

## #4640 ~ Land For Development

**135 Apple Street  
Tinton Falls, NJ 07724**

**Land**

**Block: 14.01  
Lot: 1.03**

**Land Size: 0.440 Acre**

### **Tax Information**

**Land Assessment: \$ TBD**  
**Improvement Assessment: \$ TBD**  
**Total Assessment: \$ TBD**

**Taxes: \$ TBD**  
**Tax Year: 2020**  
**Tax Rate: 1.888/\$100**  
**Equalization Ratio: 91.20%**  
**Updated: 09/14/2021**

**Zoning: NC ~ Neighborhood Commercial**

**Remarks: 0.440 Acre of Land Approved for Construction of a 3,520 Sq. Ft. Office Building with Apartments Above. Located on a Traffic Controlled Corner with Close Access to Garden State Parkway Exit 109. Neighboring Properties Consist of Residential and Commercial. Short Distance to Highway 35.**

**Price: \$ 495,000. ~ 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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)





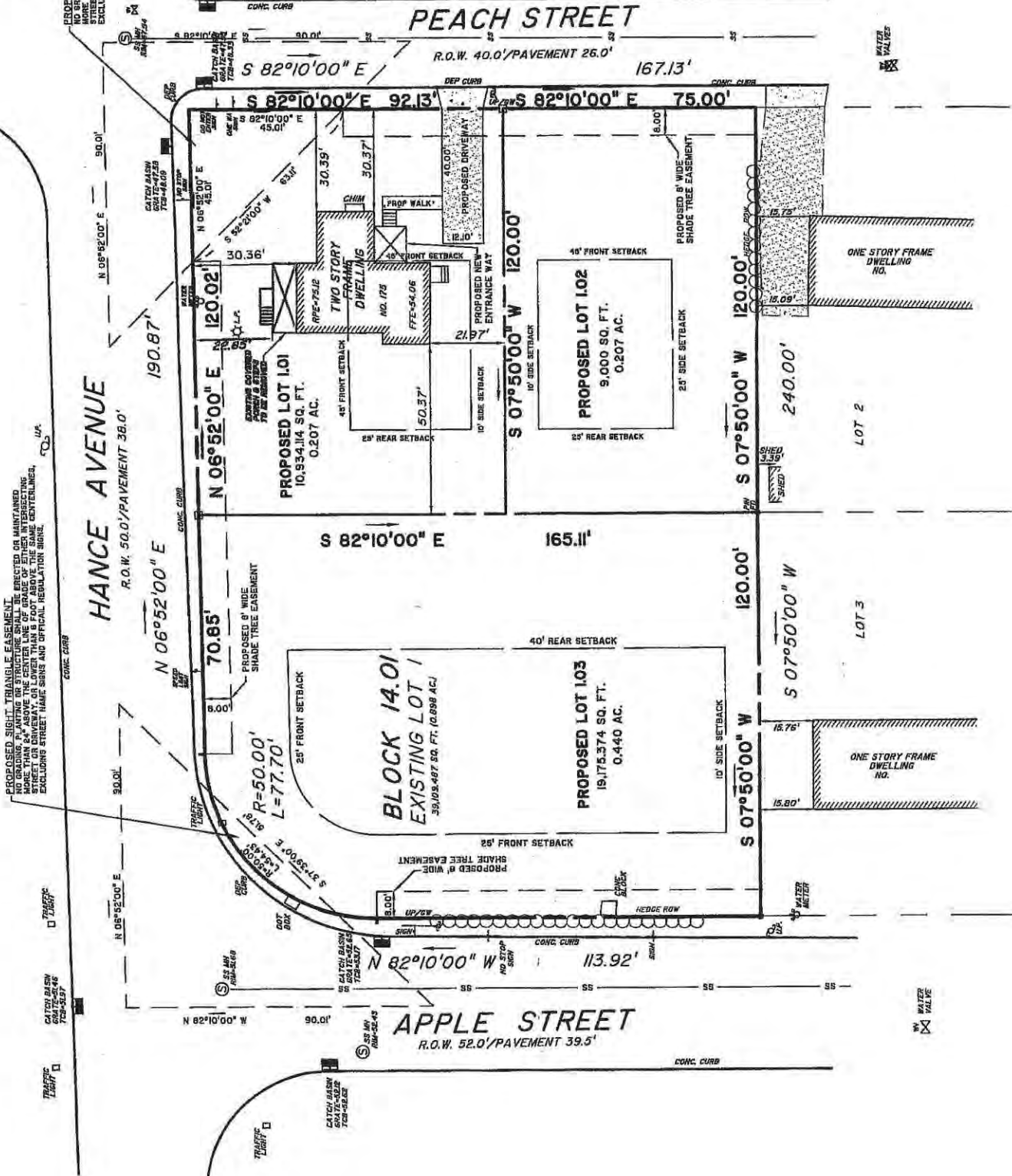


PREMISES ALSO KNOWN AS LOTS 129-136 IN BLOCK C AS SHOWN ON A CERTAIN MAP ENTITLED "MAP OF HANCE PARK OWNED BY GEORGE HANCE PATTERSON LOCATED ON SHREWSBURY AVENUE NEAR RED BANK, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERKS OFFICE ON NOVEMBER 1, 1923 AS CASE NO. 20-8.

