



RETAIL PROPERTY

FOR LEASE

±5,300 SF ON 1.33-AC RETAIL PROPERTY - EXCELLENT EXPOSURE

1328 Route 33 / 34, Farmingdale, NJ 07727

For More Information, Contact

JOHN R. LONGO

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.8 Miles to Garden State Parkway

Approx. 3.5 Miles to Route 18

OFFERING SUMMARY

New Lease Rate:	\$12,500.00 per month (NNN)
Lot Size:	1.33 Acres
Building Size:	5,300 SF

PROPERTY HIGHLIGHTS

- 2 Buildings on ±1.33 Acres
- ±5,300 SF Commercial Building (Former Boat Sales / Service)
- ±1,766 SF Residential Building
- 3 Curb Cuts - 1 Off of Route 33 / 34, 2 Off of Tinton Falls Road
- Zoned HD-3 - <https://ecode360.com/6671387#6671387>
- Traffic Count at ±30,000 AADT at Routes 34 and Route 33 (2020)
- Taxes at \$20,413.66 (2022)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	232	4,198	19,157
Total Population	557	9,234	45,179
Average HH Income	\$112,692	\$97,283	\$122,252

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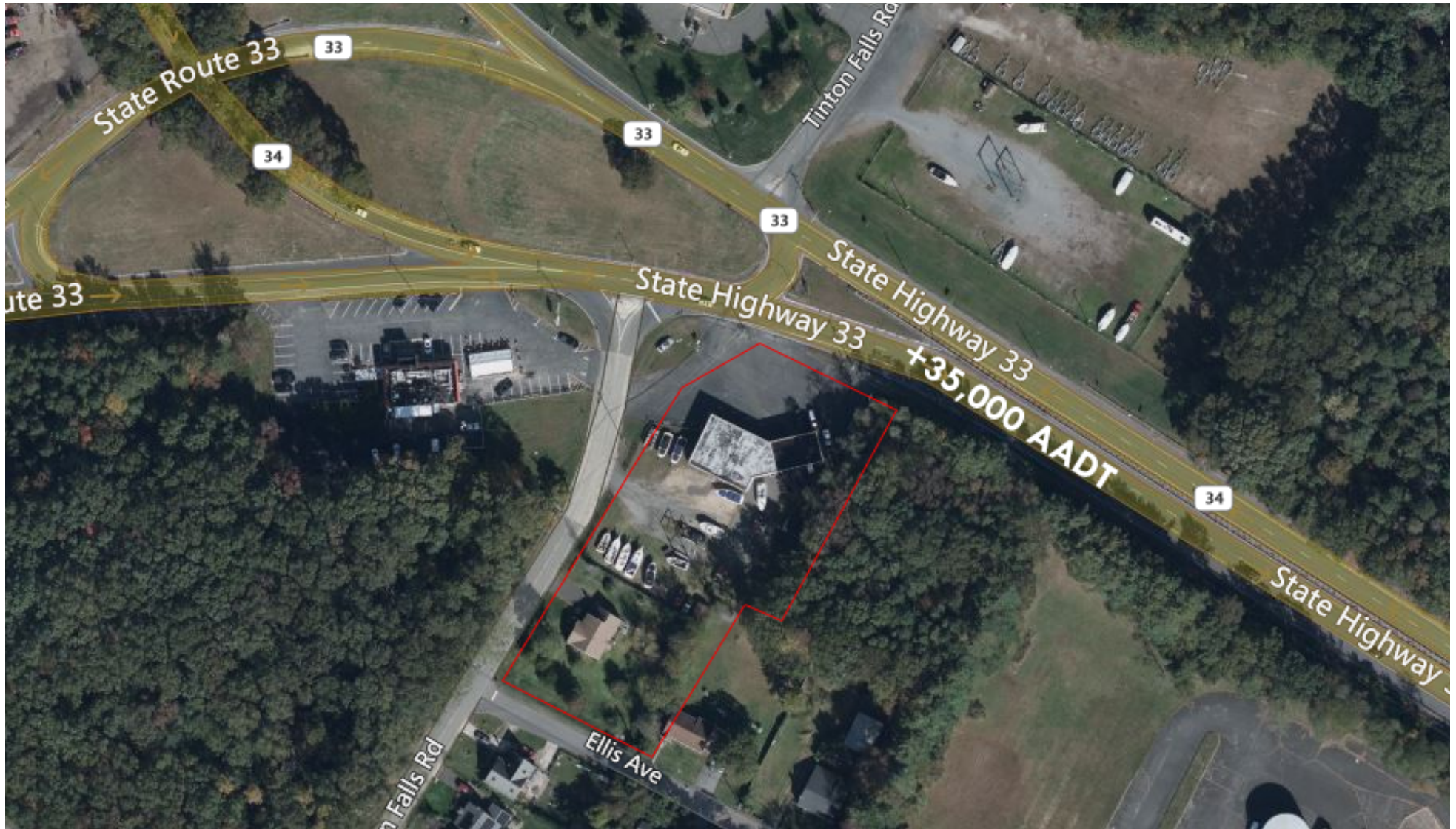
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188-78.2 Highway Development-3 (HD-3).

