

#3266 ~ Three Lot Corner

**401 & 403 Highway 35 South and 1402 9th Avenue
Neptune Township, NJ 07753**

Land

**Block: 409
Lot: 13, 14, 15**

Land Size: 0.6168 Acre

Tax Information

Land Assessment:	\$ 705,600.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 705,600.
Taxes:	\$ 9,640.
Tax Year:	2023
Tax Rate:	1.820/\$100
Equalization Ratio:	92.53%
Updated:	08/09/2024

Zoning: B-1 ~ Town Commercial Zone District

Remarks: Three Lots of Vacant Land Totaling 0.6168 Acre. Can Build 5,000 Sq. Ft. Medical, Professional or Retail Building. Property is from Corner of 9th Avenue and Highway 35 and Includes Two Attached Lots with Frontage on Highway 35. Located Two Blocks South of Highway 33 (Corlies Avenue). Near Busy Retail and Jersey Shore University Medical Center. Easy Access to Highway 18, 33, 35 and 71.

Price: \$ 499,000. ~ Sale

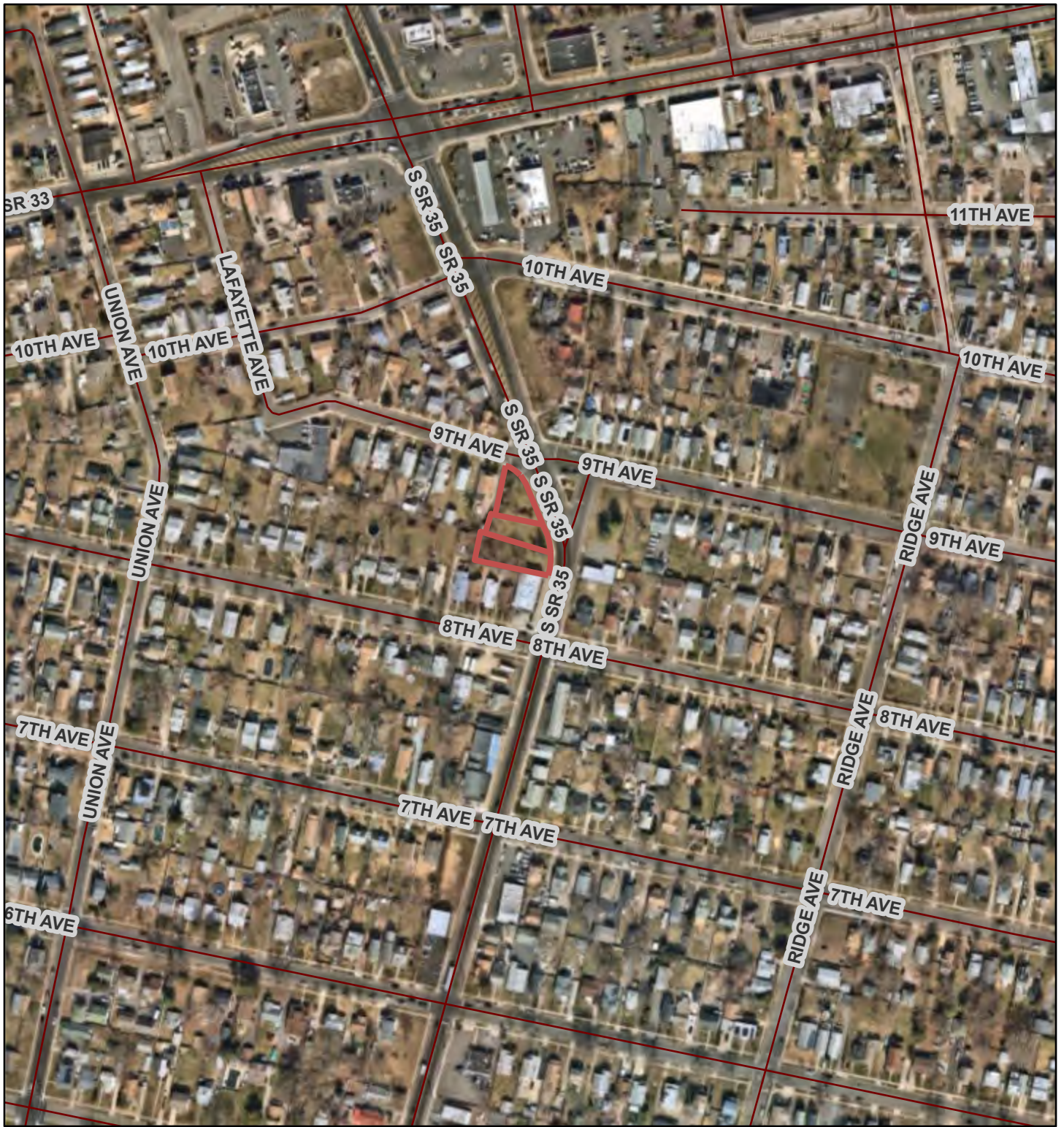
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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.

