

#3478 ~ Big Red Property

**119 E. Newman Springs Road
Shrewsbury, NJ 07702**

Commercial/Retail

**Block: 5
Lot: 34, 35**

**Land Size: 0.5165 Acre (150 x 150)
Building Size: 6,200 Sq. Ft.**

Tax Information

**Land Assessment: \$ 653,400.
Improvement Assessment: \$ 559,000.
Total Assessment: \$ 1,212,400.**

**Taxes: \$ 21,123.
Tax Year: 2024
Tax Rate: 1.809/\$100
Equalization Ratio: 95.94%
Updated: 09/09/2025**

Zoning: B-1 ~ Business Zone District

Remarks: 6,200 Sq. Ft. One-Story Retail Building on Major Thoroughfare Between the Garden State Parkway and Highway 35. High Traffic and High Visibility Location. Plenty of Parking On Site.

Price: \$ 2,500,000. ~ 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.

**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**





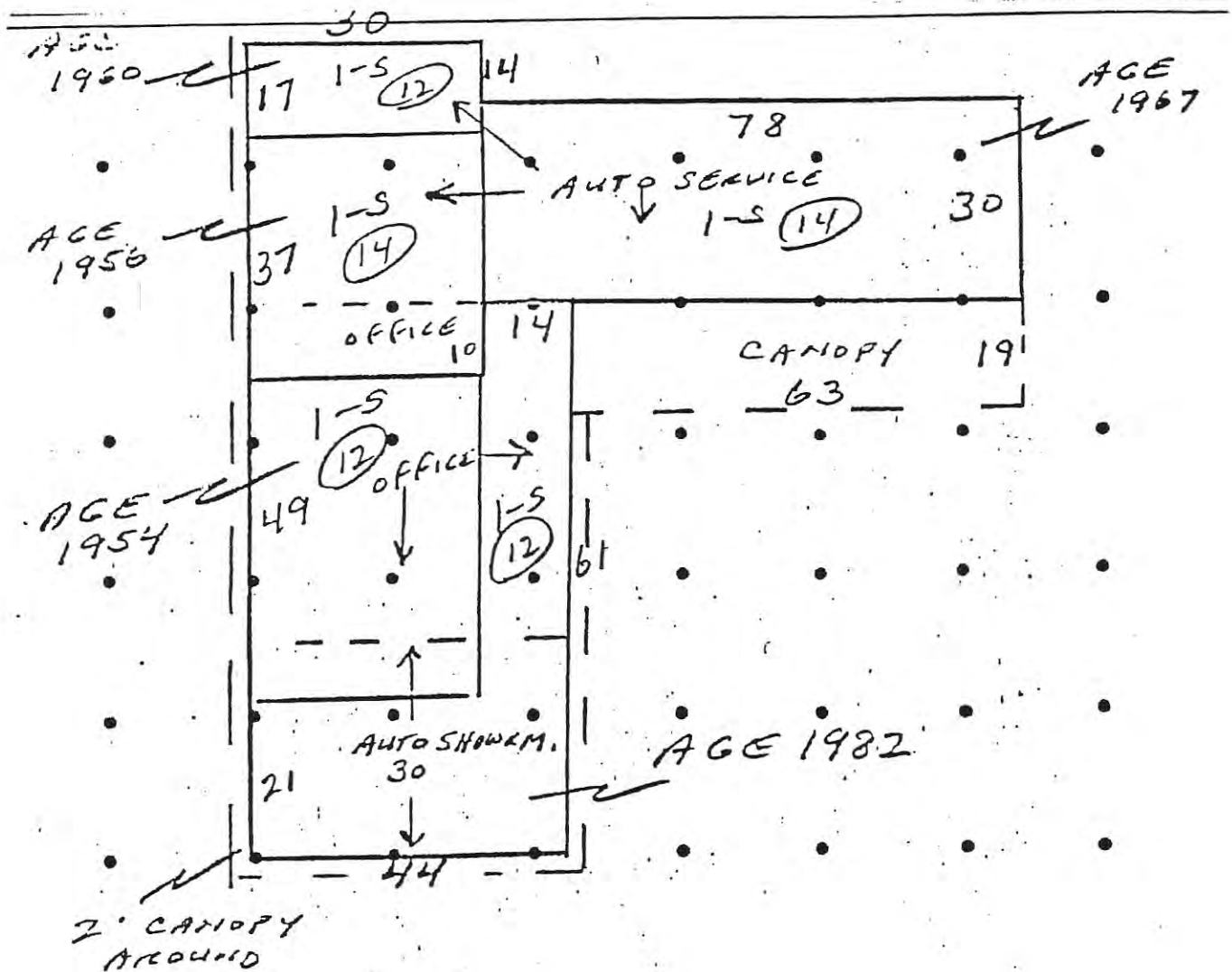
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



