

400 Route 34, COLTS NECK, NJ

FOR LEASE



FOR LEASE
4,224 SF total
1st fl - 2,724 SF
2nd fl - 1,500 SF



- Former Ocean First Bank on 1.25 AC
- 4,224 SF two-story Building
- 1st floor - 2,724 SF 2nd floor - 1,500 SF
- 4 drive thru and 1 bypass lane
- Suitable for financial services, professional offices, medical or dental, urgent care, dialysis or plasma center, casual restaurant, retail, fitness studio, salon

EXCLUSIVE BROKER



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(732) 778-1634

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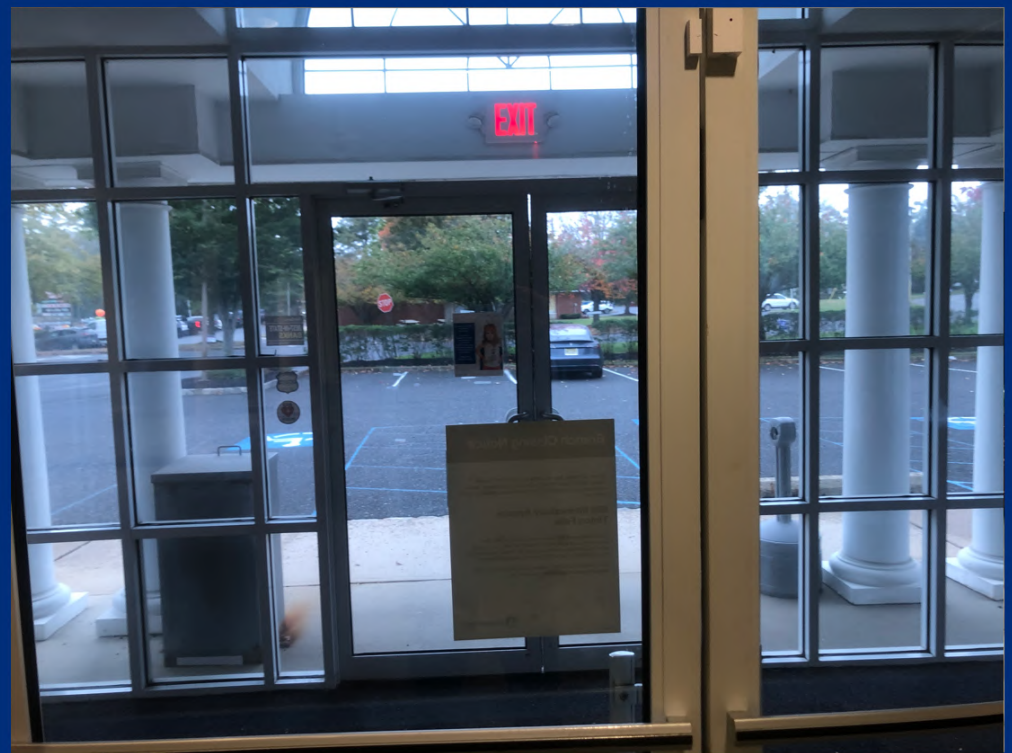