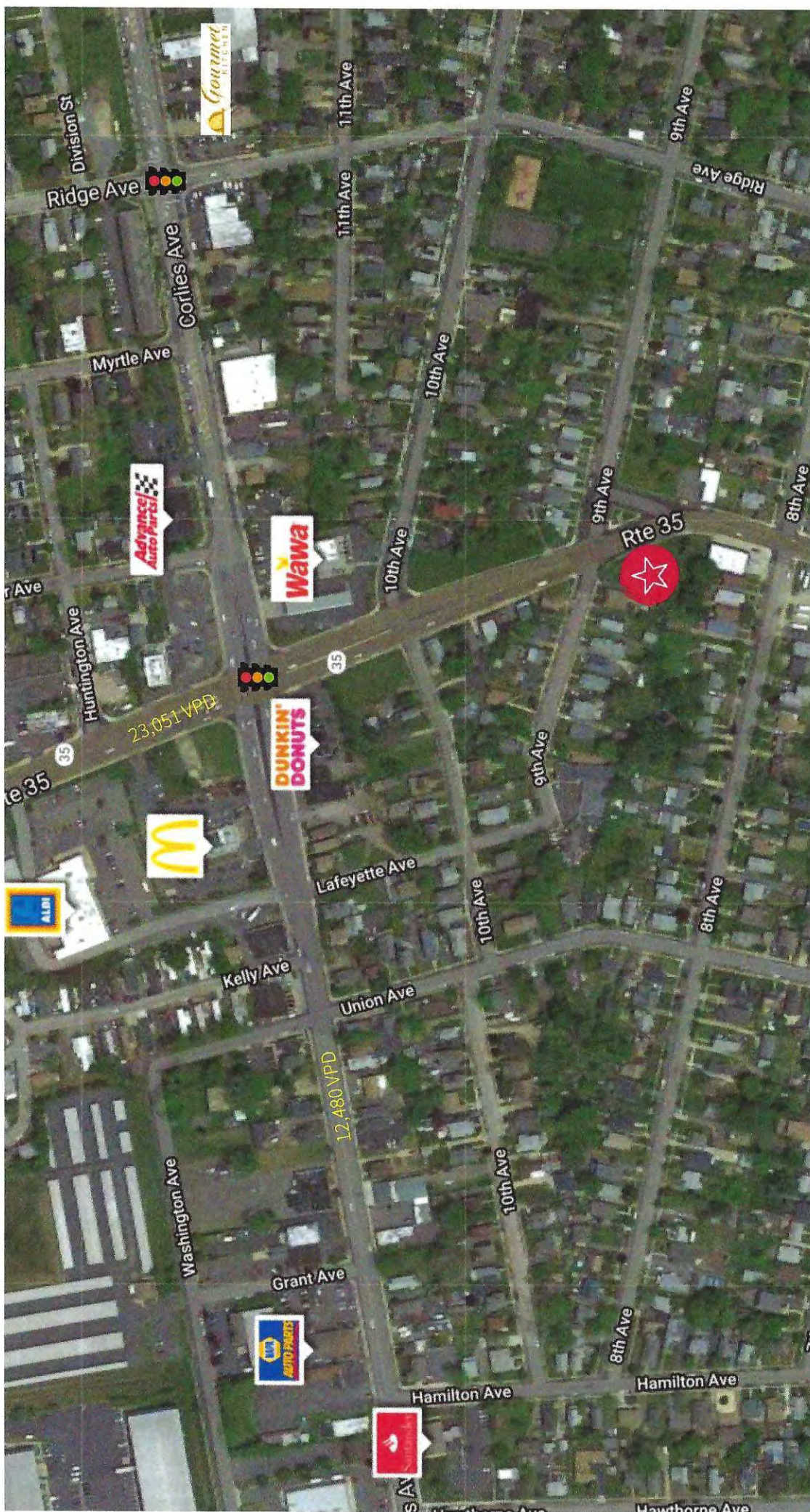
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



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



— Road Centerlines

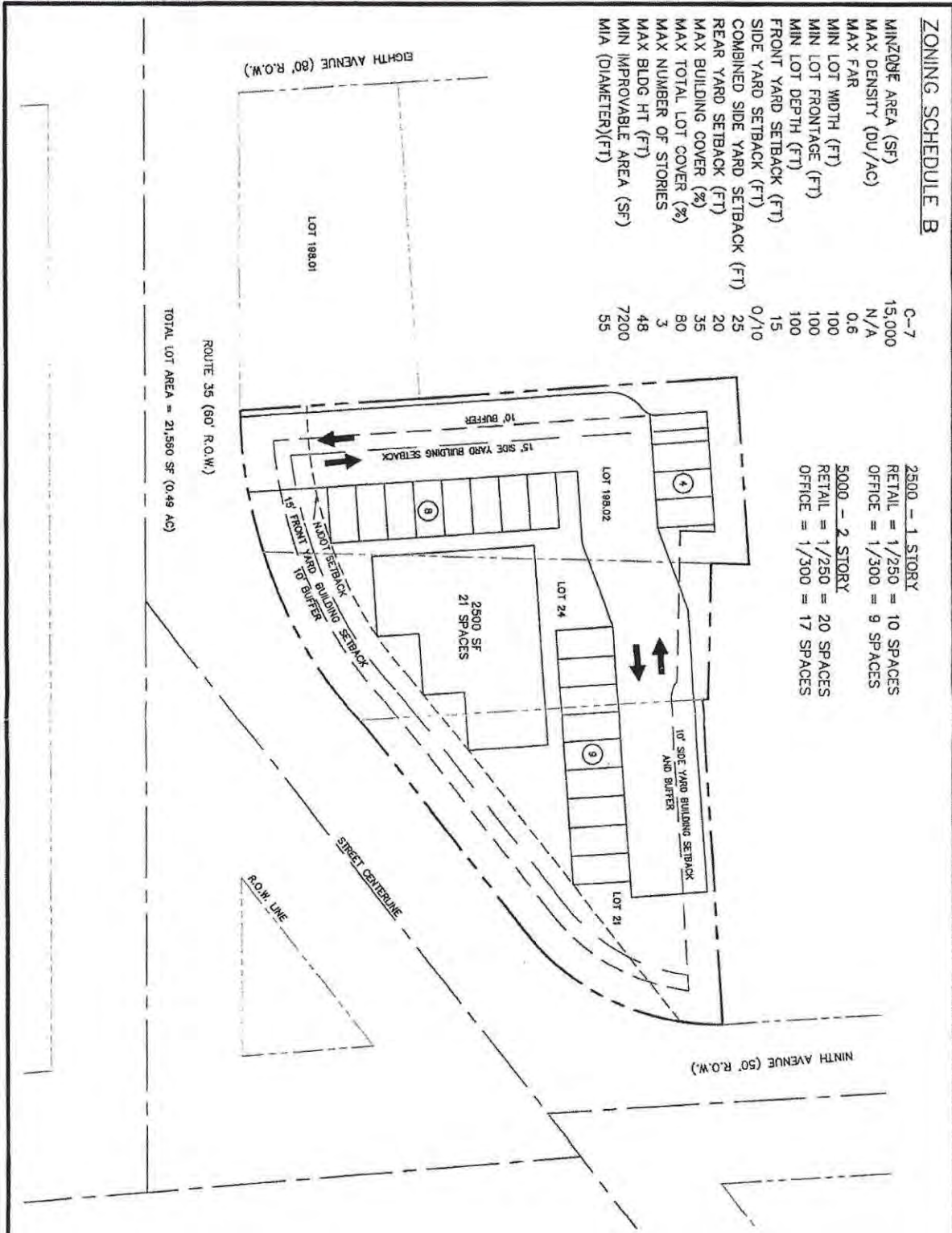


ZONING SCHEDULE B

MINIMUM AREA (SF)	C-7
MAX DENSITY (DU/AC)	15,000
MAX FAR	N/A
MIN LOT WIDTH (FT)	0.6
MIN LOT FRONTAGE (FT)	100
MIN LOT DEPTH (FT)	100
FRONT YARD SETBACK (FT)	15
SIDE YARD SETBACK (FT)	0/10
COMBINED SIDE YARD SETBACK (FT)	25
REAR YARD SETBACK (FT)	20
MAX BUILDING COVER (%)	35
MAX TOTAL LOT COVER (%)	80
MAX NUMBER OF STORIES	3
MAX BLDG HT (FT)	48
MIN IMPROVABLE AREA (SF)	7200
MIA (DIAMETER)(FT)	55