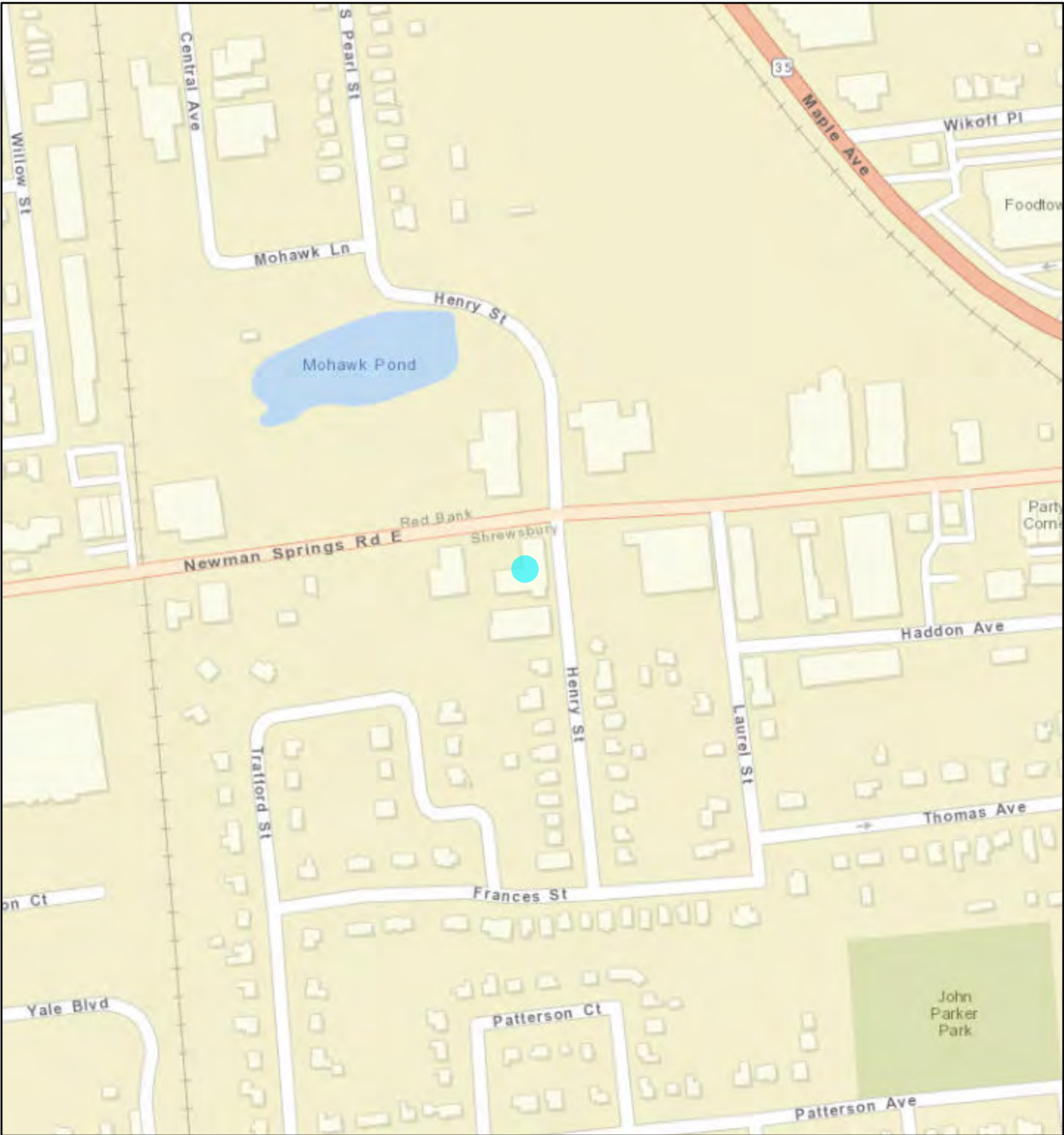
— Road Centerlines

JOHN D. LAZARUS APPRAISAL ASSOCIATES

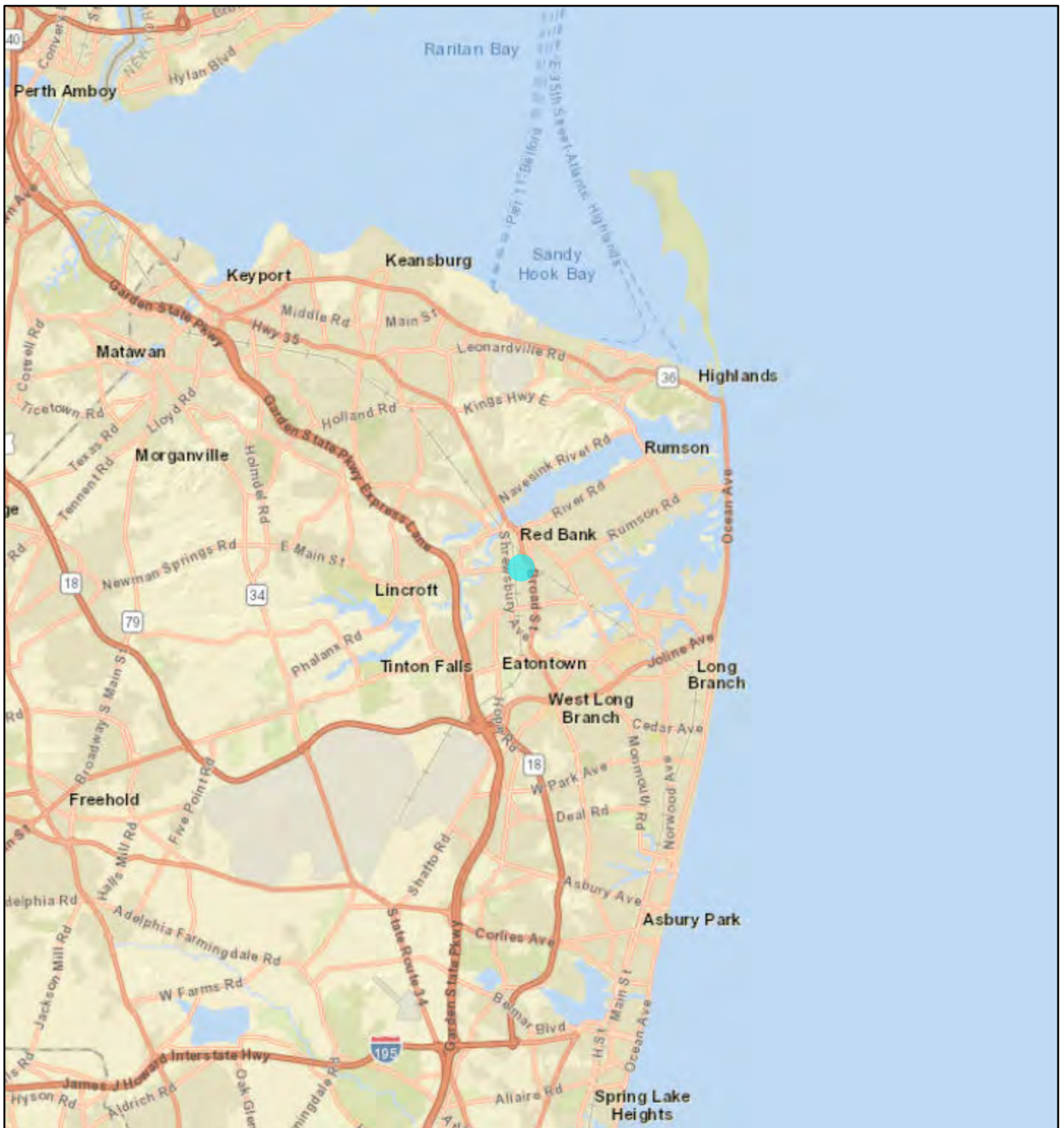
Sketch of Building



119 E. NEWMAN SPRINGS ROAD, SHREWSBURY, NJ 07702



119 E. NEWMAN SPRINGS ROAD, SHREWSBURY, NJ 07702



TOPOGRAPHIC MAP

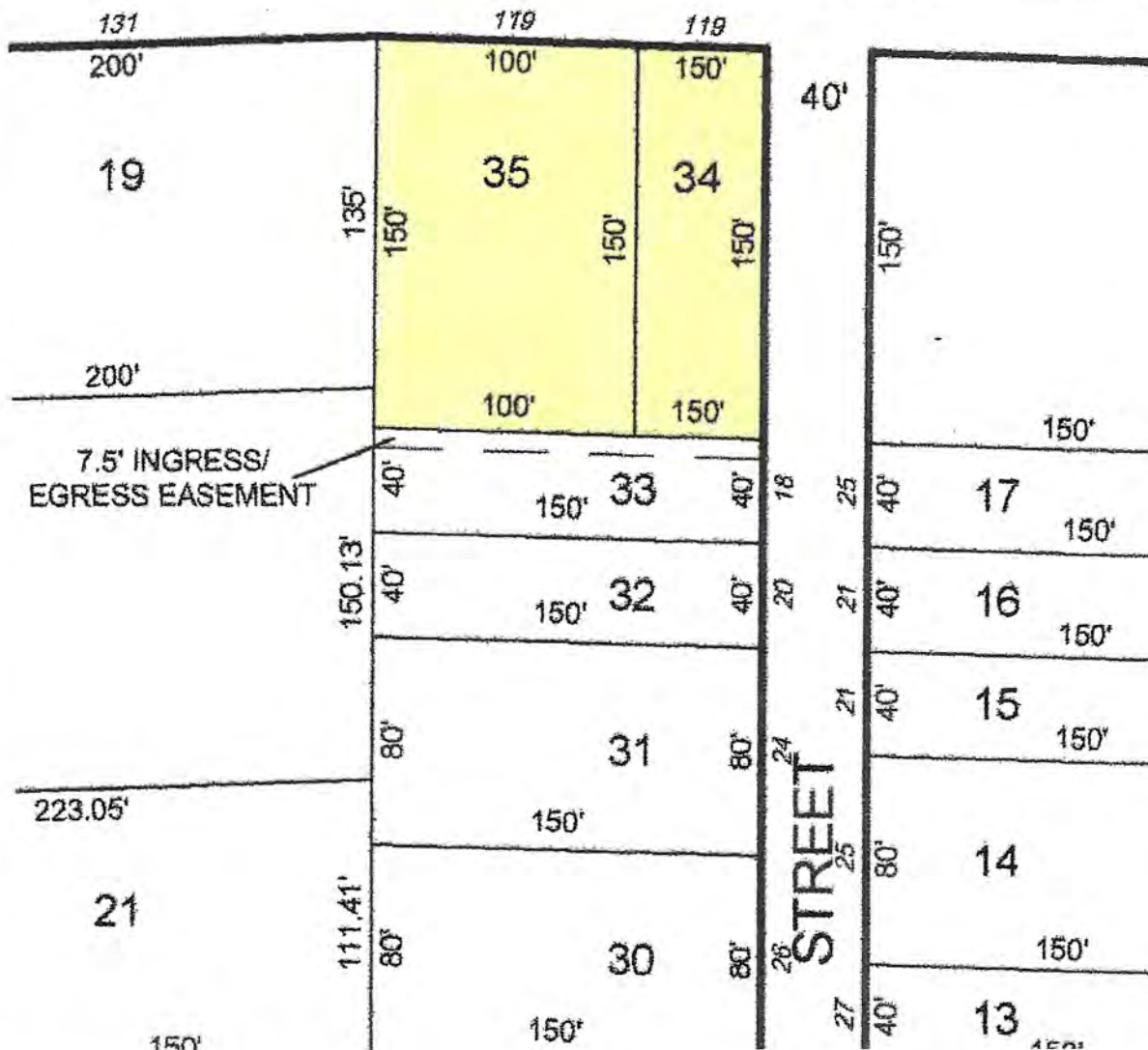


— Road Centerlines of NJ

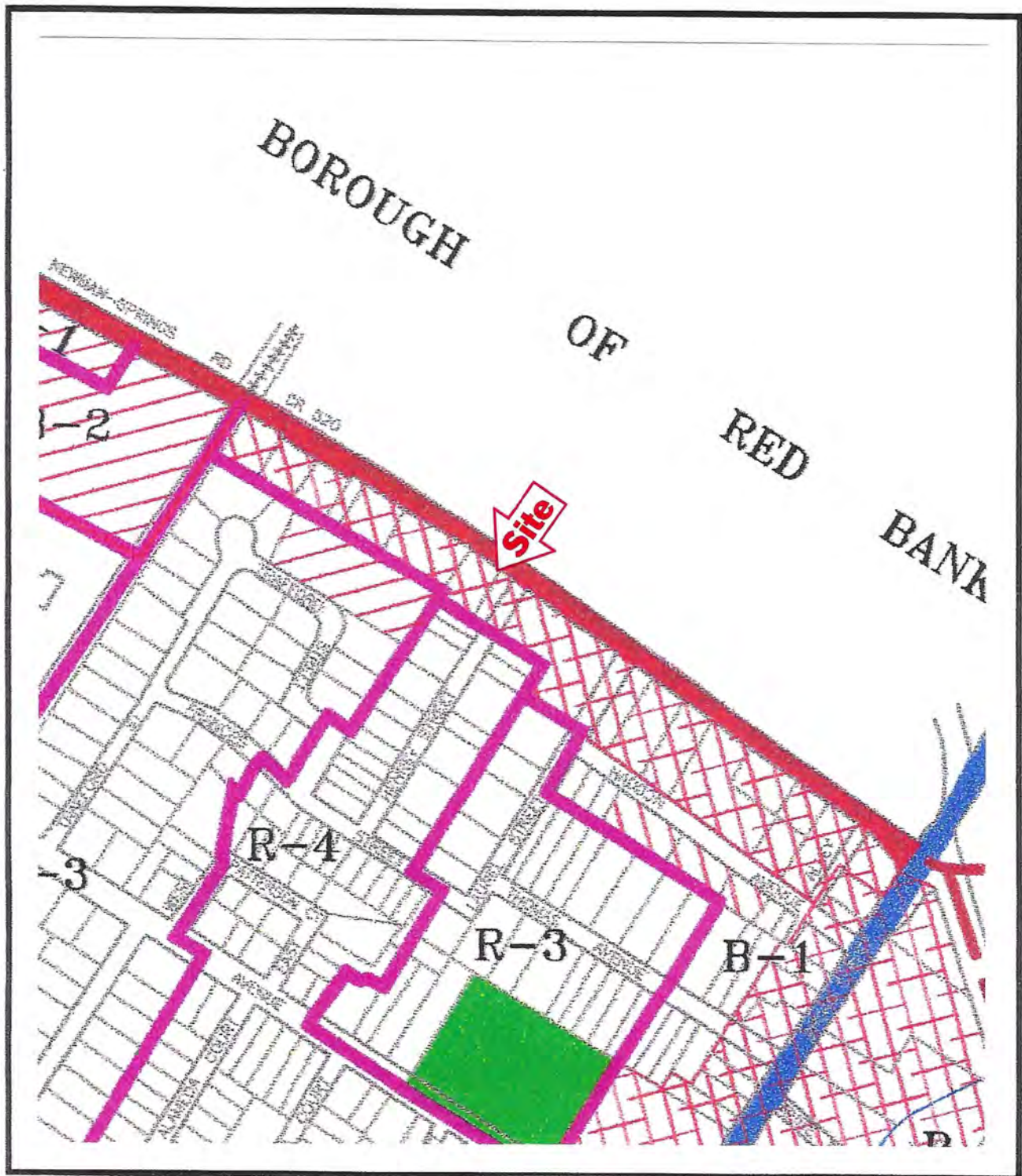
TAX MAP LOCATION

BOROUGH OF MONMOUTH

SPRINGS



Zoning Map



herein provided, such subdivision shall be conditioned upon and subject to such agreements, covenants and restrictions of record as are necessary or required to establish the extent of the obligations of the owner of property within the R-1B Zone for the maintenance of the open space areas within the general development plan tract and the utilities, roadways, and other common facilities within and used in connection with the general development plan tract. Notwithstanding the subdivision of the property located within the R-1B Zone into a separate lot, access to the recreation and personal care amenities located in the R-1B Zone shall be available to all residents of the R-1A Zone, and all clubhouses, recreation facilities and other common facilities located in the R-1A Zone shall be available to all residents of the R-1B Zone.