Purpose. The purpose of the HD-3 Zone is to provide for highway development along highway corridors that will provide a balance of social, economic and cultural opportunities for residents while maximizing existing transportation and other infrastructure along highway corridors.

B. Permitted uses.

(1) Principal uses:

- (a) Offices for business, professional, medical, governmental or educational services.
- (b) Financial institutions.
- (c) Retail sales and services.
- (d) Healthcare facilities/medical centers.
[Amended 7-18-2017 by Ord. No. 0-17-17]
- (e) (Reserved)
- (f) Restaurants with or without drive-through facilities.
- (g) Age-restricted single-family residences, as provided in Subsections F through L of § 188-78.2.
- (h) Adult day-care facilities.
- (i) Health club facilities/fitness centers.
[Added 7-18-2017 by Ord. No. 0-17-17]
- (j) Microbrewery.
[Added 7-18-2017 by Ord. No. 0-17-17]
- (k) Indoor recreation.
[Added 7-18-2017 by Ord. No. 0-17-17]
- (l) Schools, commercial.
[Added 7-18-2017 by Ord. No. 0-17-17]
- (m) Flex Space

(2) Accessory uses. Accessory uses customarily incidental and ancillary to a permitted use.

(3) Conditional uses:

- (a) Houses of worship: Church, Synagogue or other place of worship
- (b) Day-care facilities.
- (c) Telecommunication facilities.
- (d) (Reserved)
- (e) Gasoline station convenience center.
- (f) Used Automobile Auction Sales
- (g) Sales and Showrooms for New and Used Automobiles
- (h) Automobile Service Station
- (i) Automobile Repair/Auto Body
- (j) Trade Contractor Business
- (k) Landscape Business