2500 - 1 STORY
 RETAIL = 1/250 = 10 SPACES
 OFFICE = 1/300 = 9 SPACES

5000 - 2 STORY
 RETAIL = 1/250 = 20 SPACES
 OFFICE = 1/300 = 17 SPACES



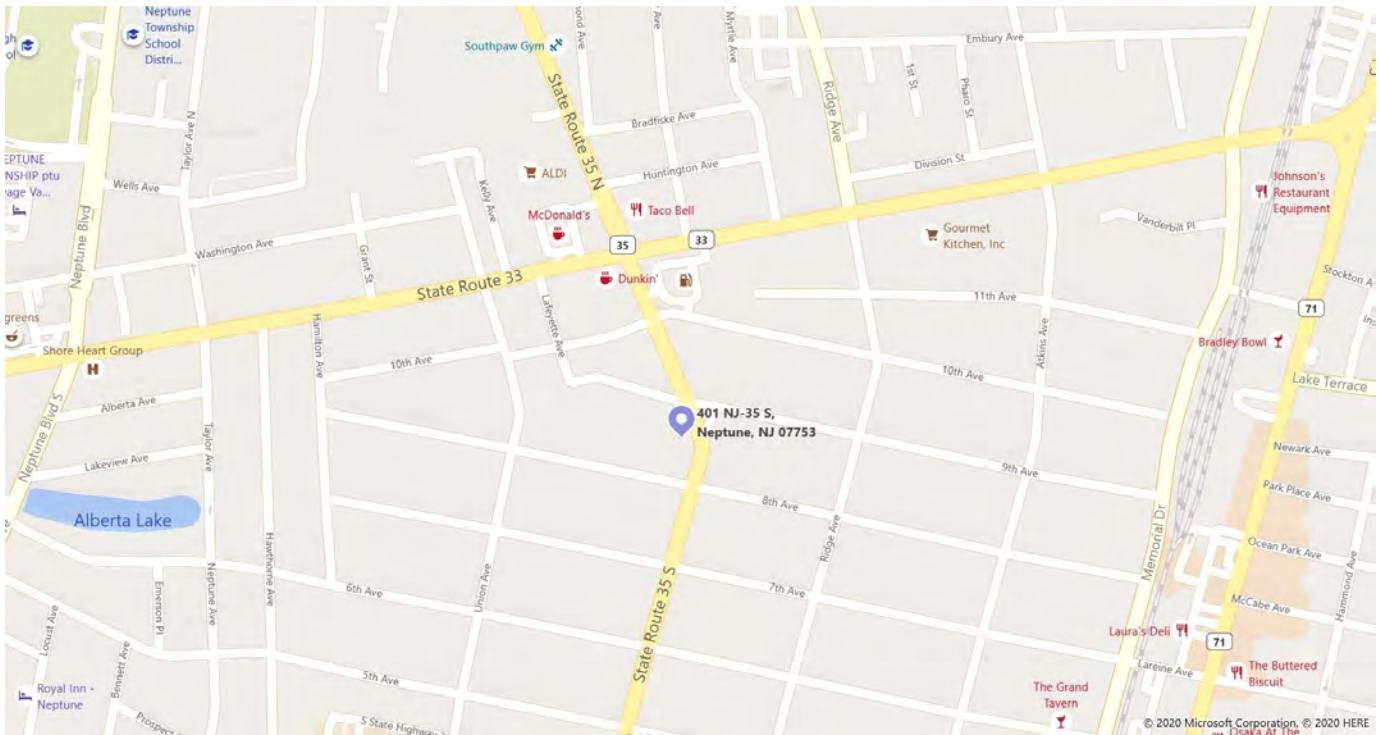
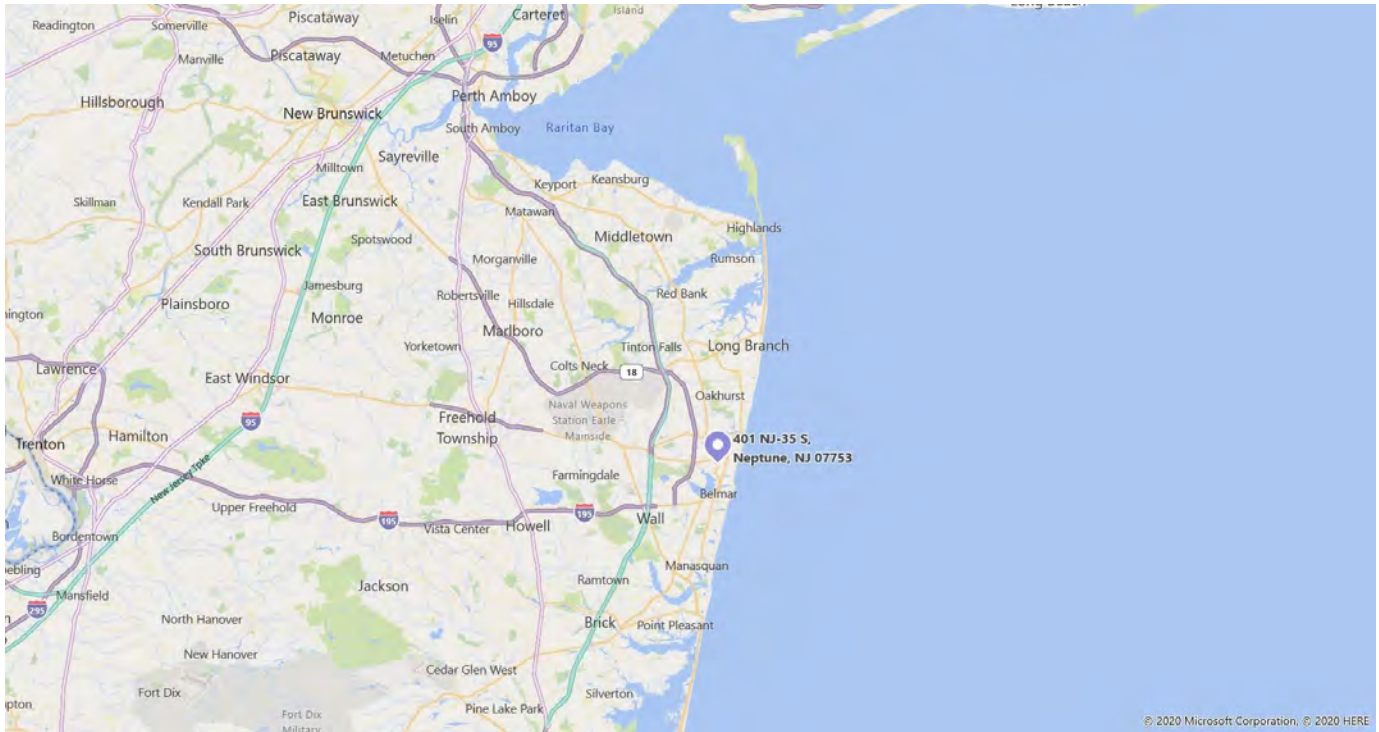
PROJECT:	LOCATION: LOTS 21, 24 AND 198.02; BLOCK 210 TOWNSHIP OF NEPTUNE MONMOUTH COUNTY, NEW JERSEY	Mark Chisvette Professional Engineer New Jersey License No. 28164
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TITLE: CONCEPT PLAN #9				
SHEET NUMBER: CP-9	DESIGNED FIELD BOOK	DRAWN DWG FILE 2009117CP	CHECKED JOB NUMBER 2009117	DATE 02-03-10 SCALE 1"=30'

