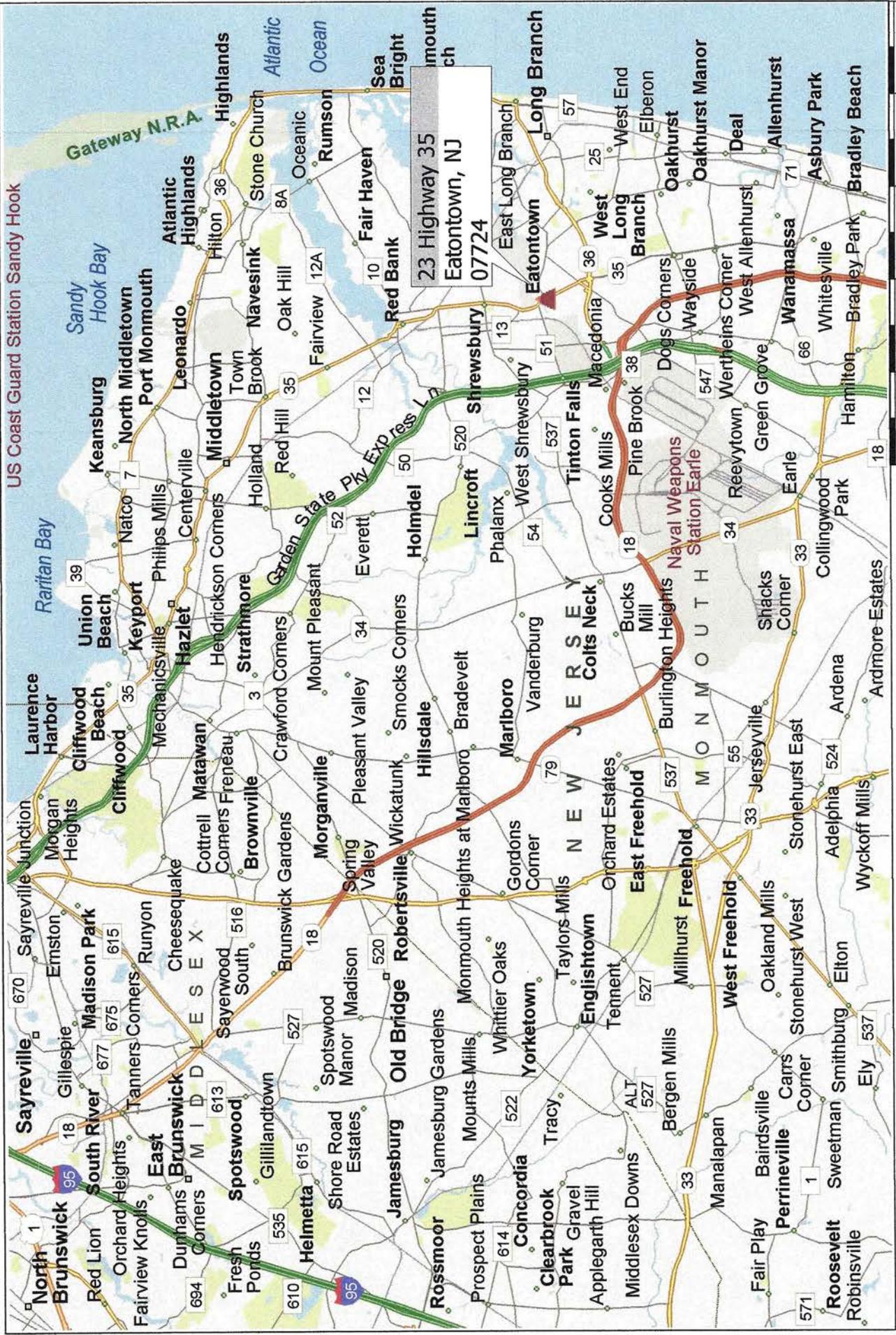
23 Main St - Eatontown, NJ Treatment System - FID Readings (ppm)





