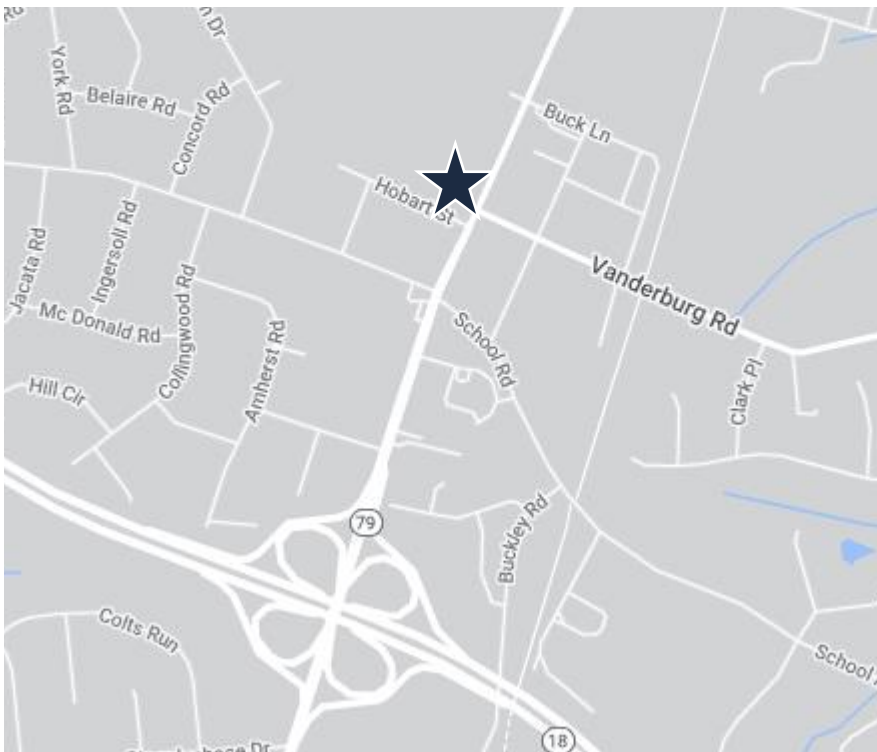


\*\*\* FOR SALE OR LEASE \*\*\*



Specifications

±2,787 SF  
TOTAL BUILDING SIZE

±0.21 AC  
LOT SIZE

12 Spots  
PARKING

City  
WATER

±\$11,400/Year  
TAXES

Septic  
SEWER

C1 Village Commercial  
ZONING

2<sup>nd</sup> Floor Space  
1 Full Bathroom & 1 Half Bathroom  
Sprinklered Basement for Extra  
Storage  
AVAILABLE

Great Visibility  
Plenty Off-Street Parking  
Available 9/1/2024  
COMMENTS

For additional property information or to arrange an inspection,  
please contact the exclusive brokers:

John Longo  
Senior Director  
973.379.6644 x 129  
JLongo@blauberg.com

Pat Clancy  
Associate  
973.379.6644 x 238  
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Located on busy North Main Street, this property has convenient access to major roadways including Routes 18, 33 and 34. It is in close proximity to a variety of restaurants offering many dining options and within minutes to Holmdel Park.



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## ZONED C-1 Village Commercial District

Within the C-1 Village Commercial District, it is in the interest of the Township to encourage the conversion of existing structures for specialized commercial activity in accordance with specific architectural and landscaping standards. Prior to the issuance of a building permit for the erection of a new building or the conversion of an existing building for a permitted use within this district, architectural renderings of the exterior treatment of the building, including complete information concerning the type and color of materials and/or paints to be utilized, shall be presented to the Planning Board for its approval. The applicant shall also submit for Planning Board approval a detailed landscaping and site development plan indicating the type, size and extent of all shrubs, trees and other plants to be located on the site and the type and location of all paving material to be utilized for sidewalk areas, parking areas and other pedestrian areas, and renderings, pictures or other suitable visual documents that clearly illustrate any fencing, sculpture, poles or other specialized structures or hardware to be located on the site. The architectural renderings and detailed landscaping and site development plans shall be submitted as additional items in conjunction with the required submittals for site plan review as specified in §220-37 of this chapter. The Planning Board shall review and act on such submittals in accordance with the procedure specified under site plan review in §220-37 of this chapter.

In addition to the above standards, the following district regulations shall apply:

Permitted uses. The following uses shall be permitted in the C-1 Village Commercial District, provided that said uses do not exceed 50,000 square feet:[Amended 12-15-2005 by Ord. No. 2005-55]

(A) All retail sales and service establishments, including but not limited to general merchandise stores, food stores, furniture, home furnishings and equipment, restaurants and eating and drinking places, motor vehicle service stations, variety stores, drugstores, florists and other retail trade stores.