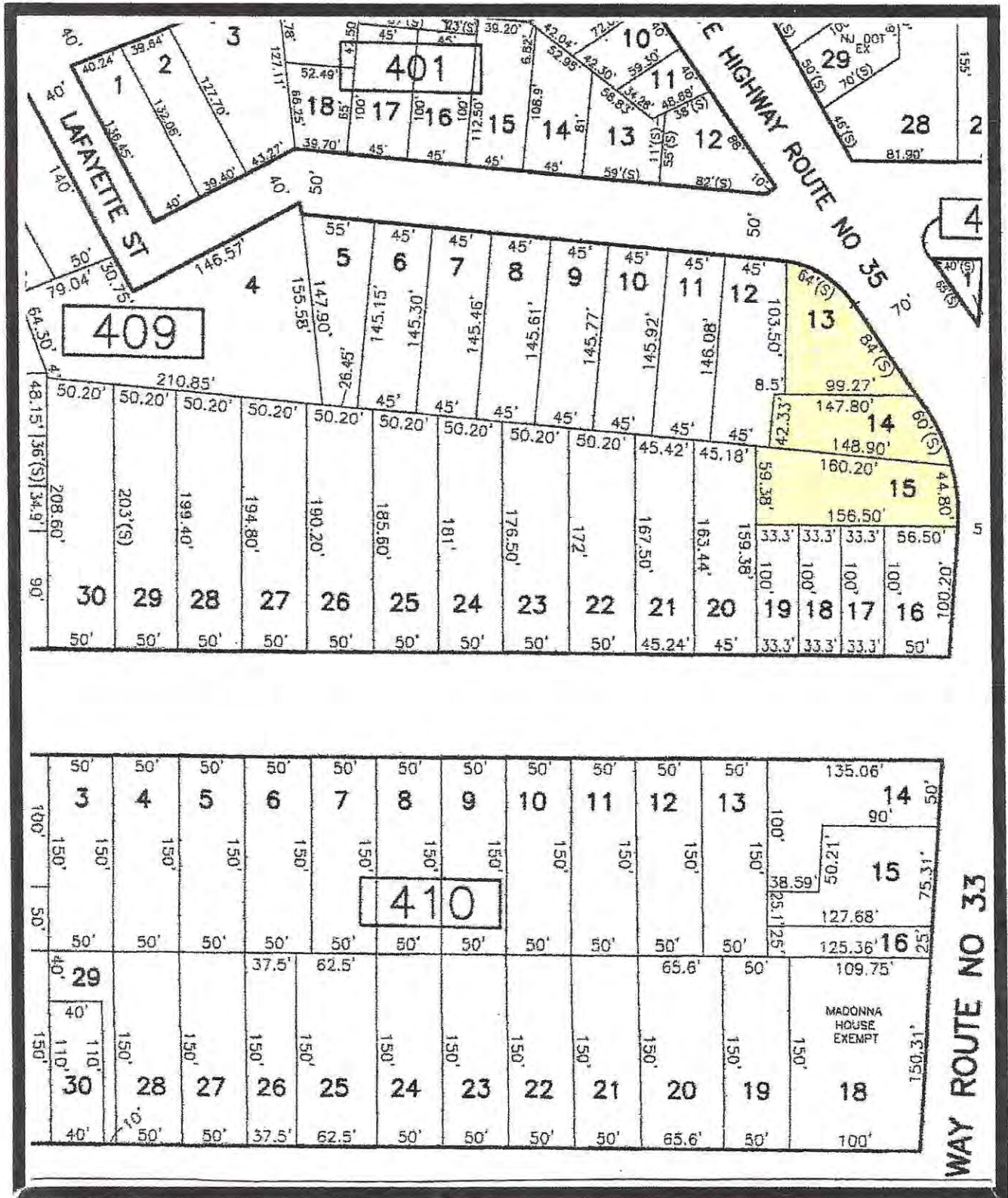
Macdel Engineering, P.C. Civil Engineers and Land Surveyors