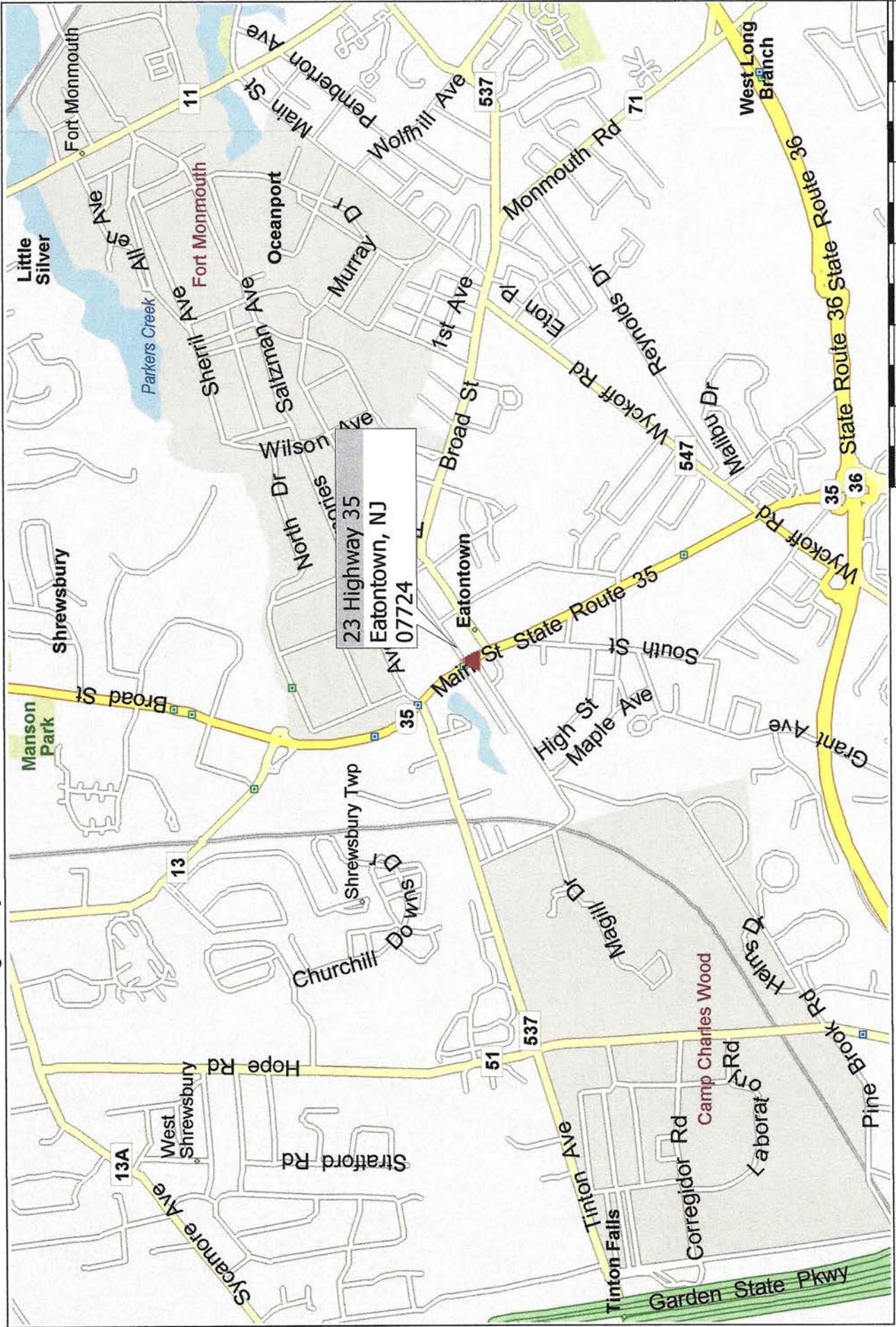


23 Highway 35 ~ Eatontown ~ Monmouth County ~ New Jersey



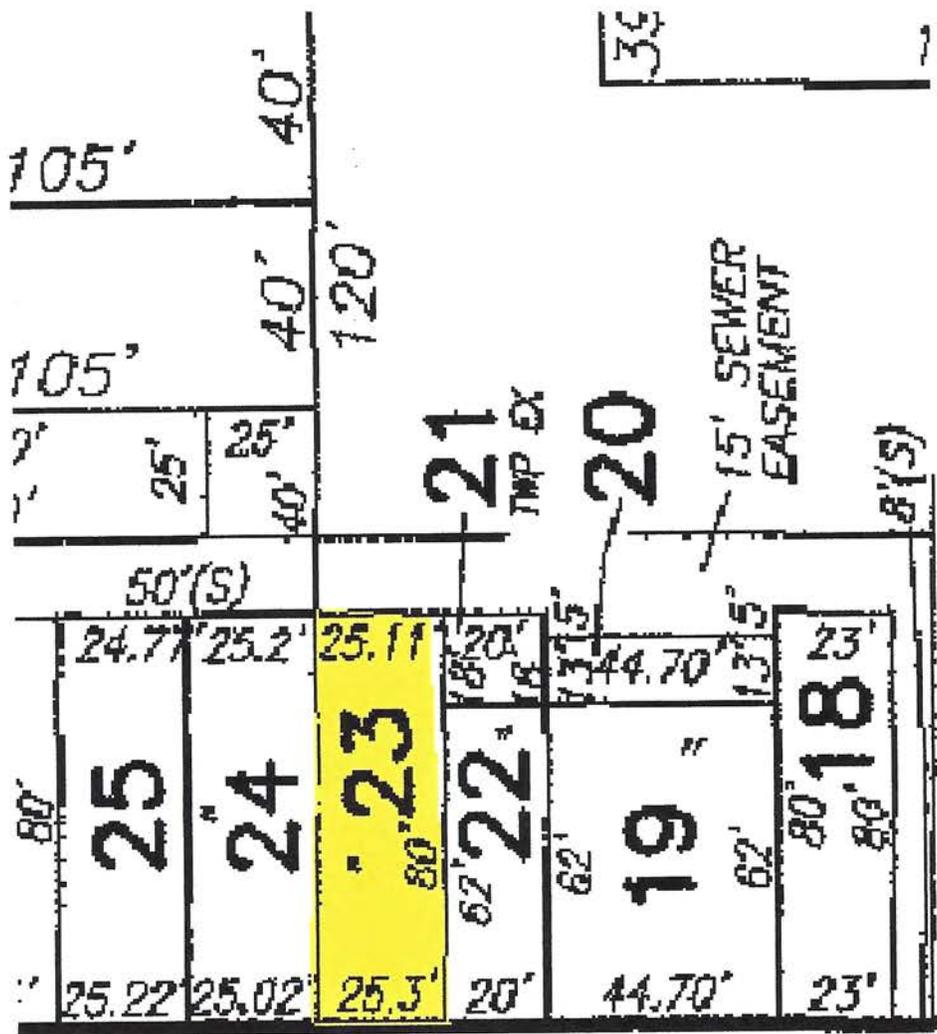
Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

23 Highway 35 ~ Eatontown ~ Monmouth County ~ New Jersey



Copyright © and (P) 1988-2012 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
Certain mapping and direction data © 2012 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2012 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2012 by Applied Geographic Solutions. All rights reserved. Portions © Copyright 2012 by Woodall Publications Corp. All rights reserved.

