

#4768 ~ Freestanding Retail Building

**1 Bayshore Plaza
Atlantic Highlands, NJ 07716**

Commercial/Retail

Block: 104

Lot: 1

Land Size: 3.261 Acres

Building Size: 1,696 Sq. Ft.

Tax Information

Land Assessment: \$ 0.

Improvement Assessment: \$ 434,100.

Total Assessment: \$ 434,100.

Taxes: \$ 6,642.

Tax Year: 2025

Tax Rate: 1.634/\$100

Equalization Ratio: 86.90%

Updated: 02/02/2026

Zoning: HB ~ Highway Business Zone District

Remarks: 1,696 Sq. Ft. Freestanding One-Story Retail Building with Drive Thru at the Foodtown Anchored, Fully Leased Bayshore Plaza Shopping Center. Excellent Visibility and Signage on Highway 36. High Traffic Area. Easy Access to Highway 36 and the Garden State Parkway.

Price: \$ 35./Sq. Ft. NNN ~ Lease

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**







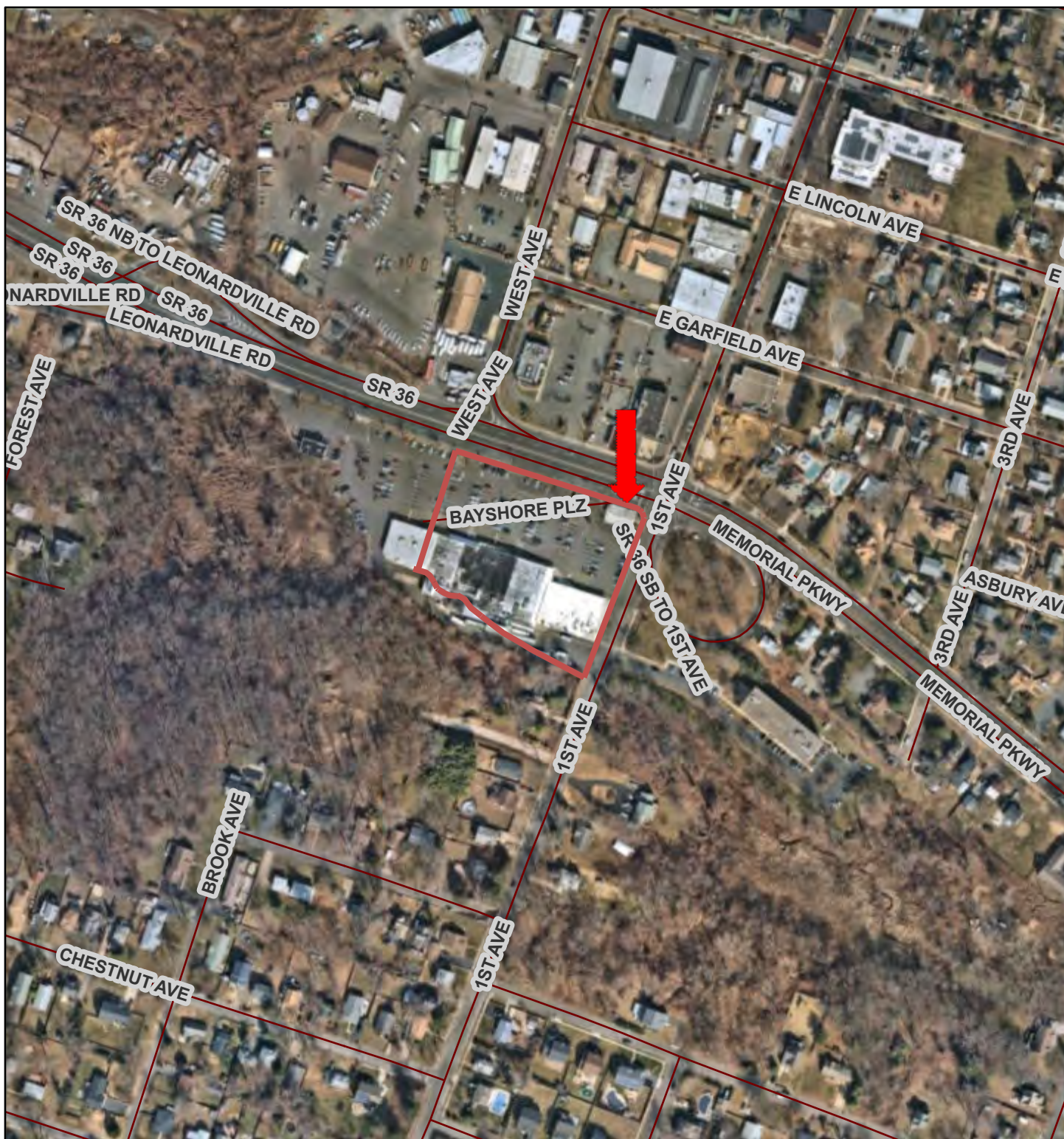




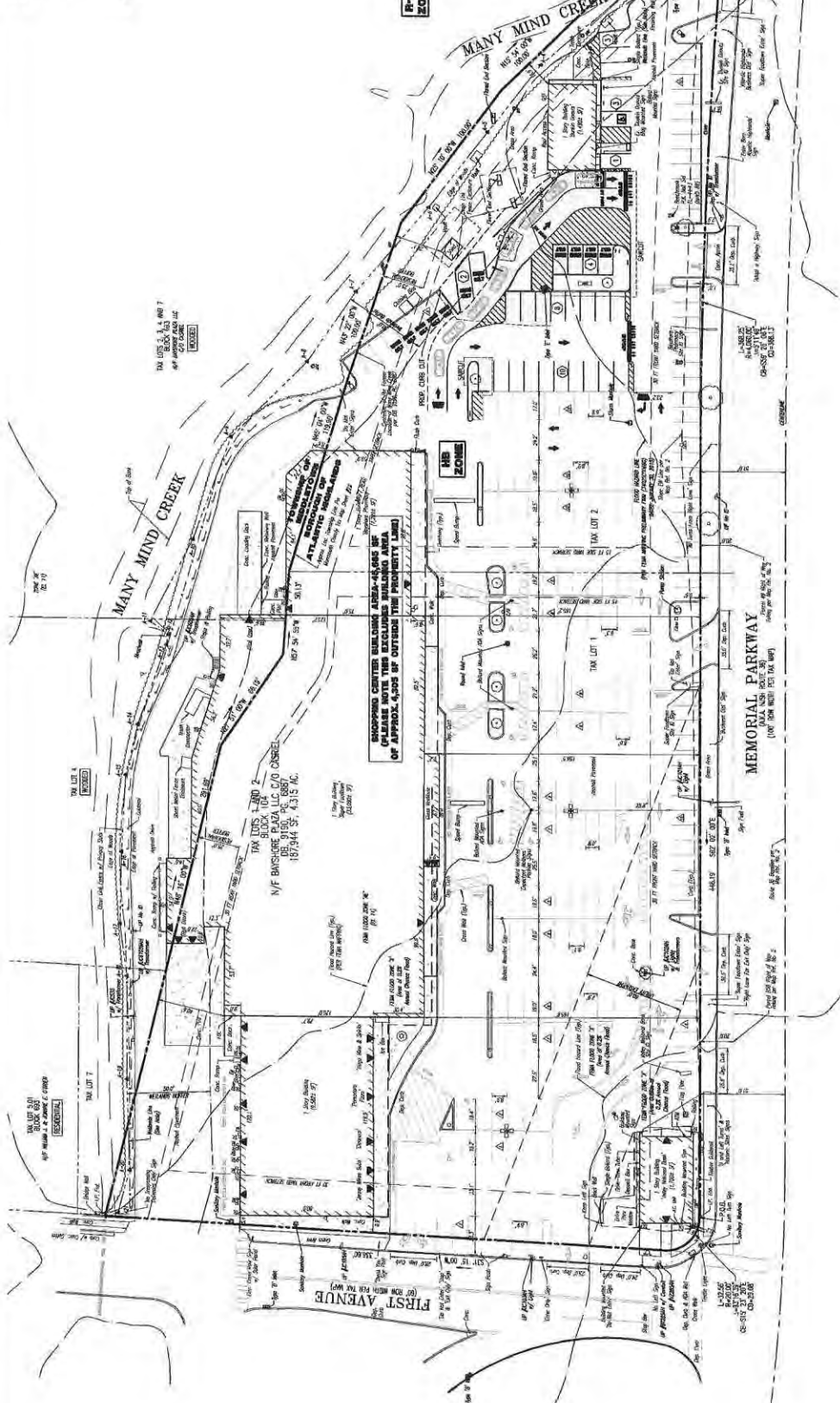




- Road Centerlines
- Parcels (cadastral non-survey)



— Road Centerlines



OVERALL SITE PLAN

PROJECT: ATLANTIC HIGHLANDS DONUTS, LLC
PROPOSED SITE IMPROVEMENTS
SHEET NO. 4

JAMES E. HENRY
REGISTERED PROFESSIONAL ENGINEER
NO. 10000, STATE OF OKLAHOMA

JOHN A. PALUS
REGISTERED PROFESSIONAL ENGINEER
NO. 10000, STATE OF OKLAHOMA

DATE: 01/27/20
BY: JEH

SCALE: 1" = 40'

