

#4280 ~ Commercial/Retail Building and Land

3512-3514 Highway 33
Neptune Township, NJ 07753

Building and Land

Block: 3102
Lot: 4 & 5

Land Size: 0.85 Acres
Building Size: 816 Sq. Ft.

Tax Information

Land Assessment:	\$ 297,100.
Improvement Assessment:	\$ 79,600.
Total Assessment:	\$ 376,700.
Taxes:	\$ 8,471.
Tax Year:	2016
Tax Rate:	2.065/\$100
Equalization Ratio:	96.33%

Zoning: C-5 ~ Route 33 West Commercial

Remarks: 816 Sq. Ft. Commercial/Retail Building on 0.85 Acres Located on Busy Route 33. Building Currently Being Used as a Hair Salon. Easy Access to Highway 18, 33, Interstate 195 and the Garden State Parkway.

Price: \$295,000 . ~ Sale

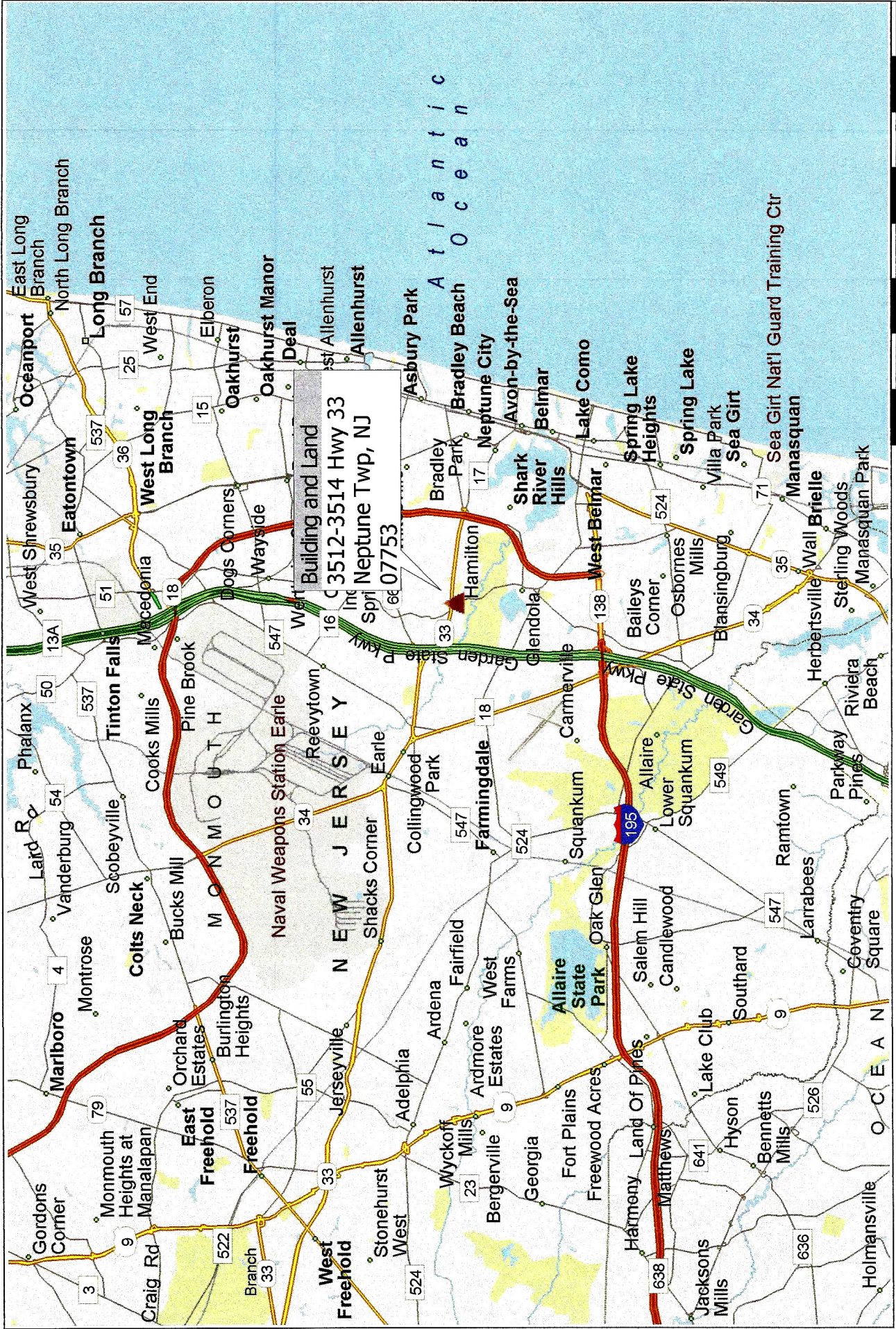
Please call **Ray S. Smith / Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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.