400 NJ-34









RETAIL AERIAL



Google

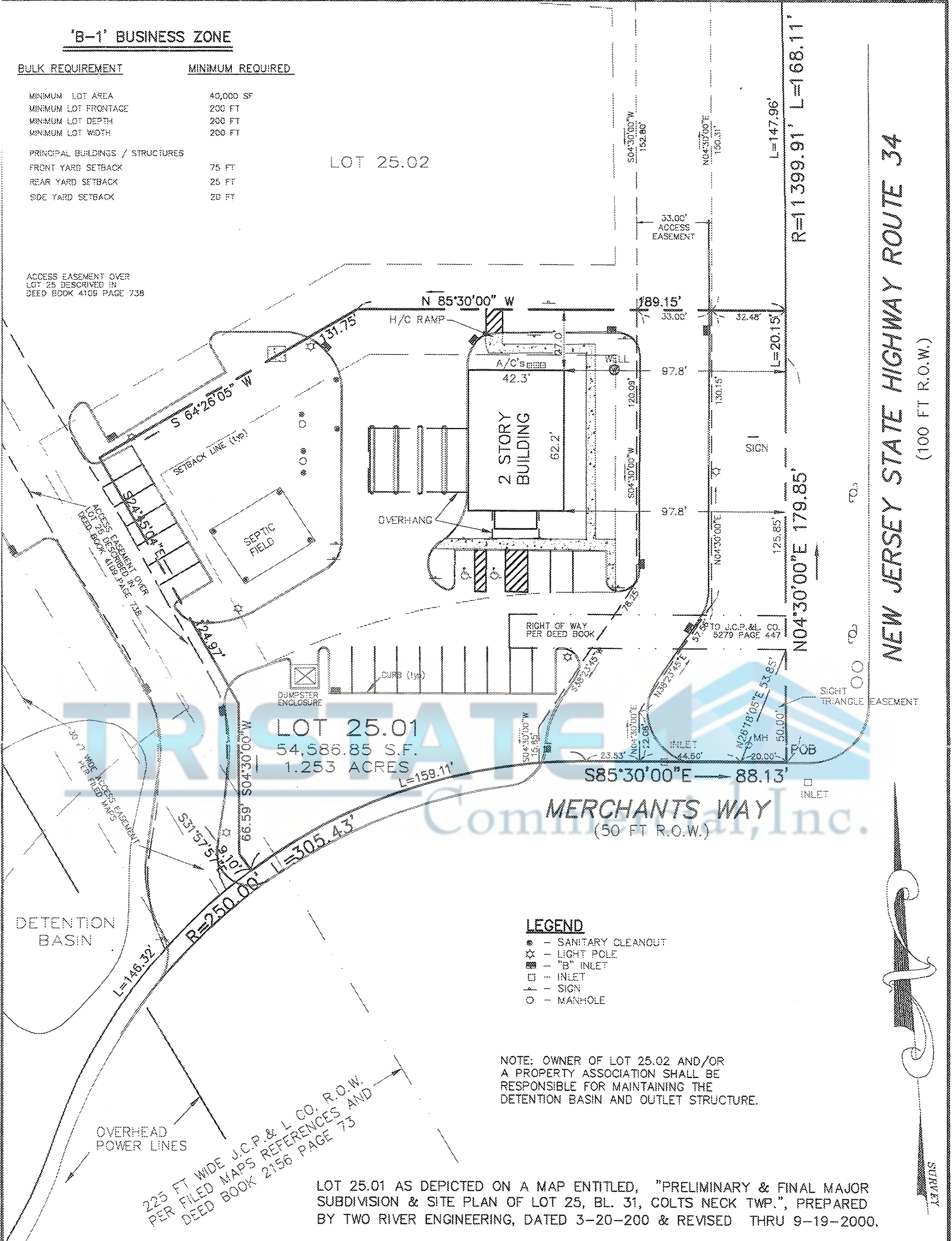
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'B-1' BUSINESS ZONE

BULK REQUIREMENT	MINIMUM REQUIRED
MINIMUM LOT AREA	40,000 SF
MINIMUM LOT FRONTAGE	200 FT
MINIMUM LOT DEPTH	200 FT
MINIMUM LOT WIDTH	200 FT
PRINCIPAL BUILDINGS / STRUCTURES	
FRONT YARD SETBACK	75 FT
REAR YARD SETBACK	25 FT
SIDE YARD SETBACK	20 FT

LOT 25.02

ACCESS EASEMENT OVER LOT 25 DESCRIBED IN DEED BOOK 4109 PAGE 738



NEW JERSEY STATE HIGHWAY ROUTE 34
(100 FT R.O.W.)

DETENTION BASIN

LEGEND

- - SANITARY CLEANOUT
- ☆ - LIGHT POLE
- - "B" INLET
- - INLET
- ↑ - SIGN
- - MANHOLE

NOTE: OWNER OF LOT 25.02 AND/OR A PROPERTY ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE DETENTION BASIN AND OUTLET STRUCTURE.