PROJECT NO.: 2019-001

DATE: 01/27/20

SHEET NO. 4

OF 10

DATE: 01/27/20

BY: JEH

PROJECT NO.: 2019-001

DATE: 01/27/20

SHEET NO. 4

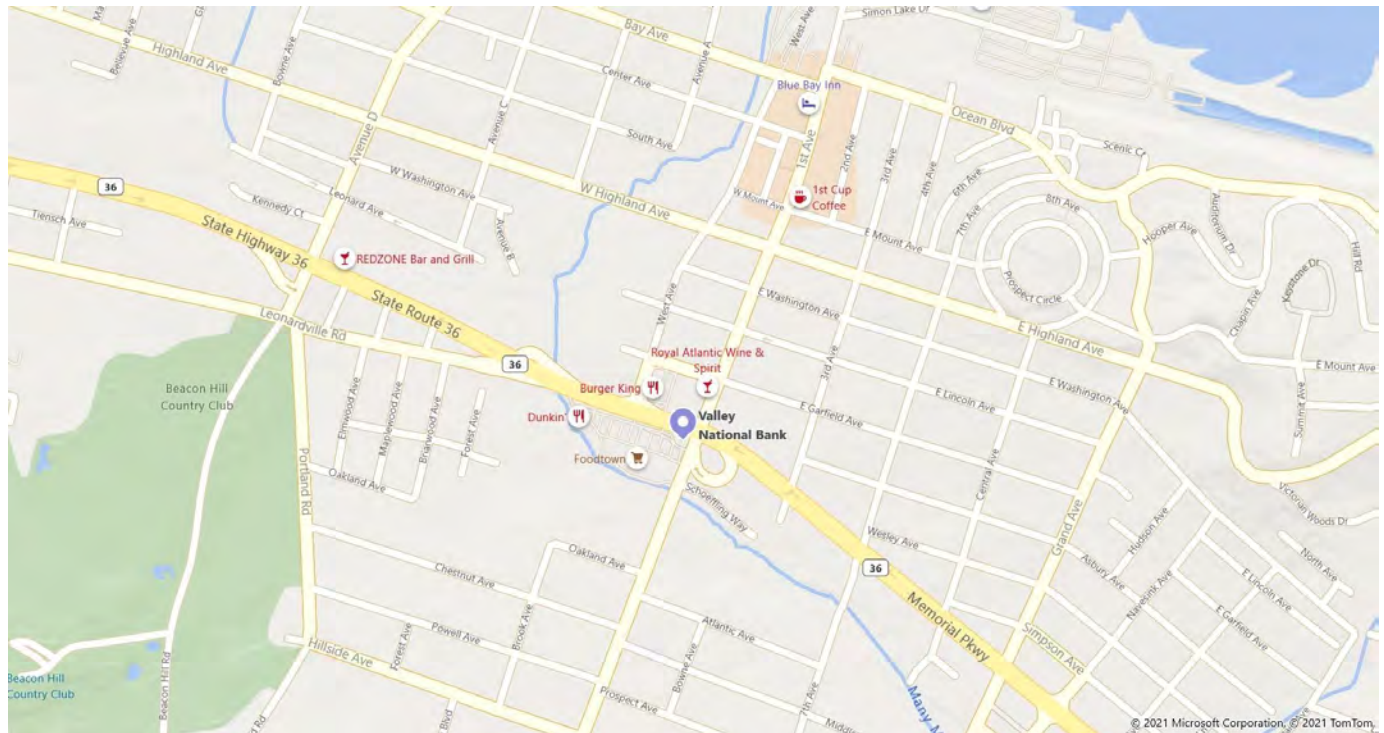
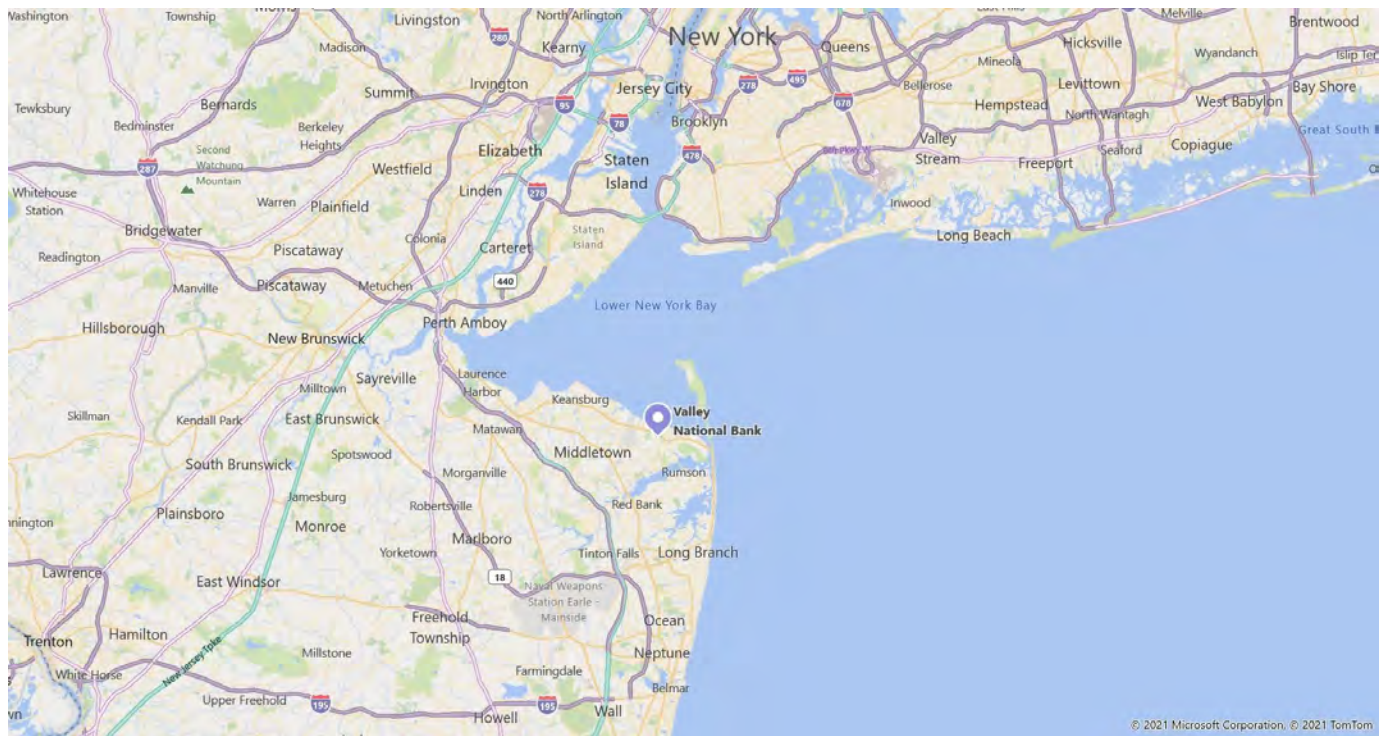
Canopy