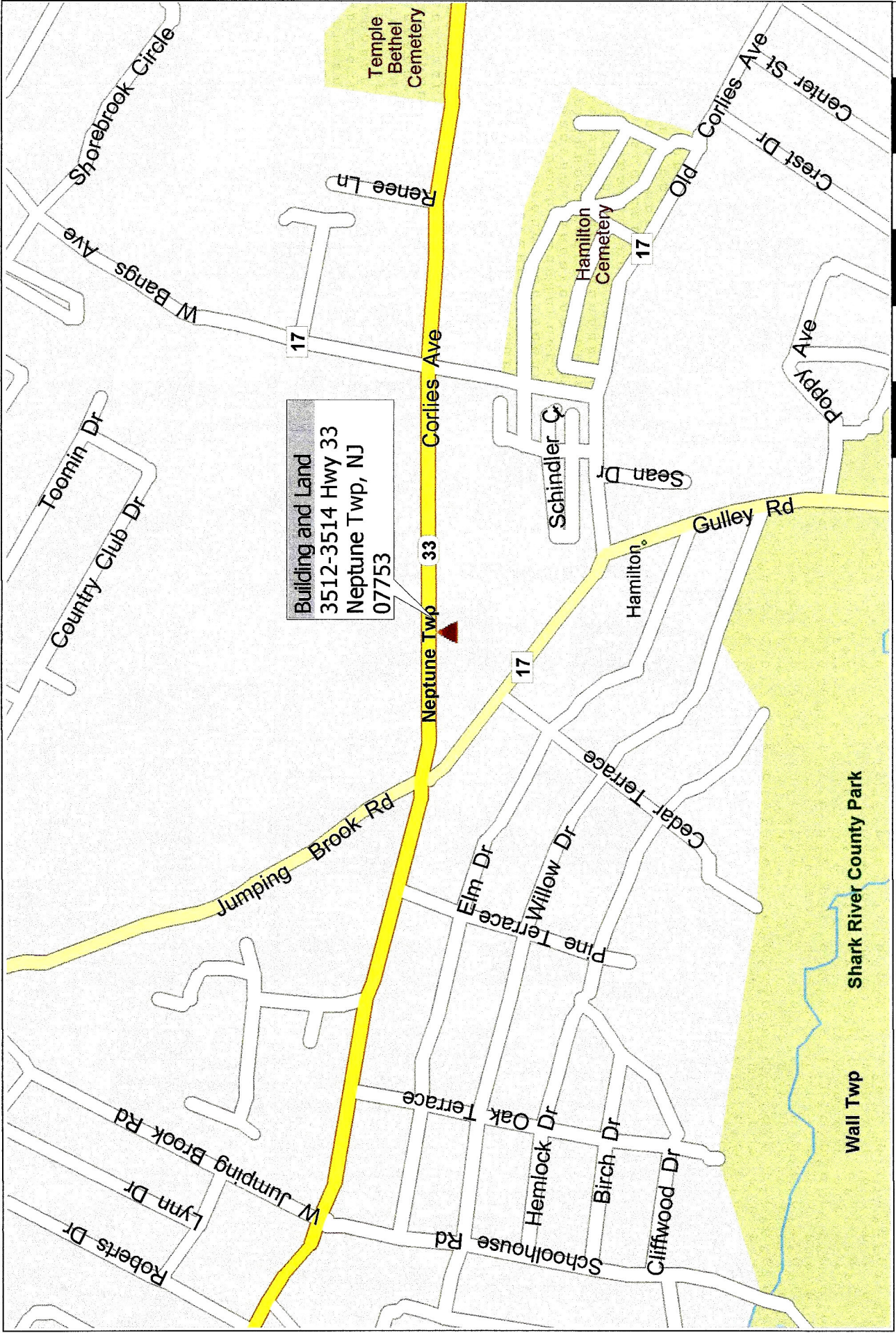
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com