120 Eagle Rock Avenue, Suite 207A
 East Hanover, New Jersey 07936

tel 973.478.2000
 fax 973.478.5173
 engineers@macdel.com



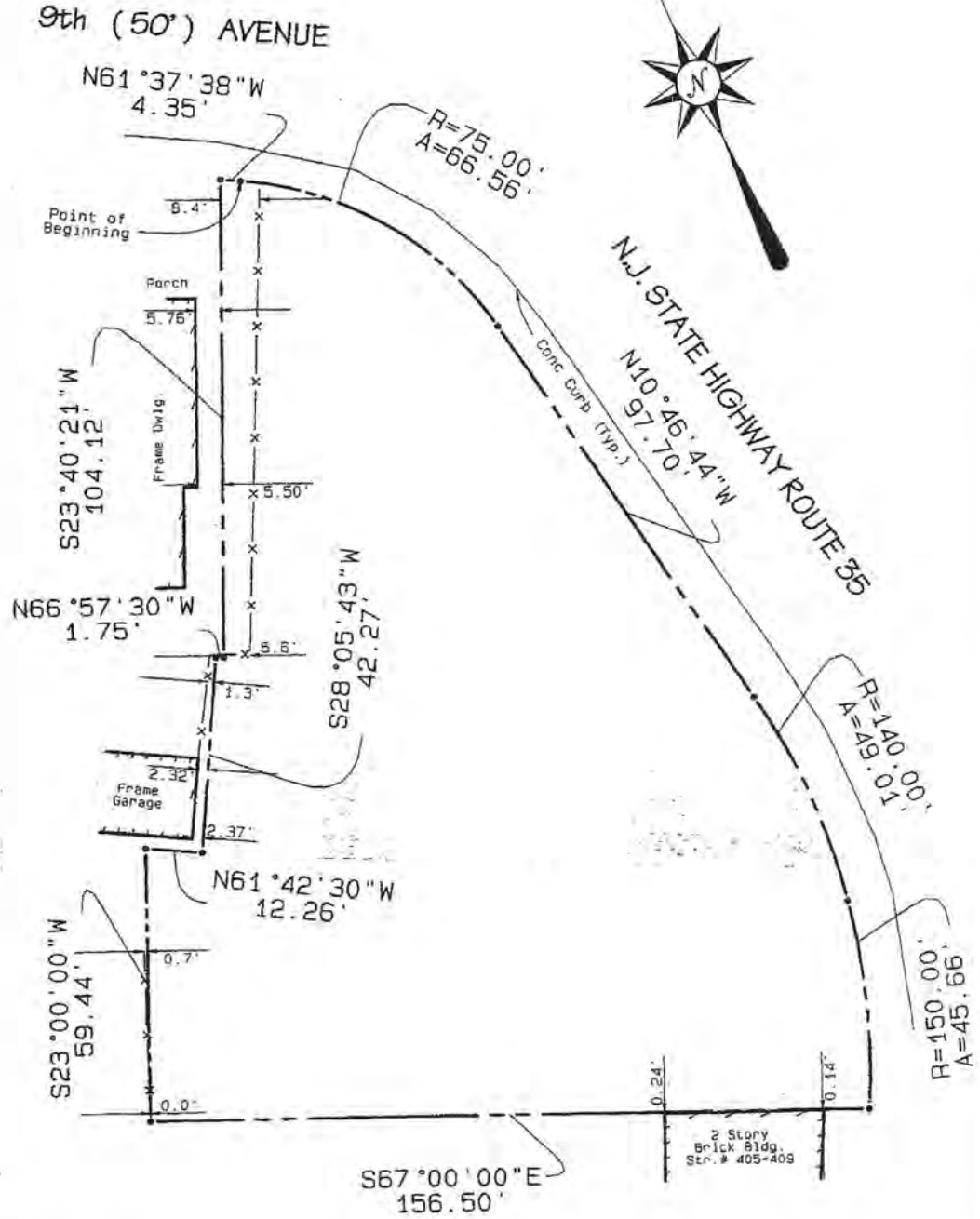
Tax Map Location



SURVEY OF PROPERTY
 LOTS 21, 24, 198.02 BLOCK 210 "TAX MAPS"

PREMISES IN
 TOWNSHIP OF
NEPTUNE

MONMOUTH COUNTY, NEW JERSEY
 LOT AREA=21,589 S.F.
 OR 0.496 ACRES



K:\Staff\surveys\409 Rt 35 South Neptune.pro Dec 7, 2011

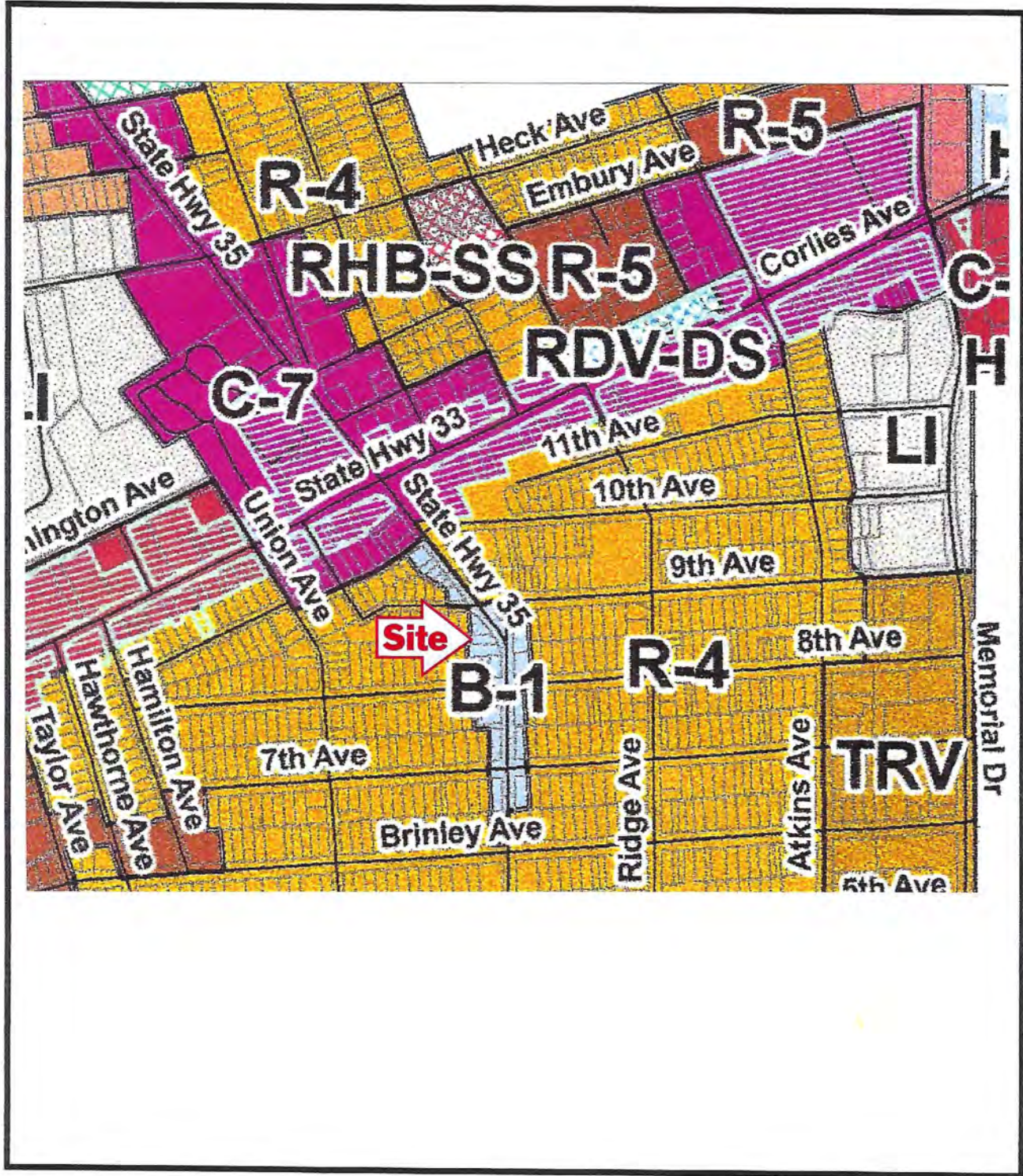
THIS SURVEY CERTIFIED TO:
 FLAMINGO PARTNERS, LLC
 IVL GROUP, LLC
 ANTHONY F. MALANGA, ESG.