Tax Map Location



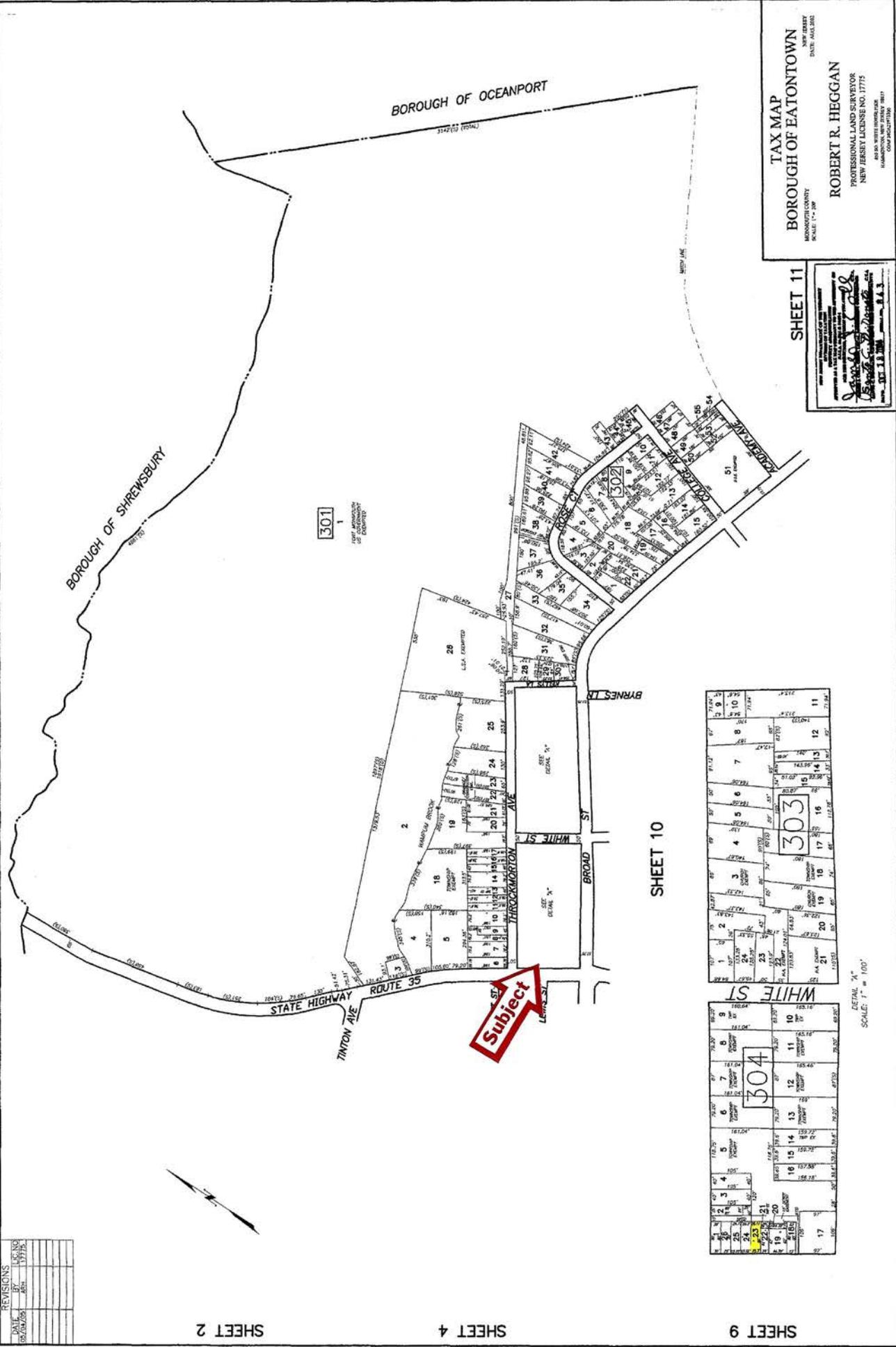
← Highway 35 →

REVISIONS	
DATE	BY

SHEET 2

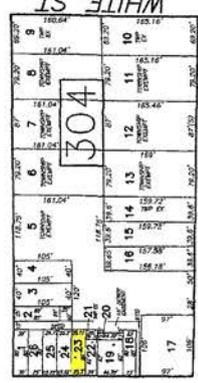
SHEET 4

SHEET 9



301
 EAST APPROXIMATE
 OF COUNTY

Subject



DETAIL "A"
 SCALE: 1" = 100'

TAX MAP
BOROUGH OF EATONTOWN
 MONMOUTH COUNTY
 SCALE: 1" = 200'

ROBERT R. HEGGAN
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 17715
 HANMINGTON, NEW JERSEY 08047
 COMM. EXPIRES 12/31/2008

SHEET 11

Robert R. Heggan
 PROFESSIONAL LAND SURVEYOR
 NEW JERSEY LICENSE NO. 17715
 HANMINGTON, NEW JERSEY 08047
 COMM. EXPIRES 12/31/2008



B-1 Business Zone.

Permitted uses.

Retail sales.

Personal services.

Indoor movie theaters.

Bus stations and taxi stands.