OVERHEAD POWER LINES

225 FT WIDE J.C.P. & L CO. R.O.W.
PER FILED MAPS REFERENCES AND
DEED BOOK 2156 PAGE 73

LOT 25.01 AS DEPICTED ON A MAP ENTITLED, "PRELIMINARY & FINAL MAJOR SUBDIVISION & SITE PLAN OF LOT 25, BL. 31, COLTS NECK TWP.", PREPARED BY TWO RIVER ENGINEERING, DATED 3-20-200 & REVISED THRU 9-19-2000.

NOTES:

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID COPIES.

SIGNATURE AND EMBOSSED SEAL SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE ADOPTED BY THE N.J. STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ALL UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, ARE NOT SHOWN HEREON.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS ILLEGAL AND PUNISHABLE BY LAW. PROPERTY IS SUBJECT TO ALL DOCUMENTS OF RECORD.

BY CONTRACTUAL AGREEMENT, PROPERTY CORNER MARKERS HAVE NOT BEEN SET.

THIS CERTIFICATION IS MADE ONLY TO HEREON NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

BOUNDARY SURVEY

LOT 25.01, BLOCK 31

COLTS NECK TOWNSHIP
DATE 06-19-01

MONMOUTH COUNTY
SCALE 1" = 40'

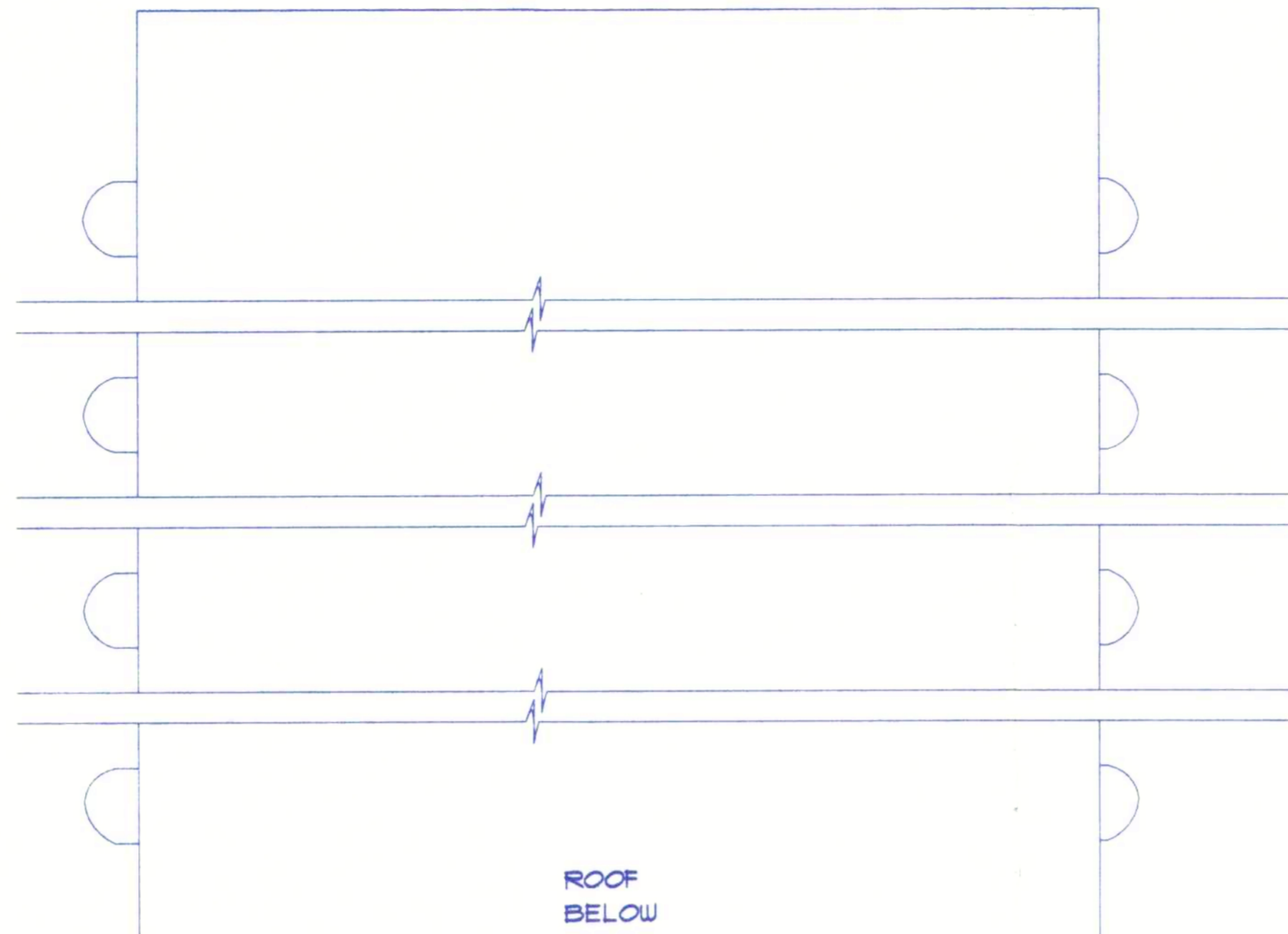