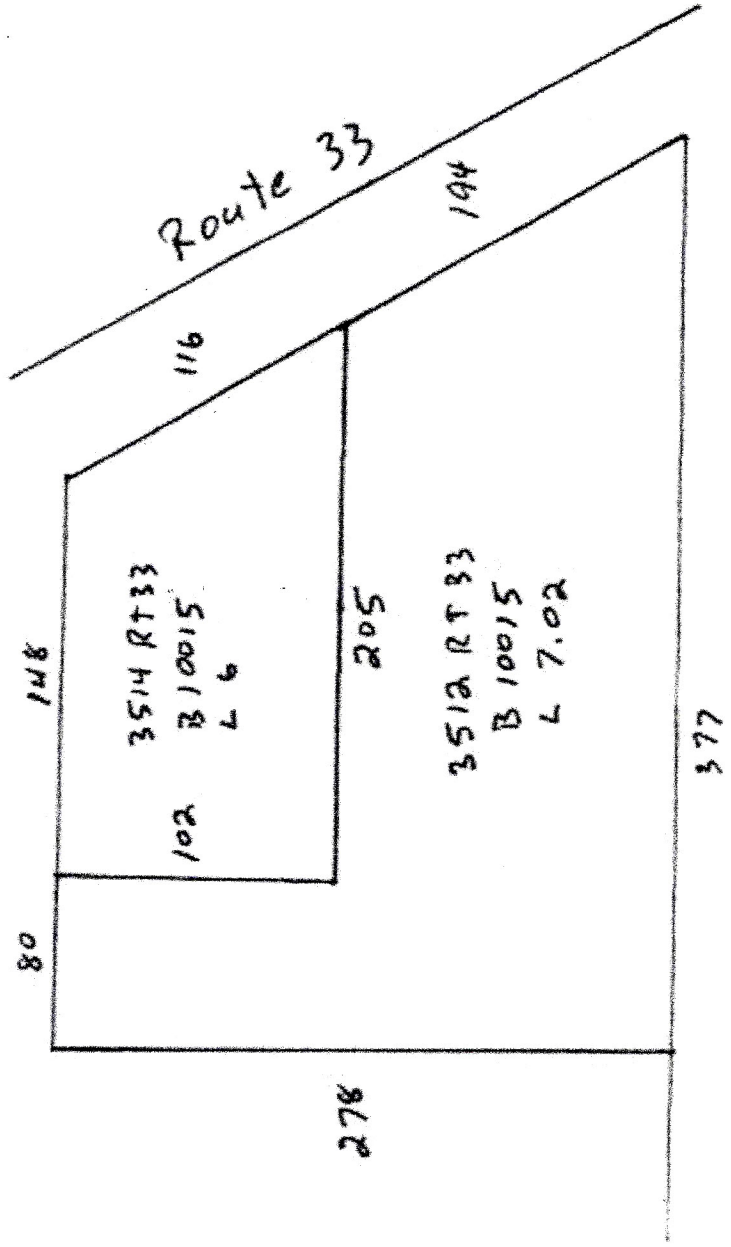


3512-3514 Highway 33 ~ Neptune Township ~ Monmouth County ~ NJ

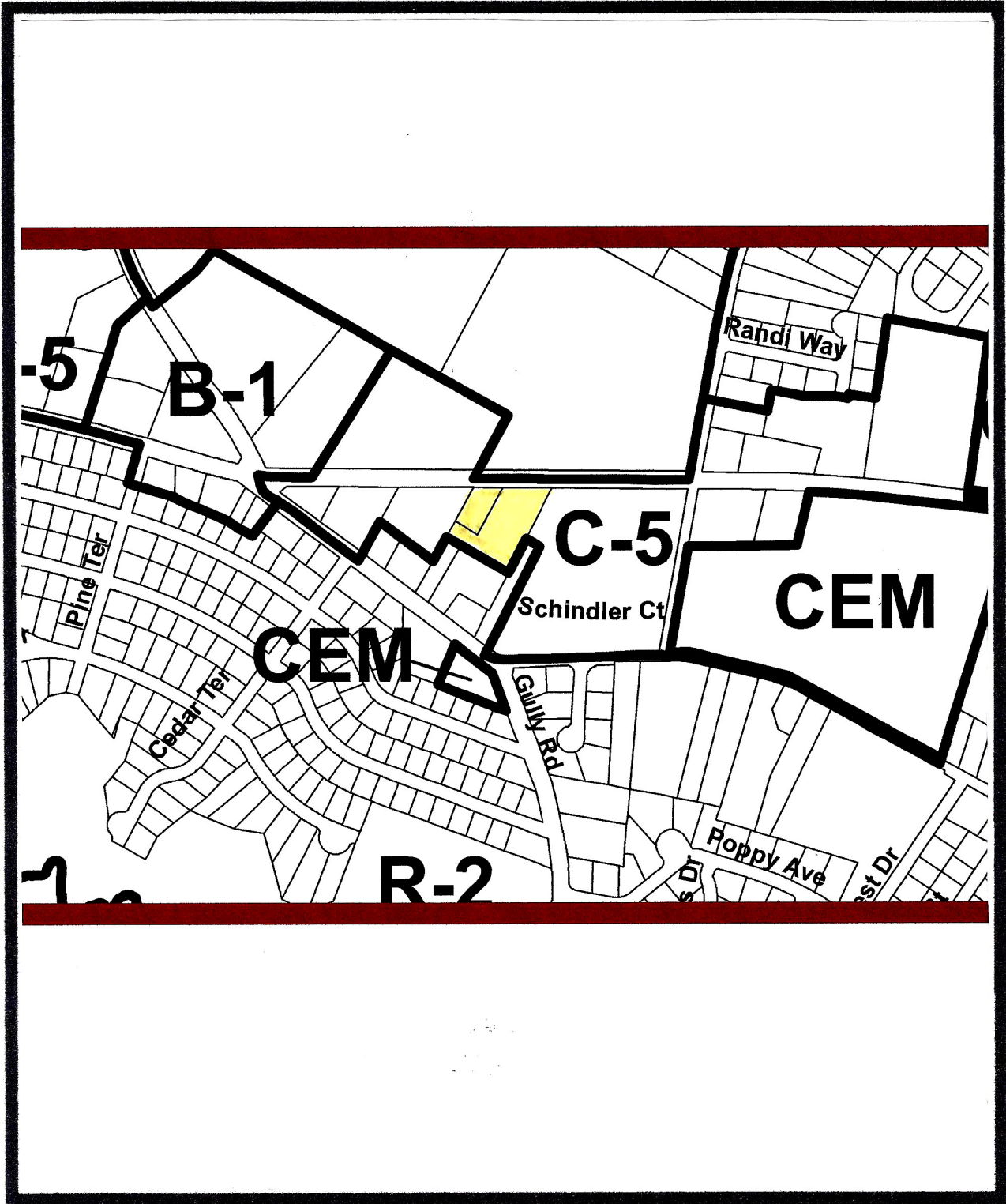


3512-3514 Highway 33 ~ Neptune Township ~ Monmouth County ~ NJ





Zoning Map



3. Parking for principal use
4. Telephone communication distribution
5. Coaxial cable communication distribution
6. Emergency services radio communication facilities
7. Natural gas distribution
8. Electric power transmission & distribution
9. Public water supply purveyance & distribution
10. Sanitary sewer lines

E. Bulk regulations. Regulations set forth in Schedule B-1 for the Town Commercial (B-1) Zone shall govern.

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

§ 404.08 C-5 – Route 33 West Commercial

A. Purpose. The C-5 Zone District provides for business uses appropriate to the Route 33 highway corridor situated west of Route 18.