Canopy

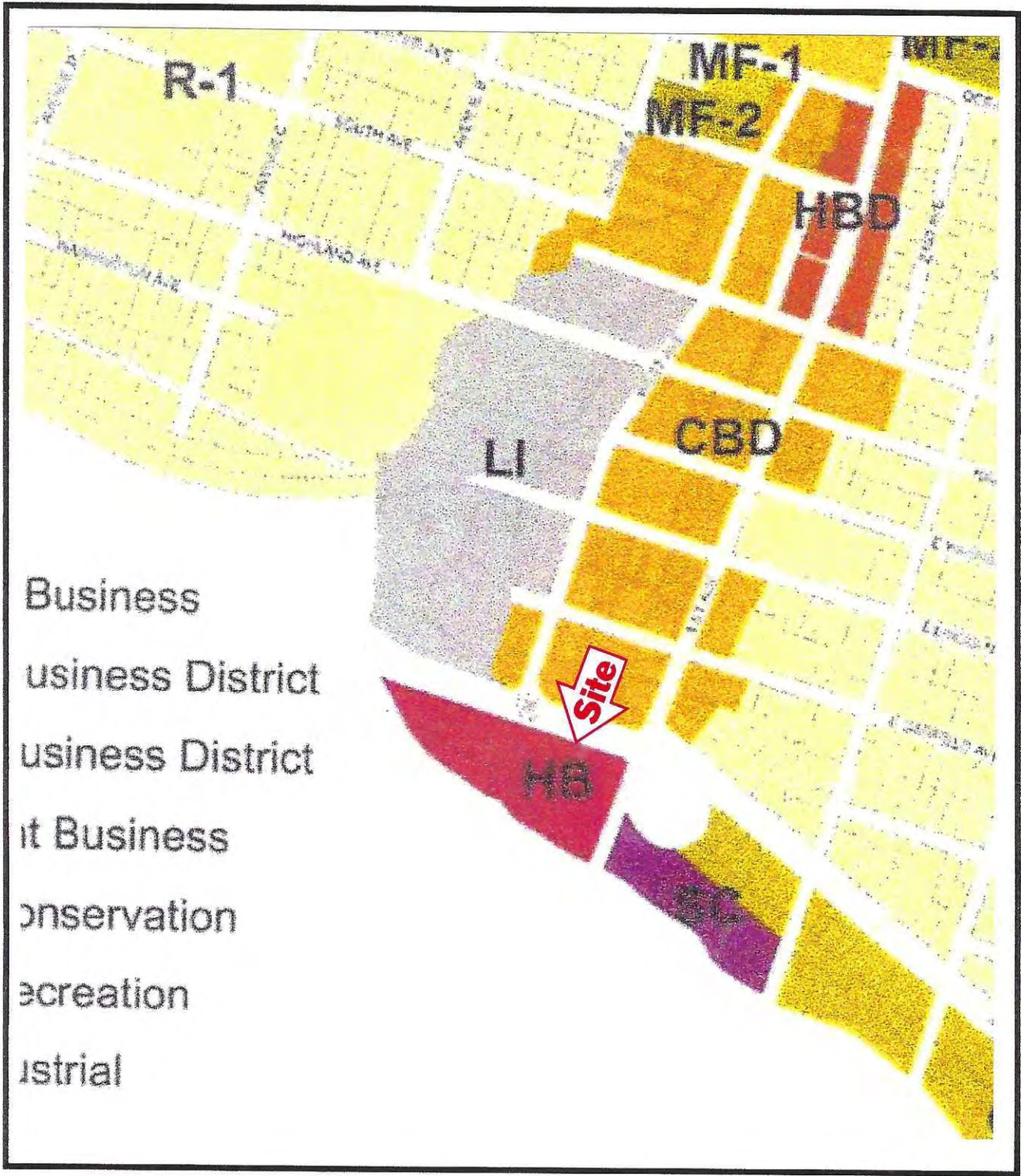
Handwritten notes on graph paper:

- Top left: $-53-$
- Bottom right: A diagram showing a rectangular area with a horizontal line and a vertical line intersecting. The intersection is labeled with a circled 'X'. There are also some scribbles and a small 'X' mark below the intersection.
- Bottom right edge: A series of small 'M' or 'N' shaped marks.

A hand-drawn diagram on a grid background. It shows a large rectangle divided into several smaller rectangular sections. The sections are labeled with letters: 'A' is in the top-left section, 'B' is in the top-right section, 'C' is in the middle-left section, 'D' is in the middle-right section, 'E' is in the bottom-left section, and 'F' is in the bottom-right section. The diagram is drawn with thick black lines.



Zoning Map



DEVELOPMENT REGULATIONS

150 Attachment 3

Borough of Atlantic Highlands

Exhibit 5-4

Schedule of Uses

[Amended 11-27-2002 by Ord. No. 15-2002; 2-26-2003 by Ord. No. 4-2003;
11-16-2009 by Ord. No. 16-2009; 7-27-2011 by Ord. No. 10-2011]

KEY:

- P – Permitted Principal Use
- C – Permitted Conditional Use
- A – Permitted Accessory Use
- R – Required Accessory Use

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Residential																
Single-family detached dwellings	P	P	P	P												
Multifamily buildings									P	P	P					
Townhouses									P	P	P					
Mixed-use commercial residential					C	C										
Mixed-use light industrial/business office/residential							C									
Home profession	C	C	C	C												
Hotel					P	P		P				P	P			
Motel						P						P				