THIS CERTIFICATION IS MADE ONLY TO THE NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR USE OF SURVEY 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 CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS INVALID WITHOUT THE EMBOSSED SEAL OF THE SURVEYOR. SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORDED. A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 13:40-5.1(i).

Canfora Surveying, Inc.

89 Lincoln Street East Hanover, N.J. 07936
 (973) 599-0035 Fax: (973) 599-0037
 N.J. LIC. # 40671
 PROFESSIONAL LAND SURVEYOR DEC. 7, 2011
 JEFFREY A. CANFORA, P.L.S. SCALE: 1" = 30'

Zoning Map



2. Family day care
 3. Home occupation
 4. Home professional office
 5. Surface level parking areas for a permitted use
- E. Bulk regulations. See Schedule B-1.

§ 404 COMMERCIAL/MIXED USE/INDUSTRIAL ZONE DISTRICTS

§ 404.01 B-1 – Town Commercial

- A. Purpose. The B-1 Zone District intends to serve the needs of specific surrounding residential neighborhoods by providing for retail sale and service uses. The need to complement and preserve the character of the surrounding residential neighborhoods is paramount.
- B. Permitted uses.
1. Senior Citizen Apartment Building
 2. Furniture stores
 3. Floor covering stores
 4. Home furnishings stores
 5. Radio, television & other electronics stores
 6. Computer & software stores
 7. Musical instrument Stores
 8. Music stores (CDs, cassettes, videos, records)
 9. Hardware stores
 10. Grocery (except convenience) stores
 11. Convenience stores
 12. General stores
 13. Retail bakeries
 14. Delicatessens
 15. Butcher shops
 16. Fish & seafood markets

17. Fruit & vegetable markets
18. Beer, wine & liquor stores
19. Pharmacies & drug stores
20. Cosmetics, beauty supplies & perfume store
21. Food (health) supplement stores
22. Health & personal care stores
23. Family clothing & apparel stores
24. Lingerie and corset stores
25. Swimwear stores
26. Jewelry stores
27. Shoe stores
28. Hobby, toy & game stores
29. Bicycle stores
30. Sporting goods stores (excluding firearms)
31. Firearms and ammunition dealers
32. Arts & craft shops
33. Family bookstores
34. Magazine/newspaper stands
35. Department stores
36. General merchandise stores
37. Florists / flower shops
38. Gift shops
39. Greeting card stores
40. Seasonal holiday stores
41. Christmas tree sales (outdoor)
42. Office equipment, supplies & stationery stores
43. Pet food & pet supplies stores
44. Tobacco shops

45. Art dealers
46. Antique shops
47. Garden Centers / Nurseries
48. Commercial banking
49. Savings institutions
50. Bank
51. Credit unions
52. Consumer lending
53. Real estate credit
54. All other nondepository credit intermediation
55. Financial clearinghouse & reserve activities
56. Investment banking & securities dealing
57. Securities brokerage
58. Direct life Insurance carriers
59. Direct health & medical insurance carriers
60. Insurance agencies & brokerages
61. Claims adjusting
62. All other insurance related activities
63. Offices of real estate agents
64. Offices of real estate appraisers
65. Other activities related to real estate
66. Consumer electronics & appliances rental
67. Video tape & disc rental
68. Home health equipment rental
69. Consumer goods rental
70. Musical instrument rental
71. General rental centers
72. Private or Public Elementary, Middle or High School

73. Early childhood education center
74. Vocational School
75. Sports & recreation instruction
76. Art, music, dance & martial-arts instruction
77. All other miscellaneous schools & instruction
78. Offices of physicians (excluding mental health)
79. Offices of physicians, mental health
80. Offices of dentists
81. Offices of chiropractors
82. Offices of optometrists
83. Offices of physical, occupational and speech therapists, and audiologists
84. Offices of podiatrists
85. All other outpatient care centers
86. Diagnostic Imaging centers
87. Home health care services
88. Ambulance and first aid services
89. Nonresidential services for elderly & disabled persons, including adult day care
90. Child Care Center
91. Family Day Care
92. Agents, managers for artists & other public entertainers
93. Independent artists, writers & performers
94. Amusement arcades
95. Billiards / pool halls
96. Public Community Centers
97. Public Parks and recreational facilities
98. Community swimming pool, indoor
99. Theater, Performing Arts
100. Places of Worship

101. Grantmaking foundations
102. Civic & social organizations
103. Professional organizations
104. Labor unions & similar labor organizations
105. Food service contractors / catering
106. Banquet facilities
107. Full-service restaurants
108. Restaurant
109. Restaurant, take-out
110. Snack & nonalcoholic beverage bars
111. Barber & beauty shops, beauty salons & parlors, hairdressers
112. Cosmetic salons & cosmetology services
113. Hotel beauty parlors and beauty shops
114. Manicure salon or nail services
115. Wig grooming service
116. Diet & weight reducing centers
117. Depilatory salons (hair removal)
118. Ear piercing services
119. Electrologist's studio
120. Electrolysis studio
121. Scalp treatment
122. Hair replacement
123. Tanning salons
124. Funeral homes
125. Consumer electronics repair & maintenance
126. Household item repair and maintenance
127. Computer & office machine repair & maintenance
128. Communication equipment repair & maintenance

TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE

- 129. Commercial equipment (excluding auto & electrical) repair & maintenance
- 130. Appliance repair & maintenance
- 131. Furniture cleaning, refinishing and repair shops
- 132. Musical instrument repair shop
- 133. Leather goods repair services
- 134. Shoe repair and shoeshine parlors
- 135. Bicycle repair shops
- 136. Locksmiths
- 137. Swimming pool cleaning and maintenance services
- 138. Coin-operated laundries & drycleaners
- 139. Dry-cleaning & laundry services (excluding coin-op)
- 140. Linen supply
- 141. Tailor and mending of garments
- 142. Film developing services, retail
- 143. Pet grooming services
- 144. Offices of lawyers
- 145. Offices of certified public accountants
- 146. Other accounting services
- 147. Architectural services
- 148. Landscape architectural services
- 149. Professional planning services
- 150. Engineering services
- 151. Building inspection services
- 152. Custom computer programming services
- 153. Computer systems design services
- 154. Computer facilities management services
- 155. Other computer related services
- 156. Administration & general management consulting services

- 157. Other scientific & technical consulting services
- 158. Advertising agencies
- 159. Other services related to advertising
- 160. Photography studios & videography services
- 161. All other professional, scientific & technical services
- 162. Office administrative services
- 163. Facilities support services
- 164. Employment placement agencies
- 165. Private mail centers
- 166. Quick printing
- 167. All other business support services
- 168. Travel agencies
- 169. Investigation and security services
- 170. Security systems services (except locksmiths)
- 171. Municipal facilities
- 172. Fire department facilities
- 173. Public safety facilities
- 174. First aid facilities
- 175. Board of Education facilities
- 176. Greenhouses
- 177. Taxi service
- 178. Couriers
- 179. Local messengers & local delivery
- 180. Film & sound recording studios