B. Permitted uses.

1. Furniture stores
2. Floor covering stores
3. Home furnishings stores
4. Radio, television & other electronics stores
5. Computer & software stores
6. Musical instrument Stores
7. Music stores (CDs, cassettes, videos, records)
8. Hardware stores
9. Retail bakeries
10. Garden Centers / Nurseries
11. Commercial banking
12. Savings institutions
13. Bank
14. Credit unions

TOWNSHIP OF NEPTUNE - LAND DEVELOPMENT ORDINANCE

15. Consumer lending
16. Real estate credit
17. All other nondepository credit intermediation
18. Financial clearinghouse & reserve activities
19. Investment banking & securities dealing
20. Securities brokerage
21. Direct life Insurance carriers
22. Direct health & medical insurance carriers
23. Insurance agencies & brokerages
24. Claims adjusting
25. All other insurance related activities
26. Offices of real estate agents
27. Offices of real estate appraisers
28. Other activities related to real estate
29. Computer training facility
30. Apprenticeship training
31. Other technical & trade schools
32. Sports & recreation instruction
33. Art, music, dance & martial-arts instruction
34. Offices of physicians (exc mental health)
35. Offices of physicians, mental health
36. Offices of dentists
37. Offices of chiropractors
38. Offices of optometrists
39. Offices of physical, occupational and speech therapists, and audiologists
40. Offices of podiatrists
41. All other outpatient care centers
42. Diagnostic Imaging centers

43. Home health care services
44. Child Care Center
45. Agents, managers for artists & other public entertainers
46. Independent artists, writers & performers
47. Health and Fitness Club
48. Indoor recreational facility
49. Public Parks and recreational facilities
50. Places of Worship
51. Civic & social organizations
52. Professional organizations
53. Labor unions & similar labor organizations
54. Full-service restaurants
55. Restaurant
56. Other computer related services
57. Administration & general management consulting services
58. Other scientific & technical consulting services
59. Advertising agencies
60. Other services related to advertising
61. Veterinary services / animal hospital
62. Photography studios & videography services
63. Corporate, subsidiary & regional managing office
64. Office administrative services
65. Private mail centers
66. Municipal facilities
67. Fire department facilities
68. Public safety facilities
69. First aid facilities
70. Board of Education facilities

71. Newspaper publishers
72. Book publishers
73. Software publishers
74. Film & sound recording studios

C. Conditional uses.

1. Plumbing, heating & AC contractors
2. Painting & wall covering contractors
3. Electrical contractors
4. Masonry & stone contractors
5. Carpentry contractors
6. Floor laying & other floor contractors
7. Roofing, siding, & sheet metal contractors
8. Glass & glazing contractors
9. Building equipment & other machine installation contractors
10. Electricity regulating substations