§ 94-10.7. Business Zones

[Amended 12-15-2008 by Ord. No. 925^[1]]

[1] *Editor's Note: This ordinance amended this section to consist of only this heading. See also §§ 94-10.7.1 through 10.7.3*

§ 94-10.7.1. B-1 Business Zone District.

[Amended 12-15-2008 by Ord. No. 925]

Regulations controlling the B-1 Business Zone District shall be as follows:

A. Permitted uses.

- (1) Within any B-1 Zone, no building or land shall be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:
 - (a) Stores and shops for the conduct of any retail trade or service use, such as but not limited to general merchandise stores; furniture, home furnishings and equipment stores; household appliance, radio and television and music stores; apparel and accessory stores; drugstores; jewelry stores; barbershops; shoe repair shops; bakeries; laundromats; florist shops; beauty shops; tailor shops; and similar service uses.
 - (b) Banks, fiduciary institutions and indoor theaters.
 - (c) Business and professional offices.
 - (d) Telephone exchanges, telegraph and express offices.
 - (e) Residential uses, either as a mixed use or as separate dwelling units.
[Added 10-1-2012 by Ord. No. 989]
- (2) For the above uses, no wholesale merchandising or distributing shall be permitted and no merchandise shall be carried or stored in or about the building, structure, enclosure or land other than that intended to be sold at retail within such building, structure, enclosure or land. No business or use shall be carried on in connection with any merchandising establishments or permitted in any building, structure or upon any land which is or is likely to be injurious, obnoxious, offensive or dangerous, by reason of noise, smoke, odor, gas, dust or other objectionable or hazardous features, or which for any reason would hinder, interfere with or detrimentally affect the health, safety, comfort or general welfare of the Borough.
- (3) Only electric motive power shall be used for operating any machinery used incidentally to a permitted use. No junk, defunct motor vehicles, scrap materials or motor vehicles advertised for sale or held as stock-in-trade shall be stored or allowed to remain out of doors.

B. (Reserved)^[1]

[1] *Editor's Note: Former § 94-10.7B, Prohibited uses, was repealed 10-1-2012 by Ord. No. 989.*

C. Permitted accessory uses.

- (1) Private garages subject to the provisions of § 94-8.19.
- (2) Other customary accessory uses and buildings, subject to § 94-5.8, provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory use shall be located on the same lot as principal building.
- (3) Signs, subject to the provisions of § 94-8.34.
- (4) Fences and hedges, subject to the provisions of § 94-8.16.
- (5) Off-street parking, subject to the provisions of § 94-8.26.

D. Conditional uses, subject to the provisions of Article IX of this chapter.

- (1) Places of worship.
- (2) Educational uses.
- (3) Public utilities.

E. Standards and regulations shall be in accordance with the provisions of this chapter and with the schedule referred to in § 94-10.1 and contained herein.

§ 94-10.7.2. (Reserved)

[Added 12-15-2008 by Ord. No. 925^[1]]

[1] *Editor's Note: This ordinance added this section as a reserved section.*

§ 94-10.7.3. B-3 Business Service Zone.

[Added 12-15-2008 by Ord. No. 925]

Regulations controlling the B-3 Business Service Zone shall be as follows:

- A. Purpose. The purpose of the B-3 Business Service Zone is to permit the development or redevelopment of lands within the district in a manner consistent with smart growth principles by permitting land uses which are compatible with mixed use development, and which are harmonious in character with surrounding neighborhoods and the zone plan of the Borough. Development within the B-3 Zone shall permit apartments as an accessory use to those uses permitted in this chapter. Accessory apartments within this zone shall include affordable housing units for low- and moderate-income families, in order to better promote the general welfare and to create a realistic opportunity for the construction of low- and moderate-income housing within the Borough of Shrewsbury in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and the New Jersey Council on Affordable Housing Rules, N.J.A.C. 5:92 through N.J.A.C. 5:95.^[1]

[1] *Editor's Note: Said statutory sections are reserved provisions.*

- B. Permitted uses. Within the B-3 Zone, no structure or land shall be used in whole or in part for any use or purpose other than the following:

- (1) Stores and shops for the conduct of retail trade including stores and shops for home furnishings, household appliances and goods, consumer electronics, computer equipment and software, toys and games, cameras and photographic equipment, food and beverages, music and musical equipment, pharmacies and drugstores, cosmetics and beauty supplies, jewelry, optical goods, sporting goods, health and personal care supplies, apparel and accessories, shoes, luggage, florists, pets and supplies, art and collectible dealers, books, cards and gifts.