ATLANTIC HIGHLANDS CODE

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LJ	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Community residence for the developmentally disabled and victims of domestic violence:																
Up to 6 residents	P	P	P	P					P	P	P			P		
More than 6 but less than 16 residents	C	C	C	C					C	C	C			C		
Senior citizen housing														C		
Bed-and-breakfast establishments	C	C	C	C												
Commercial																
Retail sales or rental of goods, merchandise and equipment (exclusive of motor vehicle sales or service) with no storage or display outside a fully enclosed building except for newspapers and hardware, tools or implements					P	P						P	P			
Professional offices or business offices				P	P	P	P					P	C	P		
Banks, savings and loans				P	P	P						P	C			
Printing, duplicating						P	P					P				
Personal services						P	P					P	P			
Coin-operated laundry						P						P				
Motor vehicle service stations						C	C					C				

DEVELOPMENT REGULATIONS

Use	Zone District												
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB
Miscellaneous repair services of personal or household items such as watch, clock or jewelry repair, reupholstery or furniture repair, exclusive of automotive or boat repairs					P	P						P	P
Contractor's office with indoor or outdoor storage of construction equipment or materials							P						
Light Industrial													
Assembly, processing or repairing of goods, merchandise or equipment							P						
Warehouse, storage or distribution of goods from within completely enclosed buildings							P						
Educational, Religious, Social or Fraternal Uses													
Elementary or secondary school	C												
Place of worship	C												
Social, fraternal clubs or lodges				P	P	P							

ATLANTIC HIGHLANDS CODE

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LJ	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Recreation, Amusement, Entertainment																
Commercial indoor athletic or exercise facilities or health clubs					P	P		P				P	P			
Swimming pool, private	A	A	A	A					A	A	A			A		
Municipal recreation facilities such as playfields, tennis courts or swimming pools	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Theaters (except for drive-in movie theaters)					P	P		P				P	P			
Restaurants, Bars																
Service primarily on site without substantial carry-out or deliveries or drive-through service or service in vehicles					P	P		P				P	P			
Service on site or carry-out without drive-through service or service in vehicles					P	P		P				P	P			
Service on site with substantial carry-out or deliveries or drive-through service												P				

DEVELOPMENT REGULATIONS

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Parking/Loading																
Automobile parking lots not located on a lot on which there is another principal use to which the parking is related						P										
On-site parking related to the principal use	R	R	R	R		R	R	R	R	R	R	R	R	R	A	
Off-street loading	R	R	R	R	A	R	R	R	R	R	R	R	R	R	R	
Marine																
Marine services such as dockage, boat launching, boat repairs, boat hauling and marine gasoline stations on docks or bulkheads								P								
Marine supplies and equipment sales								P								
Temporary storage of boats between October 1 and June 15								P					P			
Swimming and bathing facilities								P								P
Water transportation facilities								P								
Marine or yacht clubs and marine complexes including the marine uses listed above								P								

ATLANTIC HIGHLANDS CODE

Use	Zone District															
	R-1	R-2	R-3	O-R	HBD	CBD	LI	MR	RTH	MF-1	M-2	HB	WB	SC	PB	MC
Public Facilities																
Emergency facilities such as police or fire stations or fire squads	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Post office			P		P	P										
Parks or open space and active or passive recreation	P	P	C	P	P	P	P	P	P	P	P	P	P	P	P	P
Public utilities	C	C	P	C	C	C	C	C	C	C	C	C	C	C	C	
Municipal services or facilities	P	P		P	P	P	P	P	P	P	P	P	P	P	P	
Other																
Child-care centers	C			P	P	P	P	P				P	P		P	
Noncommercial radio or TV antennae	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Signs as set forth in § 150-69	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fences, walls	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Private garages (maximum 3 motor vehicles per dwelling unit)	A	A	A	A ¹					A							
Mixed-use marine development								C					C			
Fishing, shellfishing																P

NOTE:

¹ With a residential use.

DEVELOPMENT REGULATIONS

150 Attachment 1

Borough of Atlantic Highlands

Exhibit 5-2

Schedule of Zoning District Requirements^{1,2,7,8}

[Amended 11-27-2002 by Ord. No. 15-2002; 2-26-2003 by Ord. No. 4-2003; 11-10-2004 by Ord. No. 16-2004; 11-16-2009 by Ord. No. 16-2009; 5-26-2010 by Ord. No. 11-2010; 2-23-2011 by Ord. No. 03-2011; 4-24-2013 by Ord. No. 07-2013; 2-22-2024 by Ord. No. 03-2024]