D. Accessory uses.

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

E. Bulk regulations. Regulations set forth in Schedule B-1 for the Corridor Commercial (C-2) Zone shall govern.

State Route 33, Neptune, NJ 07753-3036, Monmouth County

Demographics

Based on ZIP Code: **07753**

Population

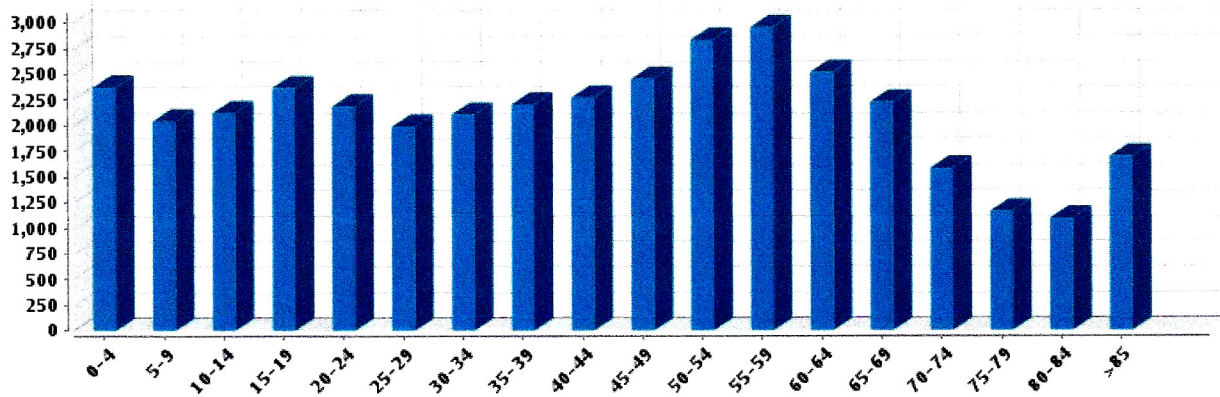
Summary

Estimated Population: **38,148**
 Population Growth (since 2010): **2.2%**
 Population Density (ppl / mile): **2,085**
 Median Age: **43.74**

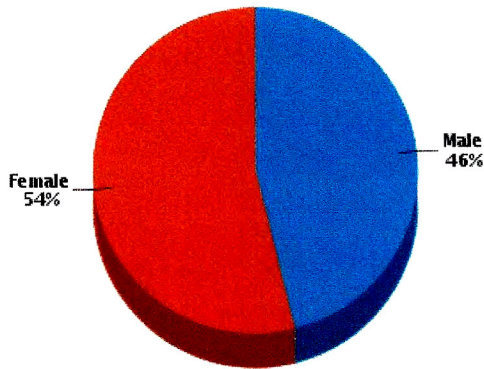
Household

Number of Households: **16,012**
 Household Size (ppl): **2**
 Households w/ Children: **3,760**

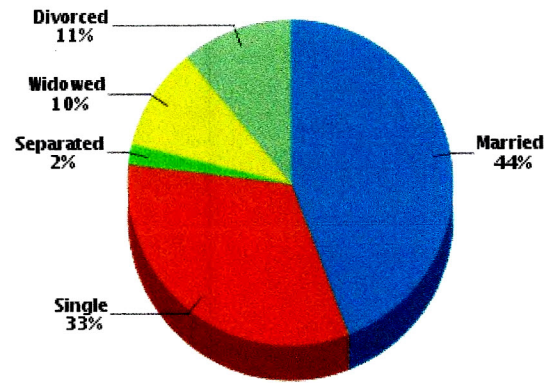
Age



Gender



Marital Status



Housing

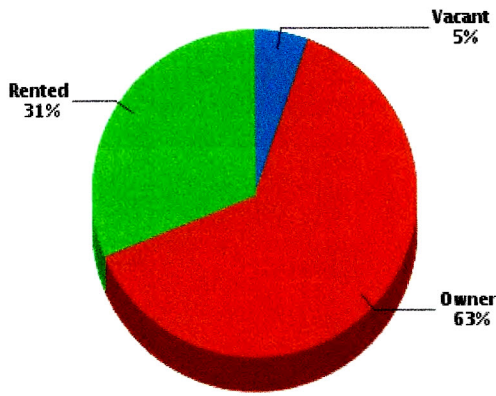
Summary

Median Home Sale Price: **\$250,000**
 Median Year Built: **1975**

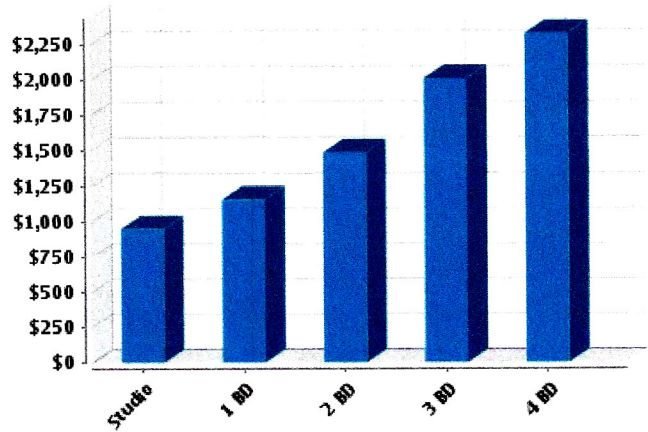
Stability

Annual Residential Turnover: **11.32%**

Occupancy



Fair Market Rents (County)