Borough of Shrewsbury

SCHEDULE OF ZONING DISTRICT REGULATIONS

Zone District	Minimum Lot Area (Square Feet)	Minimum Lot Width & Frontage (Feet)	Minimum Yard Requirements (Feet)				Minimum Lot Depth (Feet)	Maximum Building Height ²		Minimum Gross Habitable Living Area (S.F.)				Minimum Gross Floor Area (Square Feet)	Maximum Impervious Lot Coverage (%)	Maximum Building Coverage (%)	Maximum Floor Area Ratio	
			Front	Rear		Side		Feet	Stories	1 Story			Split Level					2 Story
				Principal	Accessory ¹					Principal & Accessory ¹	1 Story	1 ½ Story						
RESIDENTIAL																		
R-1 Single Family	45,000	150	50	50	20	30	-	35	2.5	1,800	2,000	2,000	2,200	-	25	10	-	
R-1A Single Family	45,000	150	50	50	15	30	-	35	2.5	1,800	2,000	2,000	2,200	-	25	10	-	
R-1A Cluster Option	22,500	150	50	50	15	25	-	35	2.5	1,500	1,600	1,650	1,800	-	25	10	-	
R-1B Single Family Senior Citizen	217,800	400	75	50 ³	25 ²	50 ¹	-	35 ⁷	2.5 ⁷	-	-	-	-	-	40	20	-	
R-2 Single Family	22,500	150	50	50	15	25	-	35	2.5	1,500	1,600	1,650	1,800	-	30	10	-	
R-3 Single Family	15,000	100	35	35	10	15	-	35	2.5	1,200	1,300	1,300	1,400	-	35	15	-	
R-4 Single Family	10,000	65	35	35	10	10	-	35	2.5	1,000	1,100	1,200	1,250	-	40	20	-	
R-4.5 Single Family	8,000	60	30	35	10	9	-	35	2.5	900	1,100	1,200	1,250	-	40	20	-	
R-5 Single Family	6,000	50	20	35	15	8	-	35	2.5	800	1,000	1,100	1,200	-	35	25	-	
PSC-3 Planned Senior Citizen Residential Zone	Please Refer to § 94-10.15																	
AH-MF-8 Affordable Housing Multi-Family Overlay Zone	See § 94-10.16 AH-MF-8 Affordable Housing Multi-Family - 8 Overlay Zone																	
BUSINESS																		
B-1 General	20,000	150	15	30	5	5	-	30	2	-	-	-	-	625	65	40	0.40	
B-2 Shopping/Office Center	300,000	400	100	30	25	25	-	40	3	-	-	-	-	20,000	60	30	0.30	
B-3 Business Service	10,000	50	15	75	50	10	200	35	2.5	-	-	-	-	625	65	40	0.40	
HC/PO Highway Commercial	120,000	200	150	30	30	25	-	40	3	-	-	-	-	20,000	60	30	0.30	
P-1 Professional	40,000	100	50	30	15	15	-	35	2.5	-	-	-	-	625	60	30	0.30	
LI Light Industrial	40,000	75	35	30	30	15	-	40	3	-	-	-	-	1,000	65	40	0.40	
LIR-60 Limited Industrial Research	60,000	200	50 ³	25 ^{3,4}	25 ⁴	25 ⁴	300	40	3	-	-	-	-	5000 ⁶	60	30	0.30	
LIR-88 Limited Industrial Research	88,000	250	50 ³	25 ^{3,4}	25 ⁴	25 ^{4,5}	250	40	3	-	-	-	-	5000 ⁶	60	30	0.30	

NOTES:

- ^{1.} Five (5) feet for fireproof accessory buildings not exceeding 100 square feet.
- ^{2.} Accessory buildings and freestanding garages shall not exceed 16 feet nor 1 story in height.
- ^{3.} Combined front and rear yards shall not be less than 175 feet.
- ^{4.} No building shall be constructed within 75 feet of any property zoned for residential use.
- ^{5.} Total width of side yards shall be 100 feet.
- ^{6.} Measured at Ground Floor Level.
- ^{7.} Amended 11/13/1995 by Ord. No. 708.

POPULATION

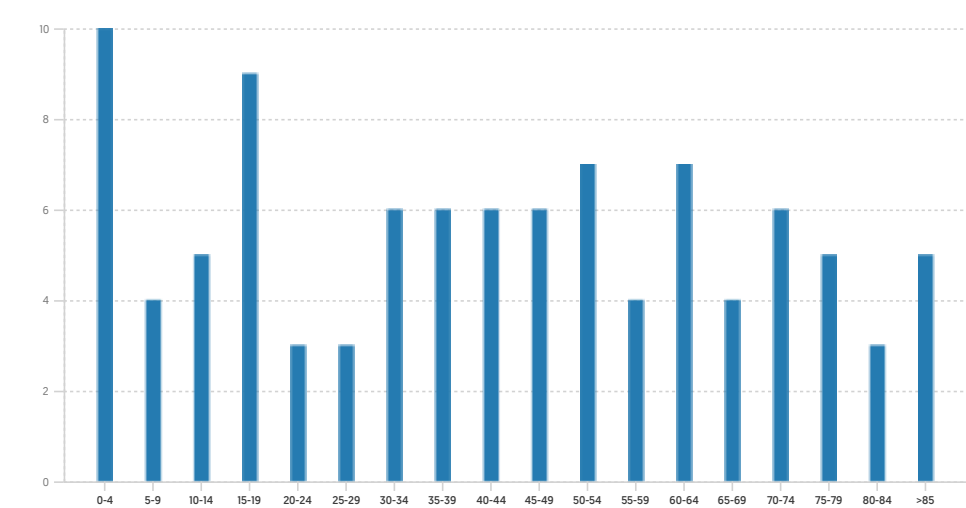
SUMMARY

Estimated Population	4,162
Population Growth (since 2010)	7.9%
Population Density (ppl / mile)	1,901
Median Age	42