(B) Services used as follows:

- (1) Finance, insurance and real estate services.
- (2) Personal services.
- (3) Business services.
- (4) Repair services, excluding motor vehicle repairs.
- (5) Professional services.
- (6) Governmental services.
- (7) Educational services but excluding primary and secondary schools and colleges.

(C) Owner-occupied efficiency and one-bedroom apartments above the ground floor of existing buildings where the ground floor of existing buildings is utilized for another permitted use.

(D) Government buildings, parks and playgrounds.

(E) Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.

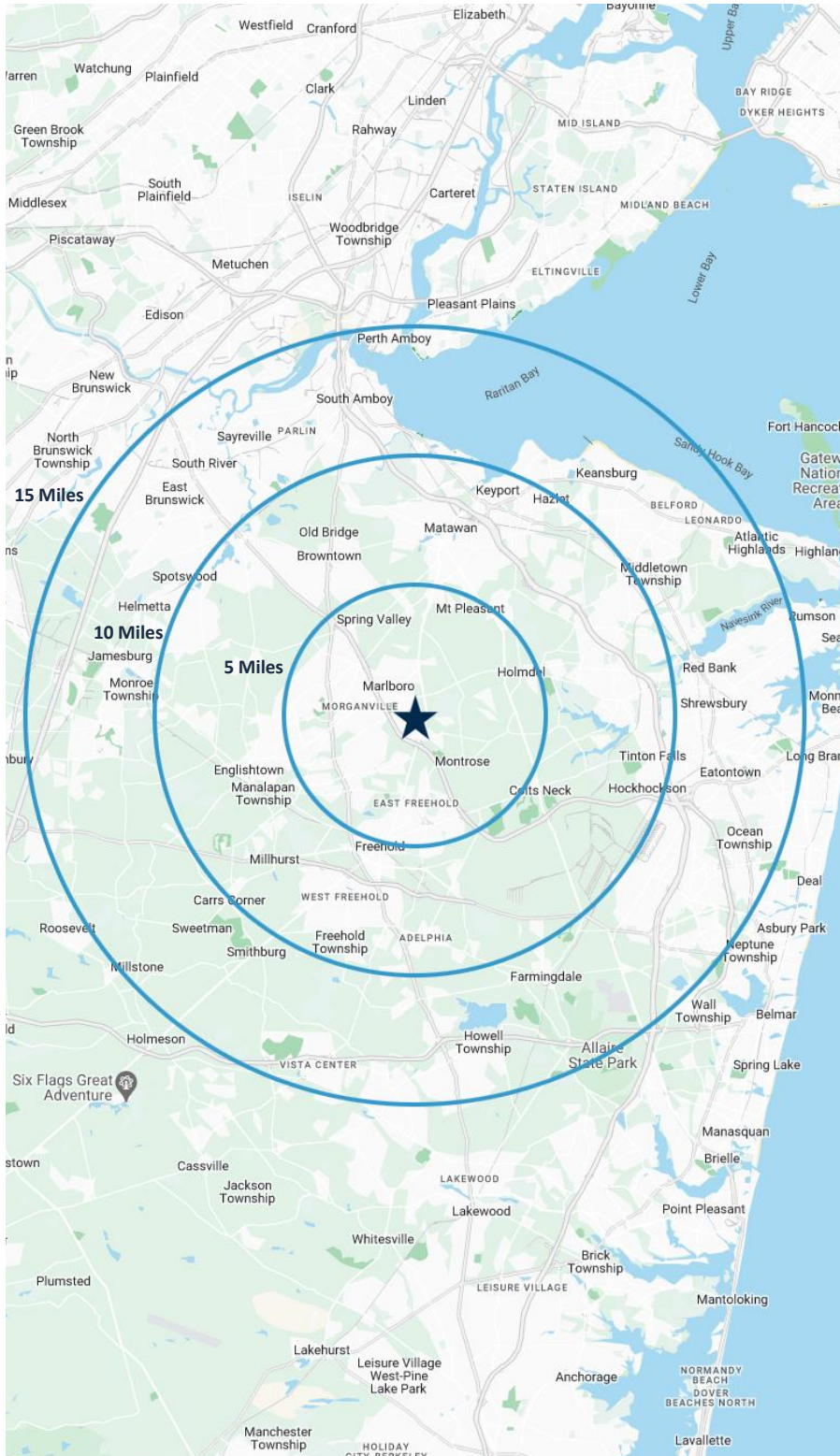
(F) Single-family detached dwellings and accessory structures as existing or approved within the zone at the time of the passage of this subsection. The area, yard and building requirements of the MFD-1 Residential Zone for single-family homes shall be applicable to these existing residential uses.[Added 6-13-2013 by Ord. No. 2013-12]