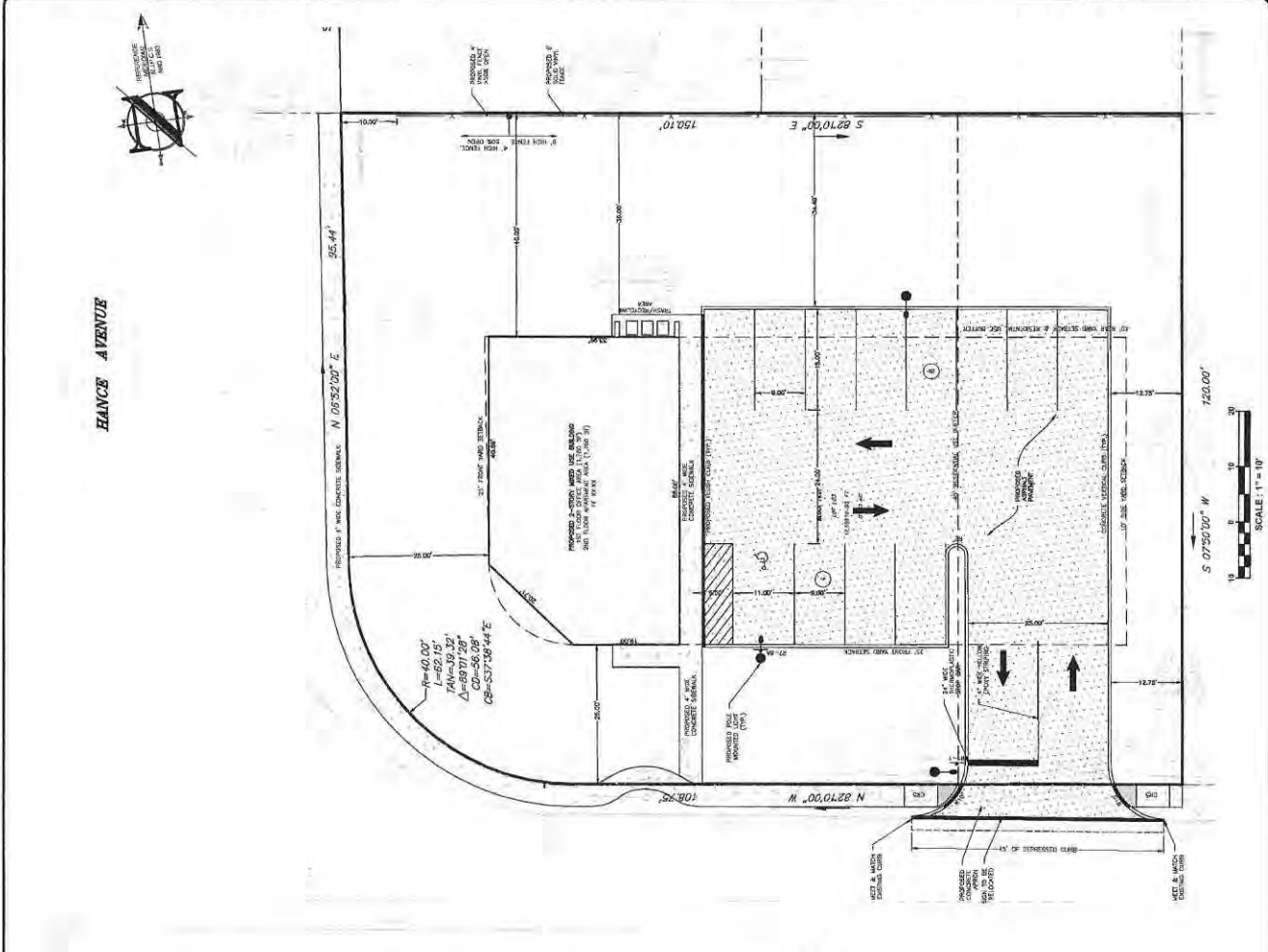
DBB104/PC3638

CROSSED SIGHT TRIANGLE EASEMENT NO BRACING, PLANTING OR STRUCTURE SHALL BE ERRECTED OR MAINTAINED MORE THAN 24" ABOVE THE CENTER LINE OF GRADE OF EITHER INTERSECTING STREET OR DRIVEWAY OR LOWE AND OFFICIAL REGULATION SIGN, EXCLUDING STREET NAME SIGN AND OFFICIAL REGULATION SIGN.

PROPOSED SIGHT TRIANGLE EASEMENT NO BRACING, PLANTING OR STRUCTURE SHALL BE ERRECTED OR MAINTAINED MORE THAN 24" ABOVE THE CENTER LINE OF GRADE OF EITHER INTERSECTING STREET OR DRIVEWAY OR LOWE AND OFFICIAL REGULATION SIGN, EXCLUDING STREET NAME SIGN AND OFFICIAL REGULATION SIGN.



<b>PROJECT INFORMATION</b>	
175 HANCE AVENUE PROPOSED MIX-USED BUILDING	BLANK AND LOT/LIST ADDRESS AND LOT/LIST ADDRESS AND LOT/LIST ADDRESS AND LOT/LIST
F. & T. TRENT ASSOCIATES, LLC ENGINEERS, ARCHITECTS & PLANNERS 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
CROSS BUILDERS 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
ARCHITECT MANASSAH ARCHITECT 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
LANDSCAPE ARCHITECT 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
STRUCTURAL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
MECHANICAL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
ELECTRICAL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
PLUMBING ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
CIVIL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
ENVIRONMENTAL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