NEW JERSEY
JOB NO 20079

CERTIFIED TO:

COMMUNITY BANK OF NEW JERSEY
3535 HIGHWAY NINE NORTH
FREEHOLD, NJ 07728

kurtz
CONSULTING ENGINEERS, PLANNERS, LAND SURVEYORS
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WILLIAM KURTZ, PELS PP LIC NO 34515



WALL LEGEND	
SYMBOL	DESCRIPTION
	5/8" GYP. BD. ON BOTH SIDES OF 2" X 4" UD. STUDS @ 16" O.C. RUN TO UNDERSIDE OF STRUCTURE W/SOUND ATTENUATION
	ALL INTERIOR PARTITIONS TO BE 2" X 4" UD. STUDS @ 16" O.C. 1/2" GYPSUM BOARD BOTH SIDES, UNLESS OTHERWISE NOTED
	PRE-FABRICATED VAULT WALL
	1 HR. RATED WALL CONSTRUCTION: 5/8" FIRECODE 1" GYP. BD. BOTH SIDES ON 2X4 UD. STUDS @ 16" O.C. W/ 3 5/8" BATT INSUL. RUN TO UNDERSIDE OF STRUCTURE ABOVE. PROVIDE FIRE SAFING SEALANT PER I.L. DESIGN 326



Architecture • Land Planning
Space Planning • Interior Design

1301 Highway 36 Hazlet, NJ 07730
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LICENSE

WAYNE LERMAN, AIA
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REVISIONS	
NO.	DATE
△ 6/20/00	GENERAL REVISIONS
△ 12-19-00	REVISED TOILET