Banks, post office, business, municipal, public utility, and professional offices.

Buildings with mixed uses that are permitted within the B-1 Zone.

Restaurants and taverns.

Child day-care services and children's play areas.

Public parking lots or garages (commercial).

Public utilities in accordance with the standards set forth within § 89-44C(8).

Health care testing service facility

Ambulatory health care facility

Conditional uses. A fast-food restaurant shall be a conditional use if the following criteria are met:

Lot frontage and width shall be a minimum of 250 feet. Minimum square footage of the principal building shall be 2,000 square feet. In any fast-food restaurant which permits the ordering of food from a vehicle by means of an electronic sound system and delivery through a drive-in window, there shall be required a buffer zone of 30 feet in accordance with the standards set forth in § 89-39G on the side(s) of the property where such facilities are located, same to be measured from the rear or side property lines to the commencement of the parking area. Front-yard setback shall be a minimum of 50 feet.

Any fast-food restaurant which permits the ordering of food from a vehicle must provide a queuing area sufficient to permit 10 cars to be queued without obstructing the normal flow of traffic on the site.

There shall be provided on-site parking on the basis of one space per employee and one per two seats.

Accessory uses.

Signs.

Recycling containers within enclosures.

In the B-1 Zone, goods or products may be processed or fabricated on the premises on which they will be offered for sale at retail provided that such processing or fabricating shall not employ more than three persons at any one time; shall be performed indoors but not in the front of the building at street level; and that no supplies, materials or goods shall be stored out of doors.

LAND USE

89 Attachment 9

Borough of Eatontown
Exhibit 3

Schedule of Zone Requirements for the Nonresidential Zones
[Amended by Ord. No. 16-80; Ord. No. 26-87; Ord. No. 16-92; 2-22-2006 by Ord. No. 6-2006; 12-8-2010 by Ord. No. 25-2010; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 27-2010]

Zone	Type of Use	Minimum Tract Size	Minimum Lot Size			Minimum Front Yards (Feet)				Maximum Building Height (feet)	Maximum Impervious Coverage (%)	Minimum Gross Floor Area (square feet)	Maximum Building Floor Area Ratio (square feet)
			Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	Both Sides		Rear				
							One Side	Side					
B-1	Permitted uses	NA	NA	100	150	50	20	—	—	50	90 ¹	—	—
B-2	Permitted uses	NA	20,000	100	150	50	15	40	50	40	65 ²	—	—
B-2MH													
B-3	Permitted uses	NA	10 acres	500	500	100	100	100	50	60	65 ²	—	—
B-4	Permitted uses	NA	5 acres	500	300	100	75	150	75	30	65 ²	30,000	—
B-5	Permitted uses ¹⁰	NA	20,000	100	150	35	15	40	50	40	85	—	—
B-6	Permitted uses ¹¹	NA	8 acres	500	500	125	50	100	50	30	85	—	—
BP-1	Hotels and motels	NA	88,000	250	250	75	50	100	50	40	65 ²	—	—
	Business park development	88,000 square feet	20,000	90	175	50	15	40	50	25	65 ²	—	—
BP-2	Permitted uses	NA	4 acres	250	250	80	40	100	75	40	65 ²	—	—
	Business park development	20 acres	1 acre	200	250	50 ⁶	40	80	40	30	65 ²	5,000	—
	Animal care centers	NA	4 acres	200	250	50 ⁶	40	80	48	50	65 ²	—	—
M-1	Permitted uses	NA	4 acres	250	250	40	100	75	30	40	65 ²	—	—
	Industrial park	20 acres	1 acre	200	250	50 ⁶	40	80	40	30	65 ²	5,000	—
M-2	Permitted uses	NA	20,000	100	150	50	20	50	25	40	65 ²	—	—
M-B	Permitted uses	NA	1 acre	100	150	75 ⁸	25	50	75	15	30	5,000	—
MB-R	Permitted uses	NA	4 acres ⁴	200	200	75	25	50	75	15	15	5,000	0.15
MB/R-TW/SCH	Permitted MB uses	NA	1 acre	100	150	75 ⁸	25	50	75	15	30	5,000	—
	Senior citizen townhouses	10 acres ⁴	NA	—	—	50 ⁹	50 ⁹	100 ⁹	50 ⁹	20	40	—	—
	Permitted uses	NA	88,000	250	250	75	50	100	50	25	65 ⁷	—	—
PBO-88	Hotels	NA	10 acres	500	500	75	50	100	50	65	—	—	—
	Business park development	88,000	20,000	90	175	50	15	40	50	30	—	—	—
PBO-200	Permitted uses	NA	200,000	300	300	75	50	100	50	25	65 ³	5,000	0.3