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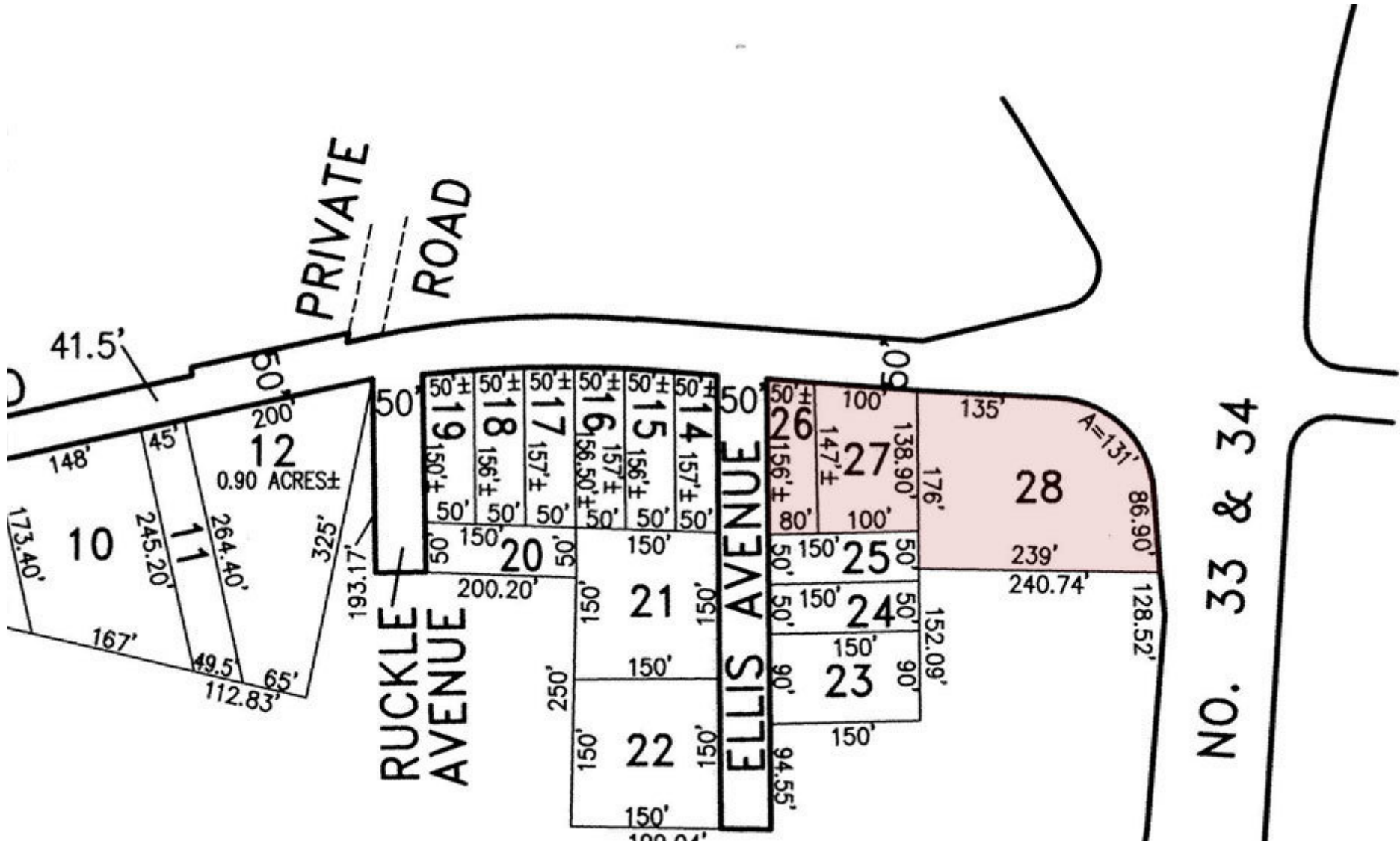
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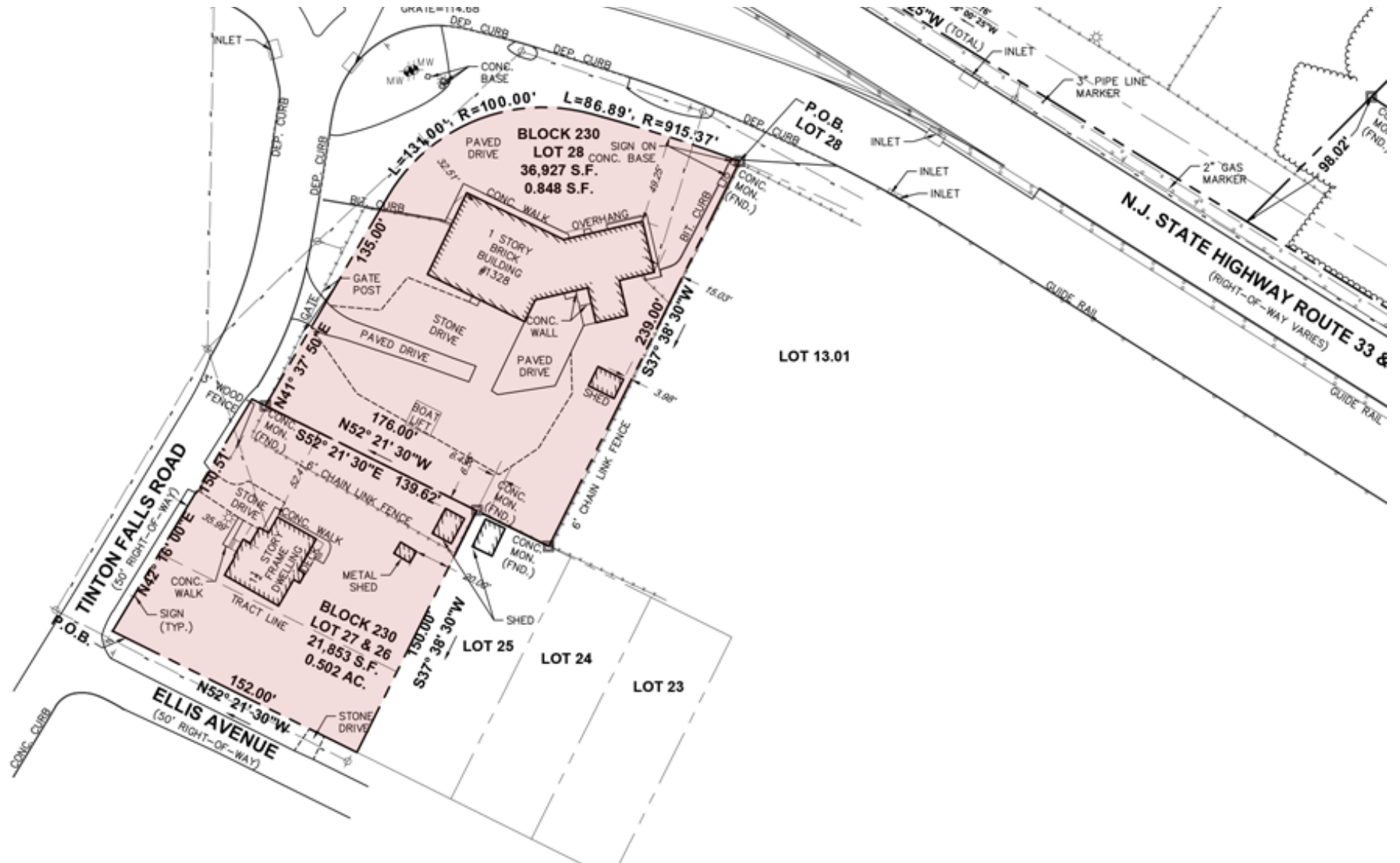
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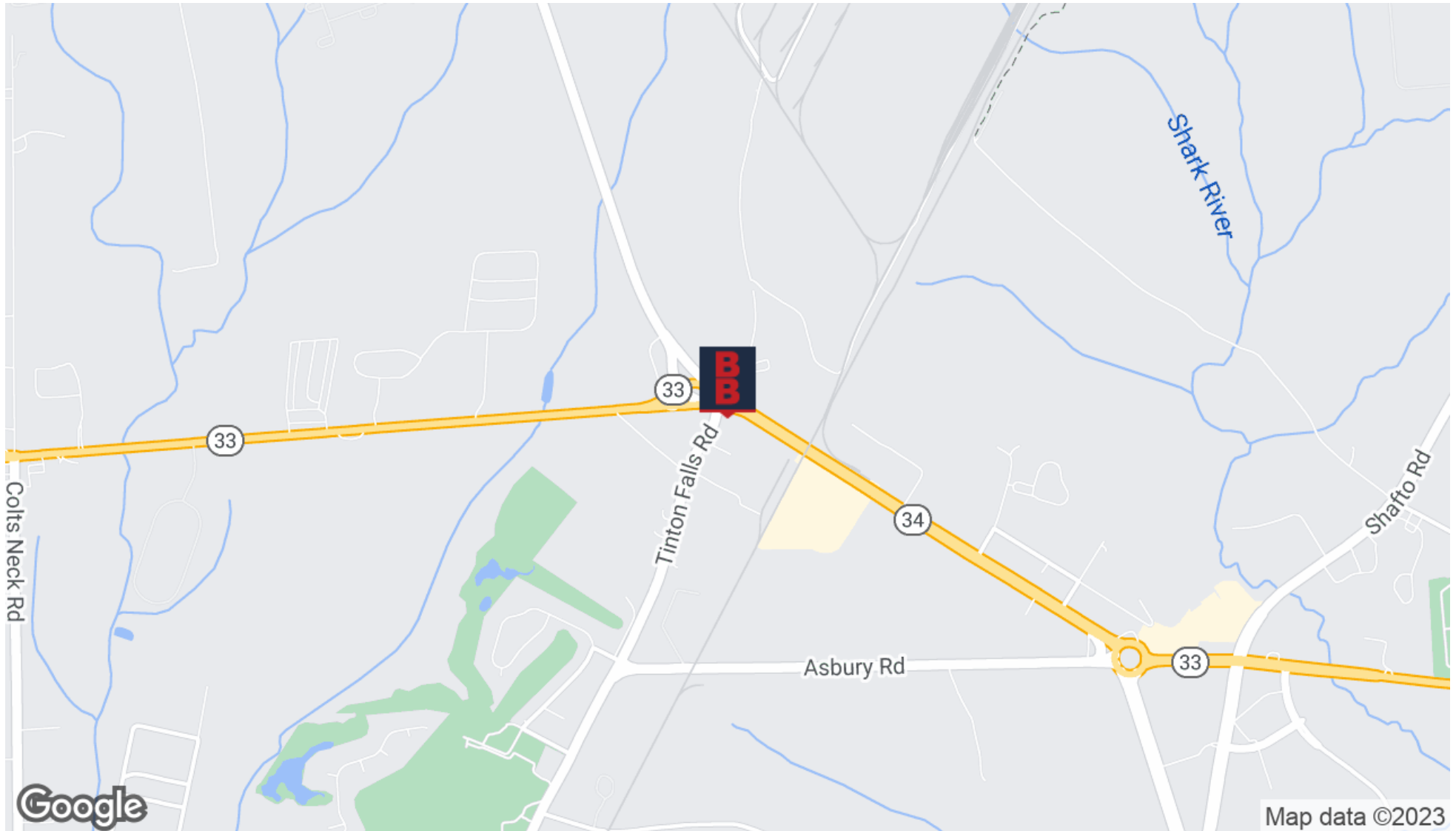