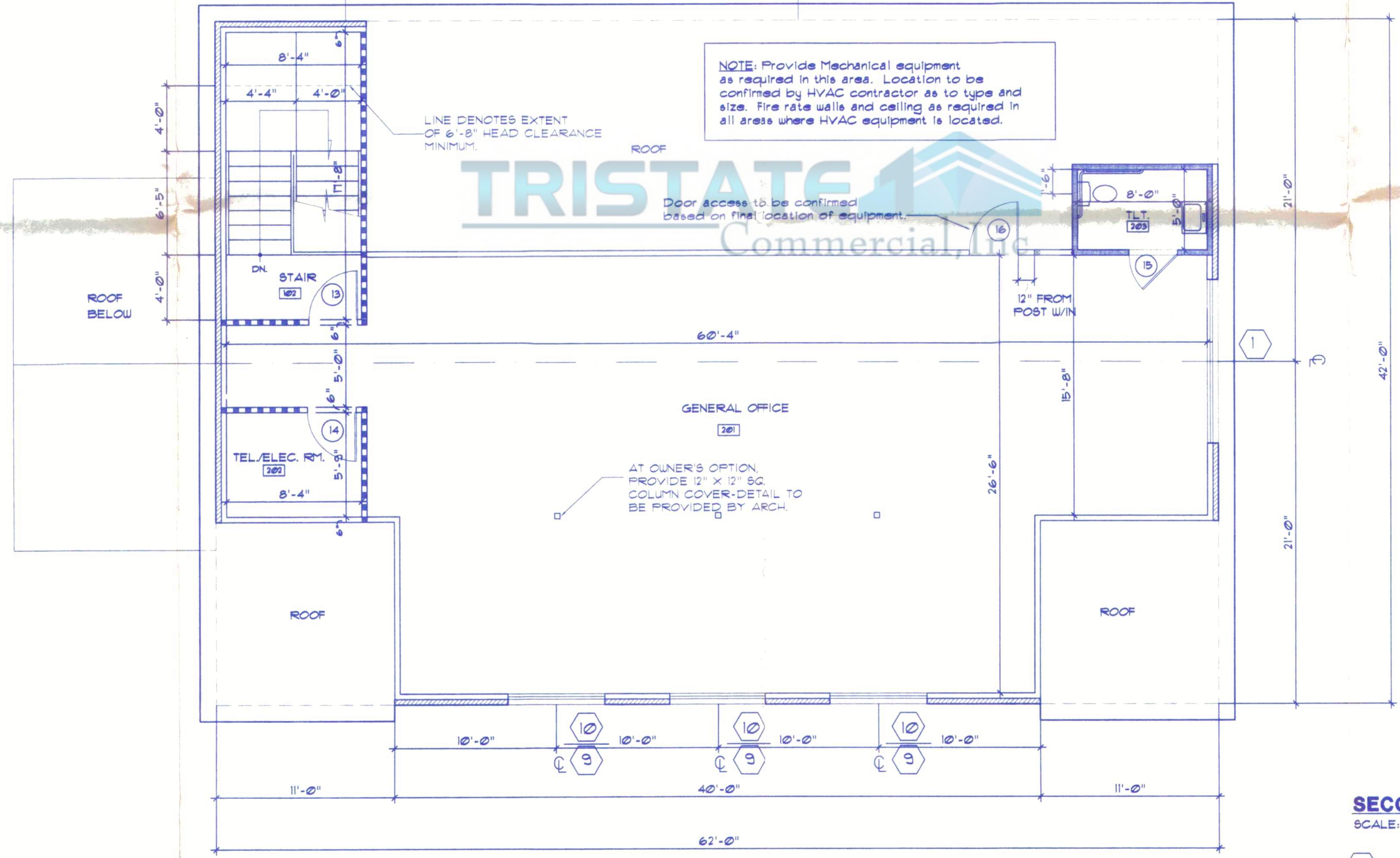
PROPOSED BANK FACILITY.

COMMUNITY BANK OF NEW JERSEY

RT. 34
COLTS NECK, NJ

SECOND FLOOR PLAN

DATE 6-13-00	JOB NO. 2008
SCALE AS NOTED	DWG. NO. A-3
DRAWN BY O.F.	CHECKED W.L.
	5 OF 19



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DENOTES WINDOW - REFER TO SHEET A-8



Demographic and Income Profile

400 State Route 34, Colts Neck, New Jersey, 07722
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 40.29127
 Longitude: -74.17449