NOTES:
 1. Stories one through three may occupy 90% of the lot area. For buildings exceeding three stories in height, stories four and above shall not cover more than 60% of the lot area if projected to the ground. No wall above the third story shall be closer to a lot line than 20 feet when projected to the ground.
 2. Only 1/2 of the area devoted to detention or retention facilities shall be considered as nonimpervious surfaces in calculating the percentages set forth above and any area used to calculate nonimpervious coverage cannot include a combination of nonimpervious and impervious materials.
 3. One hundred feet from Route 36.
 4. The planned commercial development must be located on a contiguous land area.
 5. See Code § 89-44H(1)(S) for additional setback requirements.
 6. The minimum front yard setback shall be 100 feet where a proposed structure exceeds 80,000 square feet.
 7. The maximum building height shall be 35 feet and 2.5 stories, whichever is less.
 8. Tract may not have less than 500 feet of frontage. The maximum permitted density is four dwelling units per gross acre.
 9. See § 89-44D(15) for additional requirements.
 10. As provided by Ord. No. 26-2010, all uses permitted in the B-2 Business Zone shall be permitted in the B-5 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum front yard setback and maximum impervious coverage are as noted above for the B-5 Zone.
 11. As provided by Ord. No. 27-2010, all uses permitted in the B-3 Business Zone shall be permitted in the B-6 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum lot area, minimum front yard setback, maximum lot coverage and maximum impervious coverage are as noted above for the B-6 Zone.

Commercial

Highway 35 Eatontown, NJ 07724

Population	1 Mile	3 Miles	5 Miles
Population (2014)	10,145	59,964	147,462
Population male (2014)	5,004	29,305	71,170
Population female (2014)	5,141	30,659	76,292
% Population male (2014)	49.3%	48.9%	48.3%
% Population female (2014)	50.7%	51.1%	51.7%
Population age 0-4 (2014)	476	2,806	6,792
Population age 5-9 (2014)	609	3,814	9,068
Population age 10-14 (2014)	568	3,976	9,433
Population age 15-19 (2014)	554	4,127	9,809
Population age 20-24 (2014)	580	4,024	9,742
Population age 25-29 (2014)	613	3,731	9,173
Population age 30-34 (2014)	658	3,457	8,662
Population age 35-39 (2014)	729	3,415	8,638
Population age 40-44 (2014)	813	3,738	9,268
Population age 45-49 (2014)	827	4,236	10,253
Population age 50-54 (2014)	825	4,409	10,493
Population age 55-59 (2014)	767	4,281	10,164
Population age 60-64 (2014)	670	3,842	9,069
Population age 65-69 (2014)	521	3,143	7,432
Population age 70-74 (2014)	354	2,376	5,768
Population age 75-79 (2014)	240	1,710	4,279
Population age 80-84 (2014)	140	1,121	3,101
Population age 85+ (2014)	201	1,758	6,318
% Population age 0-4 (2014)	4.7%	4.7%	4.6%
% Population age 5-9 (2014)	6.0%	6.4%	6.1%
% Population age 10-14 (2014)	5.6%	6.6%	6.4%
% Population age 15-19 (2014)	5.5%	6.9%	6.7%
% Population age 20-24 (2014)	5.7%	6.7%	6.6%
% Population age 25-29 (2014)	6.0%	6.2%	6.2%
% Population age 30-34 (2014)	6.5%	5.8%	5.9%
% Population age 35-39 (2014)	7.2%	5.7%	5.9%
% Population age 40-44 (2014)	8.0%	6.2%	6.3%
% Population age 45-49 (2014)	8.2%	7.1%	7.0%
% Population age 50-54 (2014)	8.1%	7.4%	7.1%
% Population age 55-59 (2014)	7.6%	7.1%	6.9%