Zone District	Minimum Lot Size		Minimum Yard Requirements								Lot Shape Requirements ³ Minimum Diameter		Maximum Building Height ¹⁵				Maximum Usable Floor Area Ratio (UFAR)	Maximum Lot Coverage		Minimum Gross Floor Area (square feet)			Density (dwelling units/acre)
	Principal Buildings and Structures				Accessory Buildings and Structures				Principal Building or Structure				Accessory Building or Structure		Maximum Lot Coverage			1-Story Building			More Than 1 Story		
											Area (square feet)	Frontage and Width (feet)											
R-1	7,500	75	7,500	75	20	10	20	5	5	50	45	35	2 1/2	16	1	50%	25%	1,040	900	1,500	—		
R-2	15,000	100	15,000	100	25	15	30	10	5	65	60	35	2 1/2	16	1	40%	15%	1,500	1,200	1,800	—		
R-3	30,000	100	30,000	100	25	15	30	10	5	65	60	35	2 1/2	16	1	30%	12%	1,500	900	1,800	—		
O-R	10,000	100	12,000	120	30	15	30	10	10	40	40	35	2 1/2	16	1	70%	20%	1,500	1,200	1,800	—		
HBD ¹⁴	4,000	35	4,000	40	—	—	—	—	10	30	35	35	3	16	1	100%	100%	2,000	1,500	2,500	40		
CBD ¹⁴	10,000	100	10,000	100	—	—	—	—	10	60	60	40	3	16	1	75%	75%	2,500	2,000	3,000	40		
LJ ^{10, 14}	40,000	150	40,000	150	20	15	40	20	15	85	85	40	3	16	1	75%	75%	2,500	2,000	4,000	—		
MR ¹¹	40,000	150	40,000	150	30	15	30	15	15	85	85	35	2 1/2	16	1	70%	25%	2,500	2,000	3,000	—		
RTH ⁴	5 acres	200	5 acres	200	25	25	50	25	15	145	145	35	2 1/2	16	1	60%	20%	13	13	13	—		
MF-1 ⁵	40,000	150	40,000	150	35	25	50	25	15	95	90	32	2	16	1	45%	20%	13	13	13	—		
MF-2 ⁶	40,000	150	40,000	150	35	25	50	25	15	95	90	40	4	16	1	40%	20%	13	13	13	—		
SC	15,000	100	15,000	100	30	15	30	10	10	55	55	35	2 1/2	16	1	70%	20%	1,500/unit	1,200/unit	1,800/unit	—		
WB ¹²	40,000	200	40,000	200	25	10	20	10	10	160	160	35	2 1/2	16	1	70%	30%	2,500	1,500	2,500	—		
HB	40,000	200	40,000	200	30	15	30	10	10	135	135	32	2	16	1	70%	25%	2,500	2,000	3,000	—		

NOTES:

- 1

The location and requirements on accessory structures defined as essential services, and the location of specific types of structures such as signs, fences and antenna structures are governed by Article VII of the Development Regulations.
- 2

Adjustments for steep slope areas shall be as prescribed by § 150-78.
- 3

Each lot shall be able to contain within it the shape of a circle tangent to the front yard setback line and located within the minimum side and rear yard lines. The diameter of the circle shall be as prescribed for the zone district. See Exhibit 5-3 for illustration.
- 4

The gross density of the RTH District shall not exceed eight dwelling units per acre.
- 5

The gross density of the MF-1 District shall not exceed 16 dwelling units per acre.
- 6

The gross density of the MF-2 District shall not exceed 25 dwelling units per acre.
- 7

Area, bulk and setbacks in the PB District shall be based upon the specific use, building or structure approved by the governing body.
- 8

The MC District consists of the open waters of Sandy Hook Bay as shown on the zone map. The intent is to limit disturbance and maintain the open hay. Area, bulk and setback requirements are not applicable to this zone.
- 9

No structure, except within the MR District, shall be located within 50 feet of the mean high tide line of Sandy Hook Bay or of any area fronting thereon which is reserved for public beach purposes except for approved shore protection structures and water-dependent structures for public recreation. Within the MR District, buildings shall not be located within 35 feet of the mean high tide line, except for marine transportation facilities or any portion of a building or structure whose function is to provide service to boats or any building on a pier. A marine transportation facility may include such accessory uses as shops, restaurants, cocktail lounges and personal service facilities. In calculating the permitted usable floor area ratio of a building on a pier, the pier area may be used.
- 10

A fifty-foot-wide buffer shall be maintained between the LJ District and an adjoining residential district.
- 11

Within the MR District no gasoline pump, gasoline storage tank nor any structure used for storing fuel or oil shall be located nearer than 100 feet to adjacent residential or commercial properties, except other boatyards or marinas.
- 12

A fifty-foot-wide buffer shall be maintained between the WB District and the R-1 District.
- 13

The minimum floor area requirements in the RTH, MF-1 and MF-2 Districts shall be as follows:

a.

One-bedroom units: 750 square feet/unit.

b.

Two-bedroom units: 900 square feet/unit.

c.

Three-bedroom units: 1,100 square feet/unit.

d.

Multifamily dwelling units over three bedrooms are prohibited.
- 14

In the HBD, CBD and LJ Districts, basements and cellars utilized for off-street parking to accommodate on-site uses shall not be counted as a floor.
- 15

For all properties located within the special flood hazard area, the height of buildings for new construction and/or reconstruction shall have the lowest floor, including basement, together with the attendant utilities and sanitary facilities, elevated at no lower than one foot above the base flood elevation as shown on the Advisory Base Flood Elevation Map. For such properties, building height shall be measured from one foot above the base flood elevation. For all properties located within the special flood hazard area, a lawfully existing building may be elevated to comply with Chapter 183 and shall be permitted a maximum 10% increase over the maximum building height. Expansions, additions, or any other alterations completed as part of elevating the structure shall comply with the building height requirements.