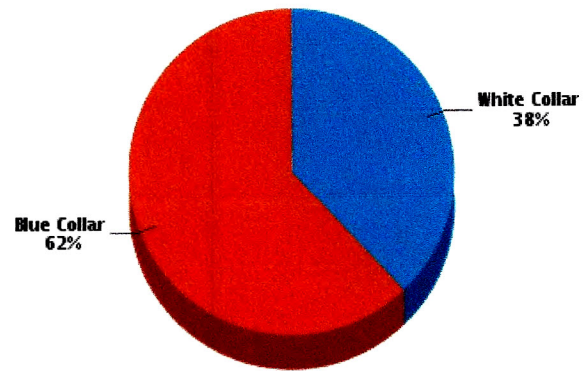


Quality of Life

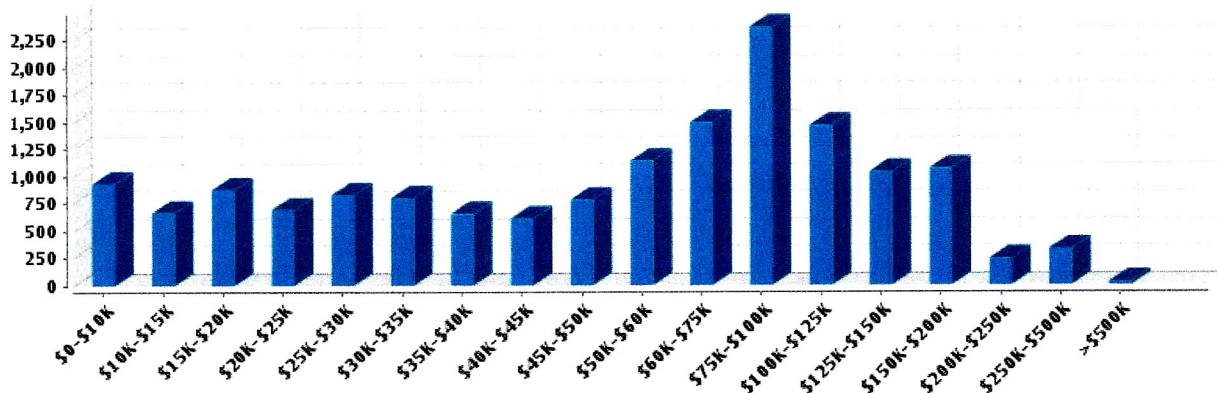
Workers by Industry

Mining:	6
Construction:	1,159
Manufacturing:	889
Transportation and Communications:	849
Wholesale Trade:	209
Retail Trade:	4,842
Finance, Insurance and Real Estate:	930
Services:	1,351
Public Administration:	565
Unclassified:	64

Workforce



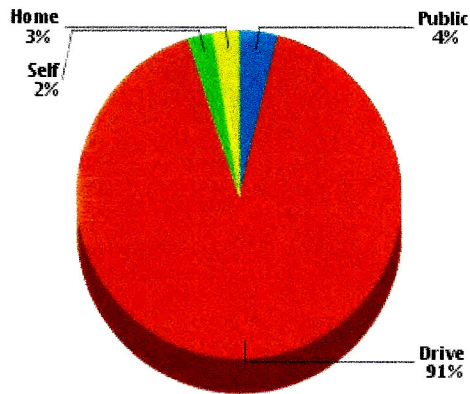
Household Income



Average Household Income: **\$76,527**

Average Per Capita Income: **\$32,694**

Commute Method



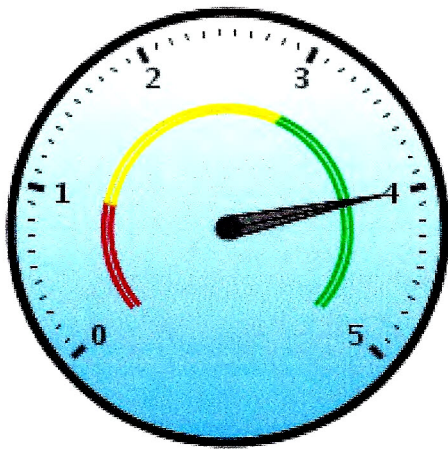
Weather

January High Temp (avg °F):	40.6
January Low Temp (avg °F):	22.8
July High Temp (avg °F):	82.6
July Low Temp (avg °F):	65.5
Annual Precipitation (inches):	48.63