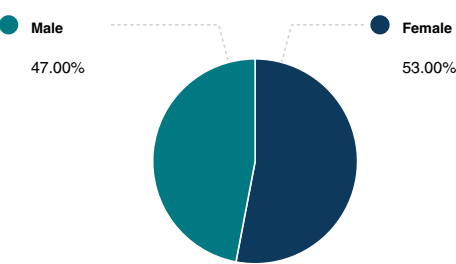
HOUSEHOLD

Number of Households	1,492
Household Size (ppl)	3
Households w/ Children	1,073

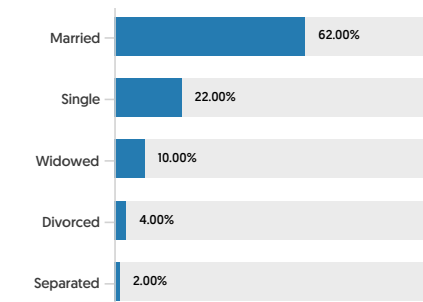
AGE



GENDER



MARITAL STATUS



HOUSING

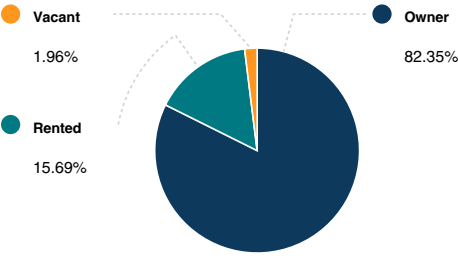
SUMMARY

Median Home Sale Price	\$735,900
Median Year Built	1960

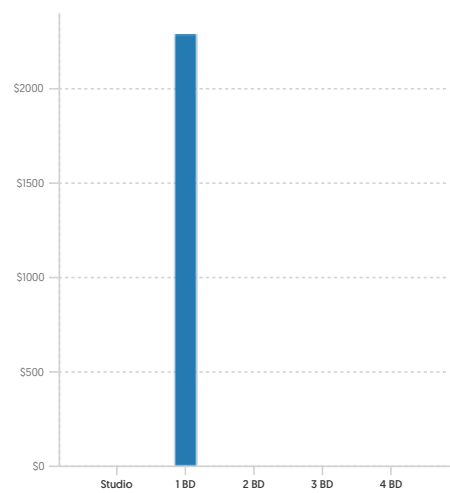
STABILITY

Annual Residential Turnover	6.8%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

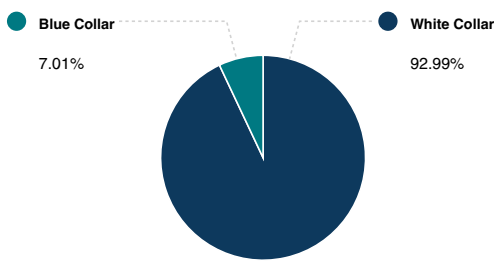


QUALITY OF LIFE

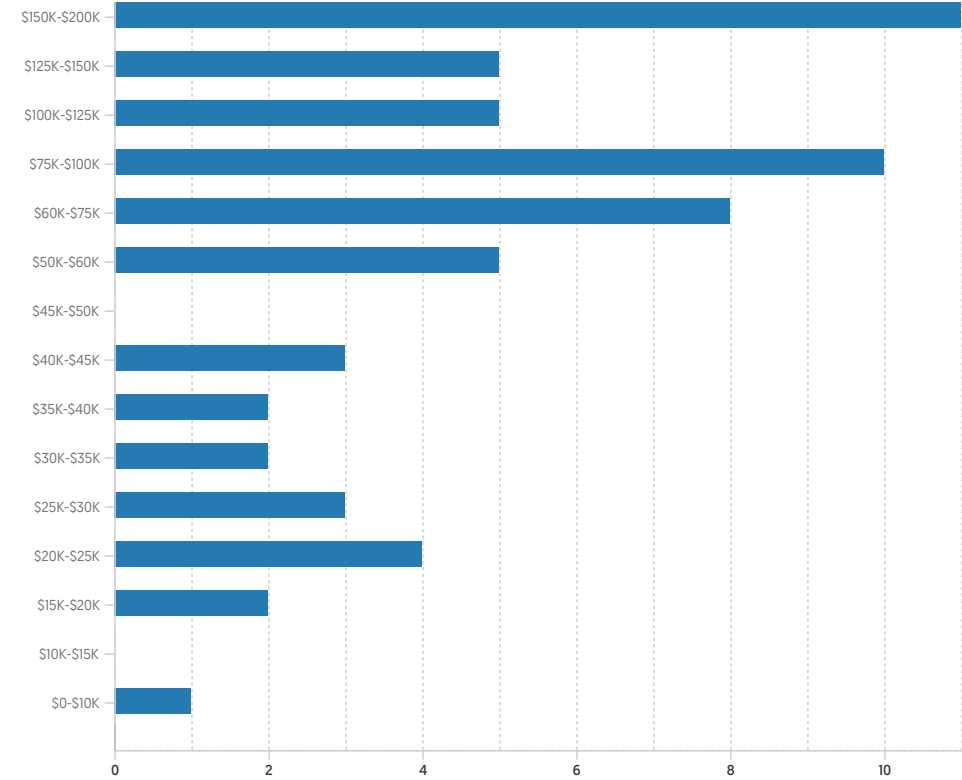
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	89
Manufacturing	73
Transportation and Communications	61
Wholesale Trade	12
Retail Trade	144
Finance, Insurance and Real Estate	311
Services	583
Public Administration	87
Unclassified	