Atlantic Highlands, NJ, Monmouth County

POPULATION

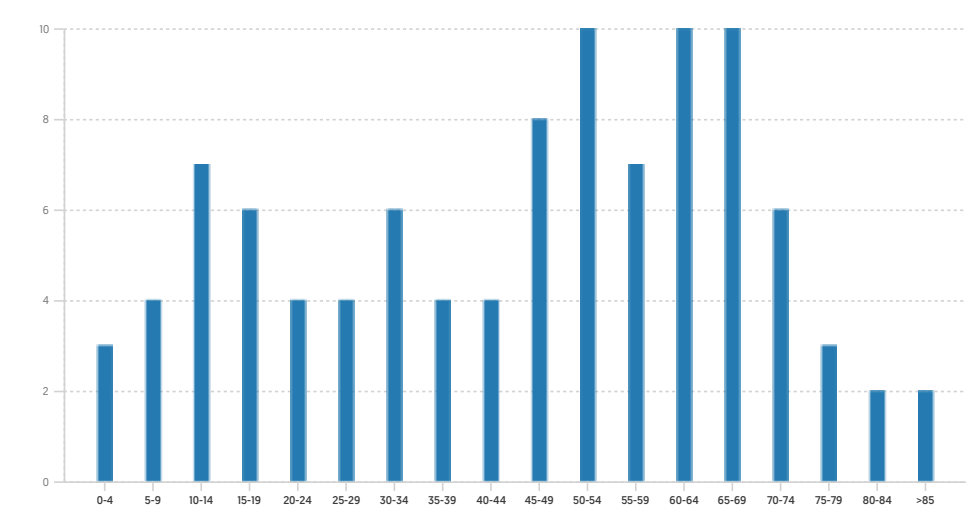
SUMMARY

Estimated Population	8,528
Population Growth (since 2010)	-13.9%
Population Density (ppl / mile)	1,929
Median Age	50.3

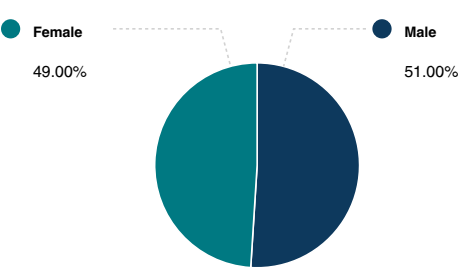
HOUSEHOLD

Number of Households	3,763
Household Size (ppl)	2
Households w/ Children	1,534

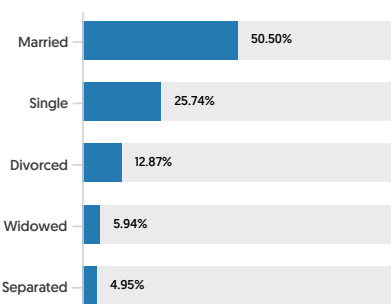
AGE



GENDER



MARITAL STATUS



HOUSING

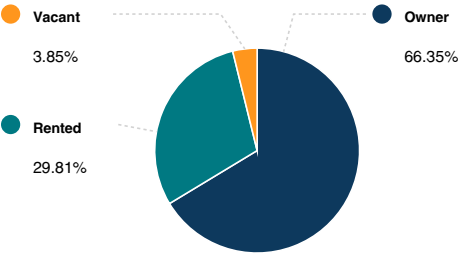
SUMMARY

Median Home Sale Price	\$621,700
Median Year Built	1970

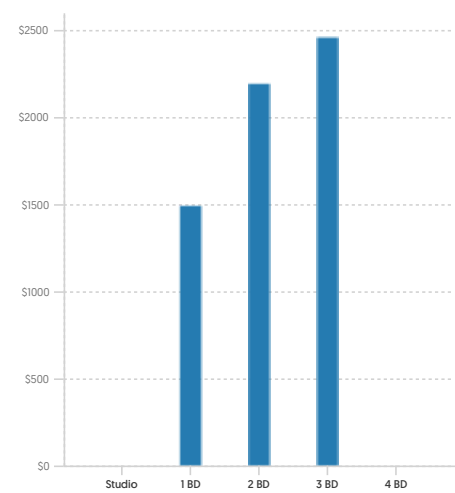
STABILITY

Annual Residential Turnover	10.68%
-----------------------------	--------

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

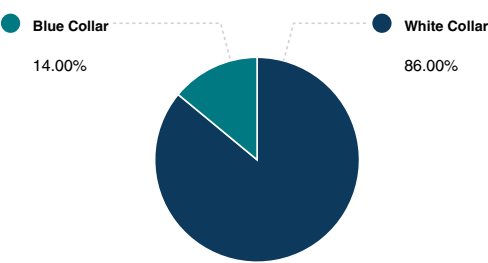


QUALITY OF LIFE

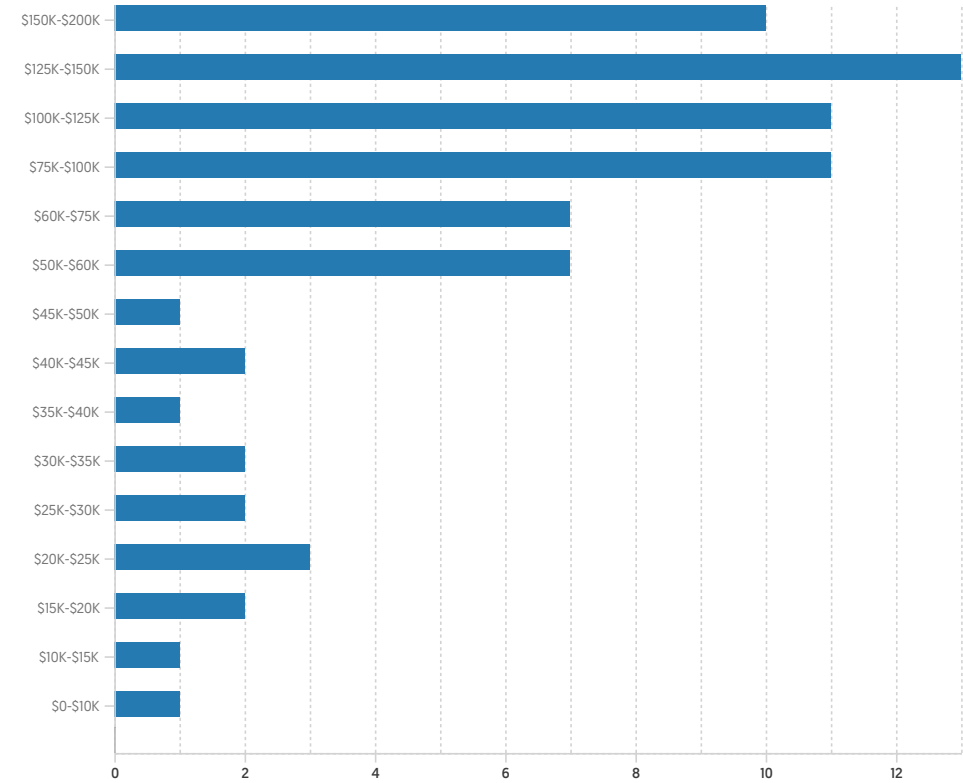
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	9
Mining	
Construction	367
Manufacturing	222
Transportation and Communications	404
Wholesale Trade	51
Retail Trade	482
Finance, Insurance and Real Estate	435
Services	1,700
Public Administration	82
Unclassified	