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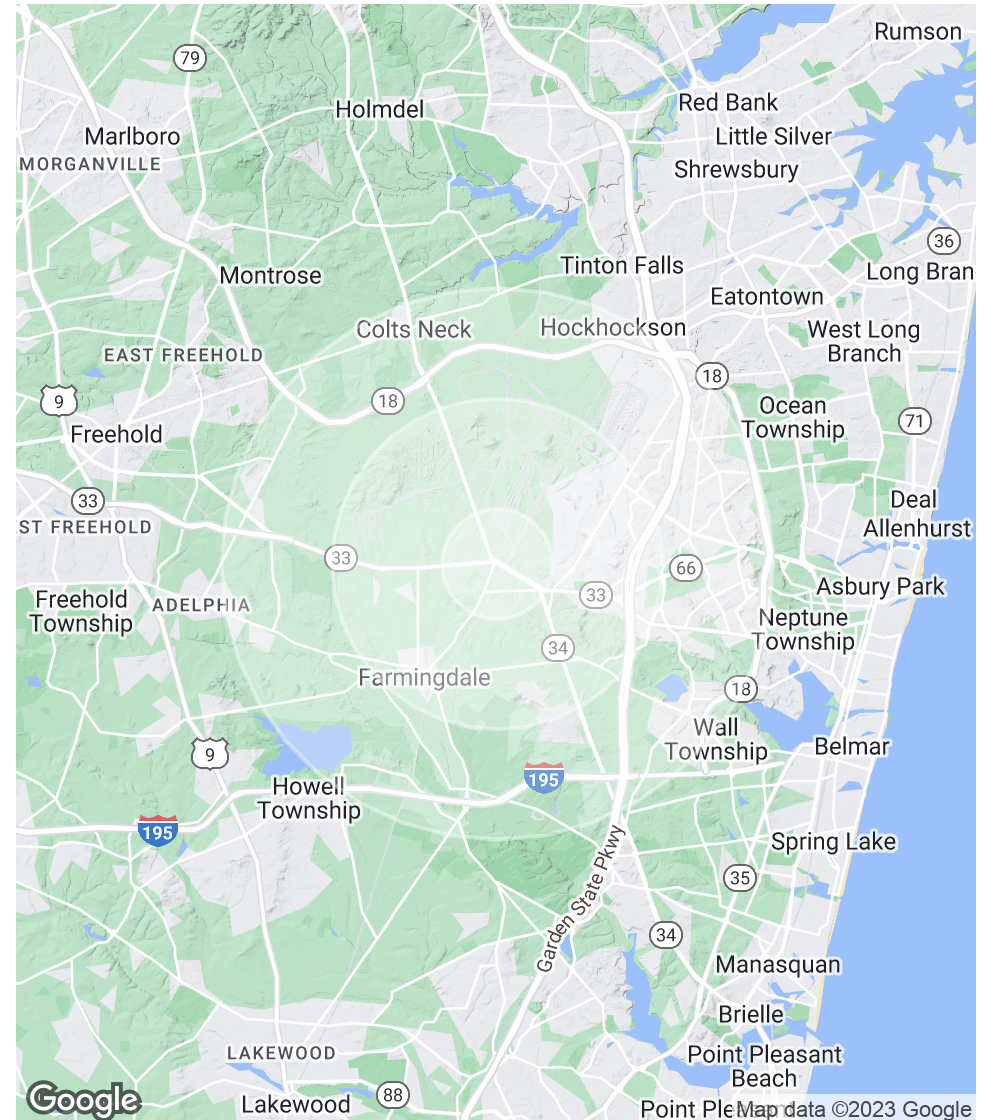
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	557	9,234	45,179
Average Age	50.4	45.0	46.4
Average Age (Male)	53.6	41.9	45.3
Average Age (Female)	48.1	46.5	48.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	232	4,198	19,157
# of Persons per HH	2.4	2.2	2.4
Average HH Income	\$112,692	\$97,283	\$122,252
Average House Value	\$578,754	\$387,124	\$418,878

* Demographic data derived from 2020 ACS - US Census



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