WORKFORCE



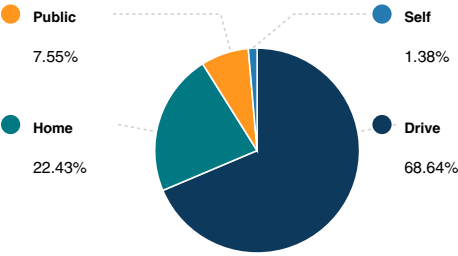
HOUSEHOLD INCOME



Average Household Income \$144,500

Average Per Capita Income \$71,092

COMMUTE METHOD



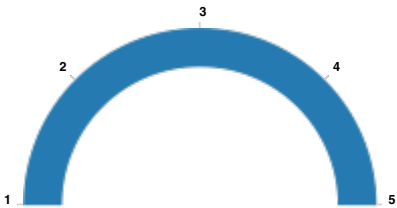
Median Travel Time 31 min

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	10
Some High School	106
High School Graduate	404
Some College	356
Associate Degree	132
Bachelor's Degree	1,149
Graduate Degree	838

(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: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shrewsbury Borough Elementary School	0.7	Pre-K-8th	453	9	7/10
Red Bank Charter School	0.75	Pre-K-8th	187	8	3/10
Red Bank Middle School	0.77	4th-8th	599	9	4/10
Red Bank Primary School	0.84	Pre-K-3rd	575	9	3/10

Community Rating (2)

Shrewsbury Borough Elementary School	
Red Bank Charter School	2
Red Bank Middle School	5
Red Bank Primary School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shrewsbury Borough Elementary School	0.7	Pre-K-8th	453	9	7/10
Red Bank Charter School	0.75	Pre-K-8th	187	8	3/10
Red Bank Middle School	0.77	4th-8th	599	9	4/10

Community Rating (2)

Shrewsbury Borough Elementary School	
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Red Bank Charter School	2
Red Bank Middle School	5

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Vincent S Mastro Montessori Academy	0.37	Pre-K-7th	104		
St James Elementary School	0.73	Pre-K-8th	436		
Goddard School For Early Childhood Development	0.76	Pre-K-K	108		
Red Bank Catholic High School	0.81	9th-12th	915		
Oakwood School	0.95	8th-12th	26		
Tower Hill School	0.98	Pre-K-K	106		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(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: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Bayroot Cafe LLC	132 Trafford St	(732) 747-7724	0.09	Cafe
La Rocca Foods	160 Newman Springs Rd E	(732) 224-9350	0.13	Italian Restaurant
San Remo Restaurant Corp.	37 Newman Springs Rd E	(732) 345-8200	0.18	Italian Restaurant
Angelina's Restaurant & Pizzeria	168 Newman Springs Rd E	(732) 241-4908	0.19	Pizza Restaurants
Fredy's Jeremy LLC	168 Newman Springs Rd E	(732) 530-0211	0.19	Spanish Restaurant
Ajd Pizzeria, Inc.	15 Wikoff Pl	(732) 768-9018	0.23	Pizza Restaurants
Shrewsbury Donuts, Inc.	15 Newman Springs Rd E	(732) 842-9721	0.24	Doughnuts
Annie S Cafe	325 Maple Ave	(732) 915-0057	0.25	Cafe
Hot Bagels Brooklyn's Finest	368 Broad St	(732) 842-1397	0.26	Bagels
M N Bagel Store LLC	368 Broad St	(732) 842-1397	0.26	Bagels

SHOPPING

	Address	Phone #	Distance	Description
Earthly Botanical LLC	123 Trafford St	(908) 309-5669	0.09	Spices And Herbs
Lowe Lake House LLC	55 Thomas Ave	(732) 741-1547	0.17	Lumber And Other Building Materials
Food Circus Super Markets, Inc.	362 Broad St	(732) 747-6800	0.25	Supermarkets, Chain
Thompson's Hardware Inc	457 Broad St	(732) 747-3205	0.3	Hardware Stores
Red Bank Mart Inc	220 Newman Springs Rd E	(732) 219-7626	0.31	Convenience Stores, Independent
Deans Natural Food Market Inc	490 Broad St	(732) 842-8686	0.31	Health Foods
The Sherwin-Williams Company	471 Shrewsbury Ave Ste B	(732) 212-1047	0.37	Paint
Pure Inventions LLC	64b Grant Pl	(732) 842-5777	0.37	Health Foods
Isacc Grocery Store LLC	128 Drs James Parker Blvd	(732) 747-0101	0.39	Grocery Stores
Emu Hemp LLC	18 W Westside Ave	(240) 678-4195	0.4	Health And Dietetic Food Stores