Summary	Census 2010	2020	2025
Population	934	911	900
Households	317	313	310
Families	271	267	265
Average Household Size	2.95	2.91	2.90
Owner Occupied Housing Units	298	294	292
Renter Occupied Housing Units	19	19	19
Median Age	45.0	47.8	46.9
Trends: 2020-2025 Annual Rate	Area	State	National
Population	-0.24%	0.29%	0.72%
Households	-0.19%	0.27%	0.72%
Families	-0.15%	0.24%	0.64%
Owner HHs	-0.14%	0.30%	0.72%
Median Household Income	0.75%	1.43%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	5	1.6%	5	1.6%
\$15,000 - \$24,999	1	0.3%	1	0.3%
\$25,000 - \$34,999	7	2.2%	7	2.3%
\$35,000 - \$49,999	9	2.9%	9	2.9%
\$50,000 - \$74,999	29	9.3%	30	9.7%
\$75,000 - \$99,999	22	7.0%	21	6.8%
\$100,000 - \$149,999	51	16.3%	47	15.2%
\$150,000 - \$199,999	46	14.7%	43	13.9%
\$200,000+	144	46.0%	149	48.1%
Median Household Income	\$182,842		\$189,849	
Average Household Income	\$255,527		\$271,527	
Per Capita Income	\$84,760		\$90,322	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	41	4.4%	35	3.8%	38	4.2%
5 - 9	65	7.0%	50	5.5%	50	5.6%
10 - 14	90	9.6%	65	7.1%	58	6.4%
15 - 19	78	8.3%	67	7.4%	52	5.8%
20 - 24	48	5.1%	47	5.2%	31	3.4%
25 - 34	44	4.7%	84	9.2%	75	8.3%
35 - 44	101	10.8%	74	8.1%	130	14.4%
45 - 54	205	21.9%	125	13.7%	104	11.6%
55 - 64	129	13.8%	180	19.8%	140	15.6%
65 - 74	79	8.4%	103	11.3%	135	15.0%
75 - 84	40	4.3%	60	6.6%	63	7.0%
85+	15	1.6%	20	2.2%	24	2.7%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	882	94.4%	853	93.7%	844	93.8%
Black Alone	6	0.6%	6	0.7%	6	0.7%
American Indian Alone	0	0.0%	0	0.0%	0	0.0%
Asian Alone	37	4.0%	41	4.5%	40	4.4%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	2	0.2%	2	0.2%	2	0.2%
Two or More Races	7	0.7%	8	0.9%	8	0.9%
Hispanic Origin (Any Race)	22	2.4%	27	3.0%	27	3.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographic and Income Profile

400 State Route 34, Colts Neck, New Jersey, 07722
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 40.29127
 Longitude: -74.17449

Summary	Census 2010	2020	2025
Population	9,012	8,842	8,751
Households	2,857	2,827	2,803
Families	2,484	2,451	2,429
Average Household Size	3.14	3.11	3.11
Owner Occupied Housing Units	2,622	2,593	2,576
Renter Occupied Housing Units	235	234	228
Median Age	42.6	45.3	45.6
Trends: 2020-2025 Annual Rate	Area	State	National
Population	-0.21%	0.29%	0.72%
Households	-0.17%	0.27%	0.72%
Families	-0.18%	0.24%	0.64%
Owner HHs	-0.13%	0.30%	0.72%
Median Household Income	1.14%	1.43%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	87	3.1%	90	3.2%
\$15,000 - \$24,999	64	2.3%	61	2.2%
\$25,000 - \$34,999	47	1.7%	46	1.6%
\$35,000 - \$49,999	121	4.3%	114	4.1%
\$50,000 - \$74,999	217	7.7%	222	7.9%
\$75,000 - \$99,999	141	5.0%	132	4.7%
\$100,000 - \$149,999	476	16.8%	428	15.3%
\$150,000 - \$199,999	383	13.5%	358	12.8%
\$200,000+	1,291	45.7%	1,353	48.3%
Median Household Income	\$180,899		\$191,468	
Average Household Income	\$241,568		\$257,668	
Per Capita Income	\$77,783		\$83,127	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	392	4.4%	350	4.0%	361	4.1%
5 - 9	708	7.9%	556	6.3%	552	6.3%
10 - 14	924	10.3%	763	8.6%	644	7.4%
15 - 19	802	8.9%	715	8.1%	604	6.9%
20 - 24	424	4.7%	450	5.1%	357	4.1%
25 - 34	455	5.0%	665	7.5%	670	7.7%
35 - 44	1,125	12.5%	885	10.0%	1,123	12.8%
45 - 54	1,904	21.1%	1,472	16.7%	1,257	14.4%
55 - 64	1,120	12.4%	1,400	15.8%	1,315	15.0%
65 - 74	651	7.2%	913	10.3%	1,078	12.3%
75 - 84	368	4.1%	477	5.4%	569	6.5%
85+	138	1.5%	194	2.2%	220	2.5%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,115	90.0%	7,848	88.8%	7,772	88.8%
Black Alone	166	1.8%	164	1.9%	163	1.9%
American Indian Alone	2	0.0%	2	0.0%	2	0.0%
Asian Alone	577	6.4%	639	7.2%	627	7.2%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	38	0.4%	49	0.6%	48	0.5%
Two or More Races	114	1.3%	140	1.6%	138	1.6%
Hispanic Origin (Any Race)	328	3.6%	405	4.6%	400	4.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.