Demographic Report

% Population age 60-64 (2014)	6.6%	6.4%	6.2%
% Population age 65-69 (2014)	5.1%	5.2%	5.0%
% Population age 70-74 (2014)	3.5%	4.0%	3.9%
% Population age 75-79 (2014)	2.4%	2.9%	2.9%
% Population age 80-84 (2014)	1.4%	1.9%	2.1%
% Population age 85+ (2014)	2.0%	2.9%	4.3%
Population white (2014)	6,988	48,240	122,299
Population black (2014)	1,588	4,469	9,658
Population Am In/AK Nat (2014)	1	80	142
Population Hawaiian/PI (2014)	N/A	8	13
Population multirace (2014)	816	5,108	11,875
Population Hispanic (2014)	1,520	8,536	20,442
% Population white (2014)	68.9%	80.4%	82.9%
% Population black (2014)	15.7%	7.5%	6.5%
% Population Am In/AK Nat (2014)	0.0%	0.1%	0.1%
% Population Hawaiian/PI (2014)	N/A	0.0%	0.0%
% Population multirace (2014)	8.0%	8.5%	8.1%
% Population Hispanic (2014)	15.0%	14.2%	13.9%
Non Hispanic White (2014)	5,841	41,616	105,132
% Non Hispanic White (2014)	57.6%	69.4%	71.3%
Population Change	1 Mile	3 Miles	5 Miles
Population (2014)	10,145	59,964	147,462
Population (2005)	11,793	61,803	154,997
Households (2005)	5,431	23,223	60,410
Population 2000	11,467	60,030	149,999
Households 2000	5,203	22,233	57,655
Population 1990	11,763	55,405	138,890
Households 1990	4,968	20,487	52,442
Population Change 2005-2014	-	-	-7,535
% Population Change 2005-2014	-16.2%	-3.1%	-5.1%
Population Change 2000-2005	326	1,773	4,998
Household Change 2000-2005	228	990	2,755
% Population Change 2000-2005	2.8%	2.9%	3.2%
% Household Change 2000-2005	4.2%	4.3%	4.6%
Population Change 1990-2005	30	6,398	16,107
Household Change 1990-2005	463	2,736	7,968
% Population Change 1990-2005	0.3%	10.4%	10.4%
% Household Change 1990-2005	8.5%	11.8%	13.2%
Total Establishments (2005)	591	4,562	8,619

Demographic Report

Total Employees (2005)	4,882	43,341	76,430
Housing	1 Mile	3 Miles	5 Miles
Housing Units (2014)	5,071	23,926	62,771
Owner Occupied Housing Units (2014)	2,008	15,626	38,144
Renter Occupied Housing Units (2014)	2,661	6,894	18,931
Vacant Housing Units (2014)	402	1,406	5,696
Occupied Housing Units (2014)	4,669	22,520	57,075
Income	1 Mile	3 Miles	5 Miles
Median Household Income (2014)	\$53,675.00	\$89,024.00	\$82,578.50
Household Income < \$10000 (2014)	236	757	2,134
Household Income \$10000-\$14999 (2014)	165	862	2,305
Household Income \$15000-\$19999 (2014)	208	749	2,268
Household Income \$20000-\$24999 (2014)	185	835	2,348
Household Income \$25000-\$29999 (2014)	295	1,113	2,215
Household Income \$30000-\$34999 (2014)	211	684	2,073
Household Income \$35000-\$39999 (2014)	166	524	1,867
Household Income \$40000-\$44999 (2014)	236	757	2,134
Household Income \$45000-\$49999 (2014)	189	692	1,961
Household Income \$60000-\$74999 (2014)	474	1,729	4,577
Household Income \$75000-\$99999 (2014)	707	3,277	6,912
Household Income \$100000-\$124999 (2014)	606	2,757	6,014
Household Income \$125000-\$149999 (2014)	272	1,793	4,122
Household Income \$150000-\$199999 (2014)	123	1,723	4,715
Household Income > \$200000 (2014)	128	2,665	6,763