[NOTE: Section 404.01.B has been amended per Ordinance No. 02-14 and 03-035]

C. Conditional uses.

- 1. Accessory Apartments
- 2. Restaurant, drive-through

3. Centralized telephone utility installations
4. Centralized coaxial cable utility installations
5. Public Utility Facility
6. Electricity regulating substations

[NOTE: The previous section has been amended as per Ordinance No. 03-035]

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use
2. Educational support services
3. Recreational clubhouse, concession stand
4. Outdoor Dining Facility
5. Parking for principal use
6. Telephone communication distribution
7. Coaxial cable communication distribution
8. Emergency services radio communication facilities
9. Natural gas distribution
10. Electric power transmission & distribution
11. Public water supply purveyance & distribution
12. Sanitary sewer lines

[NOTE: The previous section has been amended as per Ordinance No. 03-035]

E. Bulk regulations. See Schedule B-1.

§ 404.02 B-2 – Professional Office

- A. Purpose. The B-2 Zone District seeks to provide for professional office development in designated areas.
- B. Permitted uses
 1. Christmas tree sales (outdoor)
 2. Commercial banking
 3. Savings institutions
 4. Bank

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

401 State Route 35 S, Neptune, NJ 07753-4935, Monmouth County

APN: 35-00409-0000-00014 CLIP: 8759344209

POPULATION

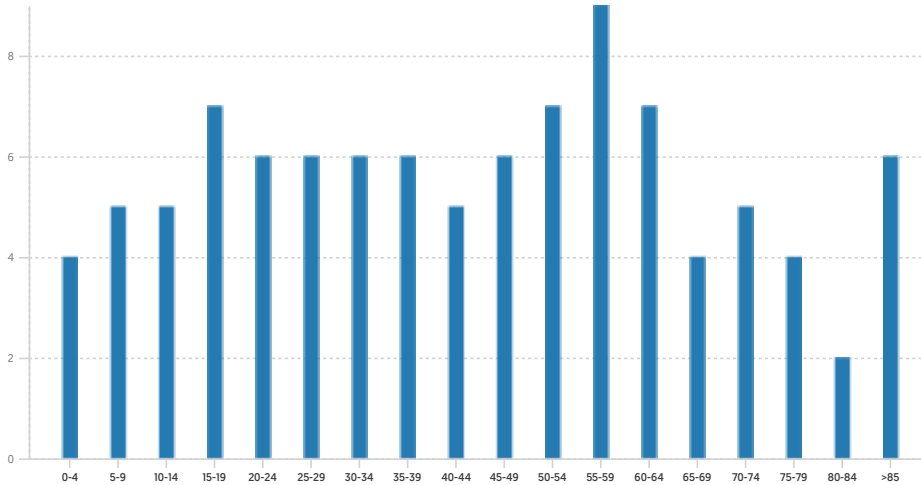
SUMMARY

Estimated Population	37,370
Population Growth (since 2010)	-4.1%
Population Density (ppl / mile)	2,221
Median Age	44.7

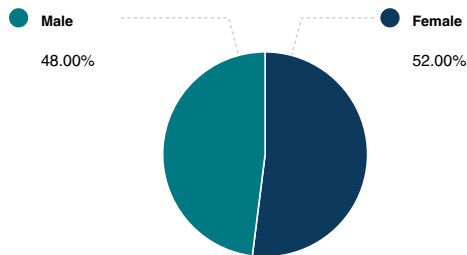
HOUSEHOLD

Number of Households	15,843
Household Size (ppl)	2
Households w/ Children	6,701

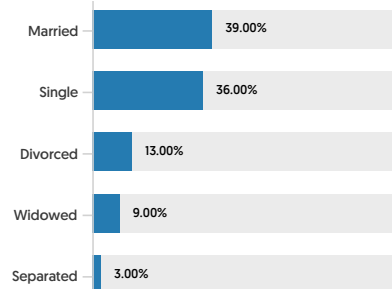
AGE



GENDER



MARITAL STATUS



HOUSING

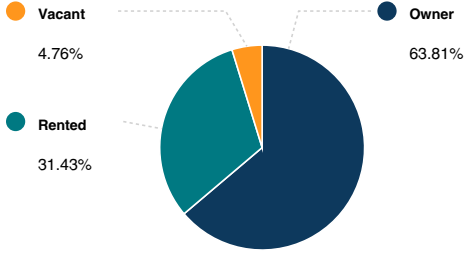
SUMMARY

Median Home Sale Price	\$320,200
Median Year Built	1976

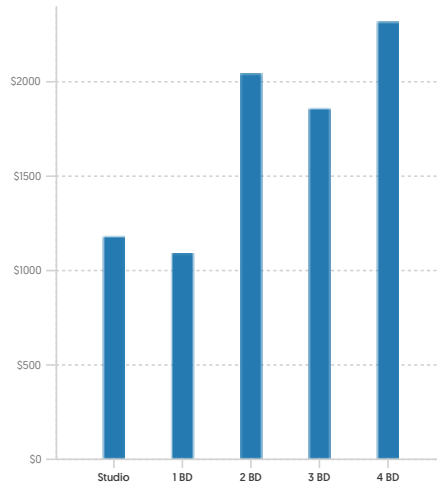
STABILITY

Annual Residential Turnover	9.98%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