Demographic and Income Profile

400 State Route 34, Colts Neck, New Jersey, 07722
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 40.29127
 Longitude: -74.17449

Summary	Census 2010	2020	2025
Population	43,592	45,177	45,477
Households	14,050	14,679	14,805
Families	11,907	12,388	12,480
Average Household Size	3.08	3.06	3.05
Owner Occupied Housing Units	12,882	13,483	13,631
Renter Occupied Housing Units	1,168	1,196	1,174
Median Age	41.9	43.8	44.1
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.13%	0.29%	0.72%
Households	0.17%	0.27%	0.72%
Families	0.15%	0.24%	0.64%
Owner HHs	0.22%	0.30%	0.72%
Median Household Income	1.47%	1.43%	1.60%

Households by Income	2020		2025	
	Number	Percent	Number	Percent
<\$15,000	415	2.8%	401	2.7%
\$15,000 - \$24,999	358	2.4%	329	2.2%
\$25,000 - \$34,999	283	1.9%	271	1.8%
\$35,000 - \$49,999	468	3.2%	430	2.9%
\$50,000 - \$74,999	1,108	7.5%	1,012	6.8%
\$75,000 - \$99,999	1,137	7.7%	1,046	7.1%
\$100,000 - \$149,999	2,906	19.8%	2,697	18.2%
\$150,000 - \$199,999	2,155	14.7%	2,152	14.5%
\$200,000+	5,848	39.8%	6,466	43.7%
Median Household Income	\$162,400		\$174,678	
Average Household Income	\$211,569		\$230,143	
Per Capita Income	\$69,005		\$75,180	

Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,206	5.1%	2,068	4.6%	2,137	4.7%
5 - 9	3,514	8.1%	2,890	6.4%	2,843	6.3%
10 - 14	4,120	9.5%	3,671	8.1%	3,302	7.3%
15 - 19	3,593	8.2%	3,462	7.7%	3,016	6.6%
20 - 24	1,947	4.5%	2,259	5.0%	1,946	4.3%
25 - 34	2,603	6.0%	3,954	8.8%	4,020	8.8%
35 - 44	6,107	14.0%	4,914	10.9%	6,028	13.3%
45 - 54	9,008	20.7%	7,353	16.3%	6,255	13.8%
55 - 64	5,472	12.6%	7,186	15.9%	6,882	15.1%
65 - 74	2,821	6.5%	4,474	9.9%	5,322	11.7%
75 - 84	1,552	3.6%	2,104	4.7%	2,762	6.1%
85+	649	1.5%	841	1.9%	964	2.1%

Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	37,885	86.9%	38,612	85.5%	38,927	85.6%
Black Alone	947	2.2%	981	2.2%	982	2.2%
American Indian Alone	21	0.0%	23	0.1%	23	0.1%
Asian Alone	3,820	8.8%	4,366	9.7%	4,342	9.5%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	277	0.6%	366	0.8%	370	0.8%
Two or More Races	641	1.5%	827	1.8%	833	1.8%
Hispanic Origin (Any Race)	1,864	4.3%	2,427	5.4%	2,451	5.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.