For additional information, please visit [Township of Marlboro, NJ Zoning: Standards and Regulations \(ecode360.com\)](http://Township of Marlboro, NJ Zoning: Standards and Regulations (ecode360.com))

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## 5 MILES

- Total Population: 98,812
- Households: 33,948
- Median Household Income: \$162,955
- Average Household Size: 2.9
- Transportation to Work: 49,866
- Labor Force: 80,413

## 10 MILES

- Total Population: 422,105
- Households: 156,696
- Median Household Income: \$136,428
- Average Household Size: 2.7
- Transportation to Work: 217,083
- Labor Force: 345,070

## 15 MILES

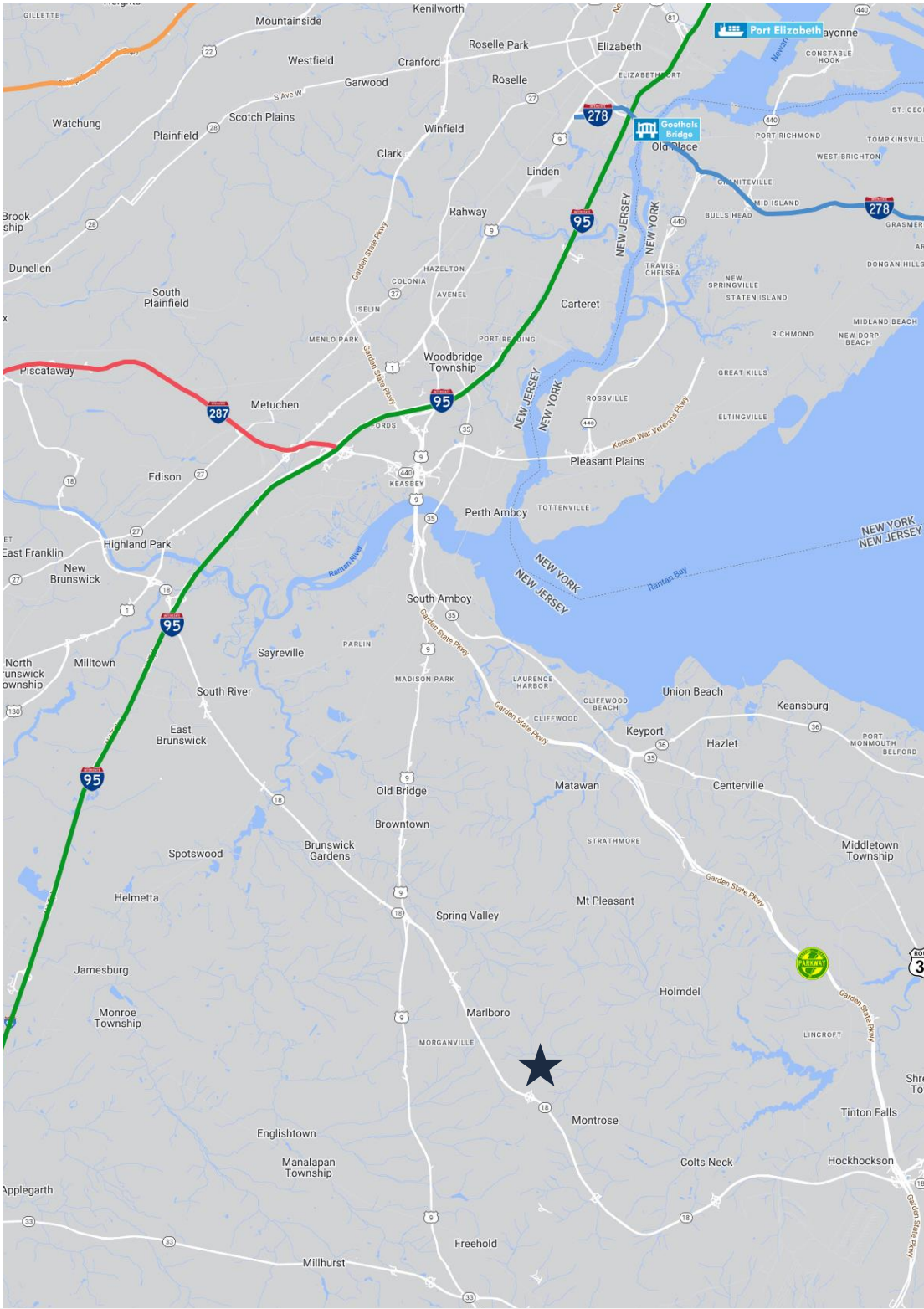
- Total Population: 1.04M
- Households: 389,824
- Median Household Income: \$124,282
- Average Household Size: 2.6
- Transportation to Work: 522,966
- Labor Force: 849,323

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ACCESSIBILITY



0.3 MI  
Route 18



3.7 MI  
Route 34



5.8 MI  
Route 33

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