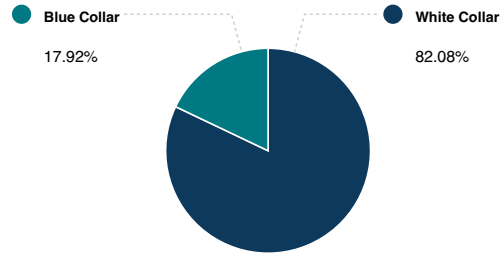


QUALITY OF LIFE

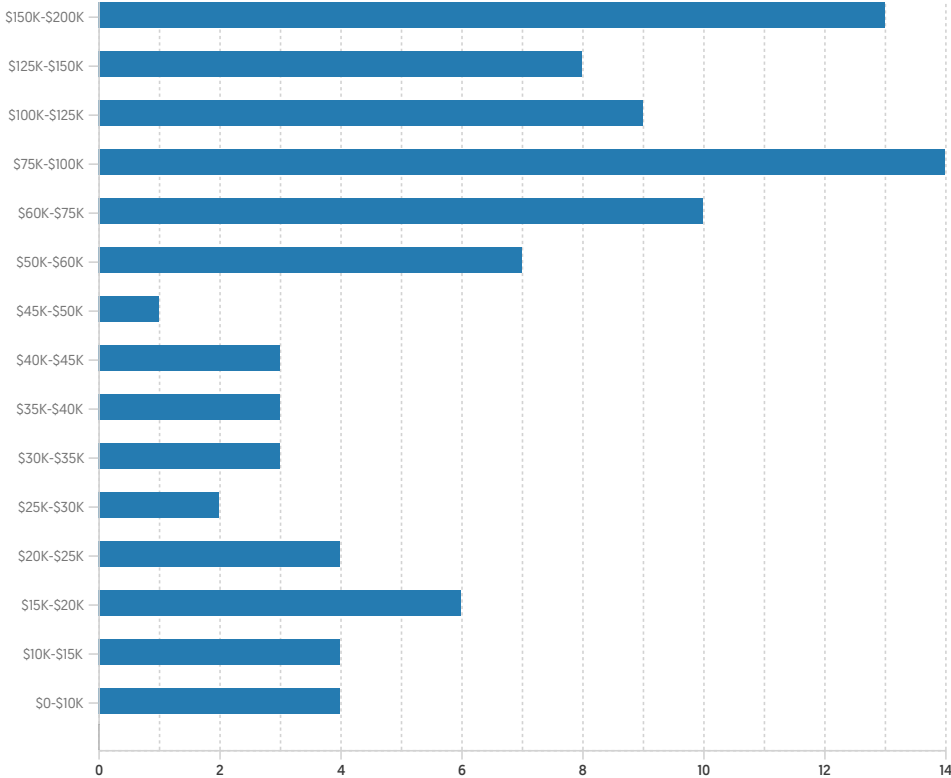
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	9
Mining	
Construction	1,096
Manufacturing	862
Transportation and Communications	1,025
Wholesale Trade	442
Retail Trade	2,115
Finance, Insurance and Real Estate	1,268
Services	7,941
Public Administration	1,310
Unclassified	

WORKFORCE



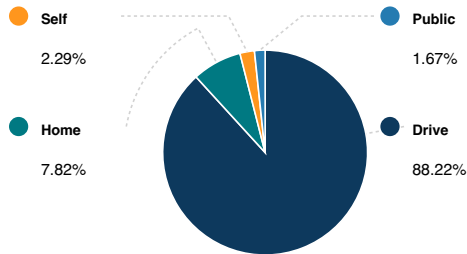
HOUSEHOLD INCOME



Average Household Income **\$81,268**

Average Per Capita Income **\$43,782**

COMMUTE METHOD



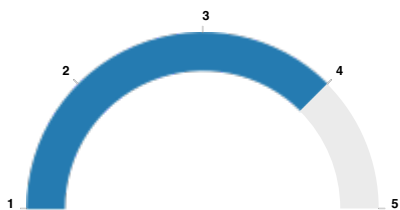
Median Travel Time **25 min**

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	619
Some High School	1,717
High School Graduate	6,814
Some College	6,590
Associate Degree	2,364
Bachelor's Degree	8,959
Graduate Degree	2,960

(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

School Name	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Midtown Community Elementary School	0.53	Pre-K-5th	425	10	4/10
Bradley Beach Elementary School	0.64	Pre-K-8th	205	6	5/10
Woodrow Wilson	0.71	Pre-K-8th	252	9	4/10
Dr. Martin Luther King Upper Elementary School	0.85	4th-6th	267	8	2/10
Gables Elementary School	0.91	Pre-K-5th	293	10	3/10

Community Rating (2)

Midtown Community Elementary School	
Bradley Beach Elementary School	
Woodrow Wilson	
Dr. Martin Luther King Upper Elementary School	
Gables Elementary School	

PUBLIC - MIDDLE/HIGH

School Name	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Neptune High School	0.64	9th-12th	1,203	13	2/10
Bradley Beach Elementary School	0.64	Pre-K-8th	205	6	5/10
Woodrow Wilson	0.71	Pre-K-8th	252	9	4/10
Monmouth County Academy Of Allied Health And Science	0.81	9th-12th	302	13	10/10

Neptune Middle School 0.86 6th-8th 648 9 4/10

Community Rating (2)

Neptune High School 5
 Bradley Beach Elementary School
 Woodrow Wilson
 Monmouth County Academy Of Allied Health And Science
 Neptune Middle School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
The Sisters Academy	0.56	5th-8th	43		

(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
One Stop Deli Grocery & Food Store LLC	1323 9th Ave	(609) 508-1820	0.06	Eating Places
Antoin's Elite Basketball Camp Limited Liability	312 Neptune Blvd	(732) 685-9650	0.07	Basketball Club
Rosa's Kitchen	1429 8th Ave	(732) 256-9600	0.12	Eating Places
Dunkin' Donuts	1400 Corlies Ave	(732) 774-6110	0.15	Doughnuts
Cove II	1231 9th Ave	(732) 775-4445	0.17	Delicatessen (Eating Places)
The Cove	1231 9th Ave	(732) 775-4445	0.17	Eating Places
Chamo's Bagel & Grill LLC	1516 Corlies Ave	(732) 361-8940	0.26	Bagels
Ala. Foodini's Catering	1528 State Route 33	(732) 775-3663	0.3	Caterers
Local Smoke Bbq LLC	719 State Route 35 S	(732) 455-8888	0.31	Barbecue Restaurant
Gg's Catering	302 Atkins Ave	(848) 459-6888	0.32	Caterers

SHOPPING

	Address	Phone #	Distance	Description
Jody's Fisheries Inc	223 State Route 35 S	(732) 775-2718	0.11	Seafood Markets
Wawa, Inc.	1344 Corlies Ave	(732) 774-4064	0.14	Convenience Stores, Chains
A J Produce	506 Atkins Ave	(908) 309-5912	0.33	Fruit And Vegetable Markets
Tony's Custom Paint	1118 7th Ave	(732) 403-9730	0.41	Paint
Bhramani Inc	25 4th Ave	(732) 988-7171	0.43	Grocery Stores, Independent
The Stop & Shop Supermarket Company LLC	116 Route 35 N	(732) 776-9564	0.45	Supermarkets, Chains
Jersey Strong Supplements LLC	705 Brinley Ave	(973) 741-8005	0.49	Vitamin Food Stores
Craig Stewart	703 Brinley Ave	(732) 776-9233	0.5	Hardware Stores
Astroflav	714 5th Ave	(732) 366-1525	0.53	Vitamin Food Stores
Smoke Stak Inc	1502 Springwood Ave	(732) 774-0667	0.56	Convenience Stores