Education

Educational Climate Index (1)

Highest Level Attained



Less than 9th grade:	758
Some High School:	1,634
High School Graduate:	9,231
Some College:	5,960
Associate Degree:	2,222
Bachelor's Degree:	5,086
Graduate Degree:	2,175

(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: **2.00 mile(s)**

Public - Elementary

<i>Neptune Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Summerfield Elementary School Green Grove Road	0.92	Pre-K-5th	452	13		
Green Grove Elementary School 909 Green Grove Rd	1.22	Pre-K-5th	380	16		
Shark River Hills Elementary School Brighton Avenue	1.69	Pre-K-5th	402	13		
<i>Wall Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Central Elementary School 2007 Allenwood Rd	1.91	K-5th	515	15		

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Holy Innocents Elementary School 3455 W Bangs Ave	0.24	Pre-K-8th	160		
Summer Hill School 1107 Gully Rd	0.54	Pre-K-K	67		
Kiddie Academy Of Neptune 3443 State Route 66	1.4	Pre-K-K	140		
Montessori Academy Of Nj 3504 Asbury Ave	1.77	Pre-K-Pre-K	103		
Montessori Academy Of New Jersey 3504 Asbury Ave	1.77	Pre-K-K	89		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

(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: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Quick Chek	3607 State Route 33	(732) 918-8792	0.15	Convenience Stores
Godiva Chocolatier	1 Remium Oultet Blvd # 743	(732) 493-1741	0.38	Candy And Confectionery - Retail
Neptune City Volunteer Fire	Laurel Ave	(732) 775-9762	0.38	Banquet Rooms
Spring Lake Fruit & Produce	State Highway 66	(732) 918-8001	0.38	Fruits And Vegetables And Produce - Retail
7-Eleven	3701 State Route 33	(732) 643-0397	0.46	Convenience Stores
Dunkin' Donuts	3701 State Route 33	(732) 922-8122	0.46	Doughnuts
Whole In One Bagels & Deli LLC	3701 State Route 33	(732) 695-9600	0.46	Bagels
Boston Brace Intl Inc	3700 State Route 33 # LI02	(732) 361-7575	0.47	Restaurants - Japanese
Delvettos Restaurant	3705 State Route 33 # 1	(732) 922-3775	0.5	Restaurants - Pizza
Dollar Tree	3705 State Route 33 # I	(732) 922-0351	0.5	Grocery Stores And Markets

Shopping

	Address	Phone #	Distance	Description
Agora Labs Inc	106 Elm Dr	(732) 212-8500	0.12	Computer Software
A-1 Tents & Party Rental Inc	417 Beacon Lndg	(732) 431-1114	0.38	Party Supplies
Nylabone Products	3rd & Union Aves	(732) 988-8400	0.38	General Merchandise - Retail
Tilton Pump Svc Inc	6 Augusta Ct	(732) 918-0092	0.44	Appliances And Electronics
Dollar Tree	3705 State Route 33 # I	(732) 922-0351	0.5	Variety Stores
New Horizons In Autism	715 Hillview Dr	(732) 898-7400	0.74	Computer Software
Cvs/Pharmacy	4000 State Route 66	(732) 922-7950	0.97	Pharmacies
Solstice Sunglass Boutique	4001 State Route 66	(732) 481-2170	0.97	Sunglasses And Sun Goggles
Walgreens	3580 State Route 66	(732) 922-6379	0.99	Pharmacies
Walmart Pharmacy	3575 State Route 66	(732) 918-0441	1.01	Pharmacies

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