WORKFORCE

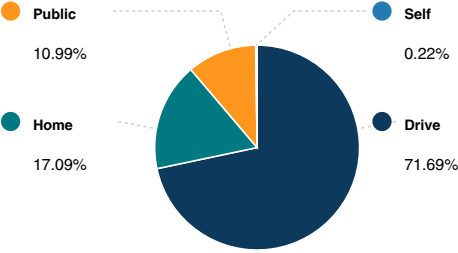


HOUSEHOLD INCOME



Average Household Income	\$124,096	Average Per Capita Income	\$80,043
--------------------------	-----------	---------------------------	----------

COMMUTE METHOD



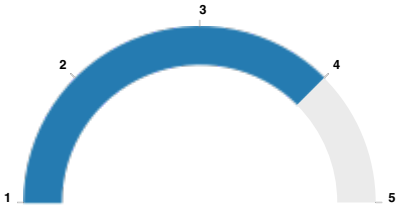
Median Travel Time
37 min

WEATHER

January High Temp (avg °F)	38.4
January Low Temp (avg °F)	26.6
July High Temp (avg °F)	83.1
July Low Temp (avg °F)	67.6
Annual Precipitation (inches)	46.63

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	30
Some High School	539
High School Graduate	1,535
Some College	1,058
Associate Degree	366
Bachelor's Degree	2,471
Graduate Degree	958

(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.
(2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Atlantic Highlands Elementary School	0.21	Pre-K-6th	245	8	5/10
Navesink Elementary School	0.8	K-5th	205	10	7/10
Leonardo Elementary School	0.96	K-5th	269	11	5/10

Community Rating (2)

Atlantic Highlands Elementary School	
Navesink Elementary School	1
Leonardo Elementary School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Bayshore Middle School	0.96	6th-8th	541	9	7/10

Community Rating (2)

Bayshore Middle School	
------------------------	--

(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.
(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Atlantic Highlands Donuts LLC	11 State Route 36	(732) 291-5223	0.01	Doughnuts
Jersey Mike's Subs	7 Bayshore Plz	(732) 481-2178	0.04	Sandwiches And Submarines Shop
Jane Beutel	183 1st Ave Ste D	(732) 872-2800	0.07	Pizzeria, Chain
New Beijing Restauraunt	183 1st Ave Ste 3	(732) 872-8868	0.07	Chinese Restaurant
The Vintage Cake	171 1st Ave	(732) 872-2253	0.12	Cakes
Hot Dog And Sour Cat Inc.	25 W Highland Ave Ste 3	(732) 204-7901	0.25	Hot Dog Stand
Kunya Siam Thai Restaurant	99 1st Ave Ste 1	(732) 291-2397	0.32	Thai Restaurant
1st Cup LLC	96 1st Ave	(732) 758-8417	0.33	Cakes
New Happy House Restaurant Inc.	80 1st Ave	(732) 291-2100	0.36	Chinese Restaurant
Atlantic Highlands Town Diner LLC	77 1st Ave	(732) 291-2418	0.36	Diner

SHOPPING

	Address	Phone #	Distance	Description
Fair Mountain Coffee Roasters LLC	171 1st Ave Ste 8	(732) 708-0800	0.12	Coffee
Mike's Convenient Store	160 1st Ave	(732) 872-8743	0.14	Convenience Stores
Family Dollar Stores, Inc.	2379 State Route 36 Unit	(848) 300-3263	0.2	Department Stores, Discount
Tns Express Limited Liability Company	80 1st Ave Ste E	(732) 291-1132	0.36	Convenience Stores
Marx Companies, LLC	25 1st Ave Ste 301	(732) 936-1211	0.46	Meat Markets, Including Freezer Provisioners
Food Circus Super Markets, Inc.	9 State Hwy 36	(732) 291-4079	0.49	Supermarkets, Chain
Mr Demo	50 Avenue D	(732) 291-4900	0.51	Top Soil
Navesink Country Store & Deli Inc	101 Navesink Ave	(732) 291-2750	0.74	Grocery Stores, Independent
Atomic Veggie Studios LLC	106 Mabel Ave	(908) 601-7117	0.84	Vegetable Stands Or Markets
Dollar Tree Stores, Inc.	1002 - C State Route 36	(848) 300-6011	0.84	Variety Stores