GEOLOGICAL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
METEOROLOGICAL ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
ACoustical ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
TRANSPORTATION ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
WATER RESOURCES ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
SPECIALTY ENGINEER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
GENERAL CONTRACTOR 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
CONTRACTOR 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
SUBCONTRACTOR 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
CONSULTANT 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
ADVISOR 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
OBSERVER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
REVIEWER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
APPROVER 1000 WEST 10TH AVENUE, SUITE 100 DENVER, CO 80202	
DATE 10/15/2024	
SCALE AS SHOWN	
SHEET NO. 1 OF 1	



**HANCE AVENUE**

**APPLE STREET**

Scale: 1" = 10'

NO. / SYMBOL	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	10/15/2024	J. TRENT	M. TRENT
2	REVISED PER COMMENTS	10/15/2024	J. TRENT	M. TRENT

NO.	SYMBOL	DESCRIPTION	DATE	BY	CHKD.
1	1	ISSUED FOR PERMIT	10/15/2024	J. TRENT	M. TRENT
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**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

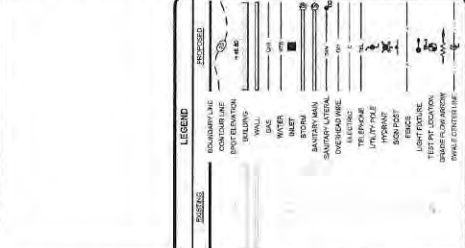
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY MEASURES ON THE CONSTRUCTION SITE.

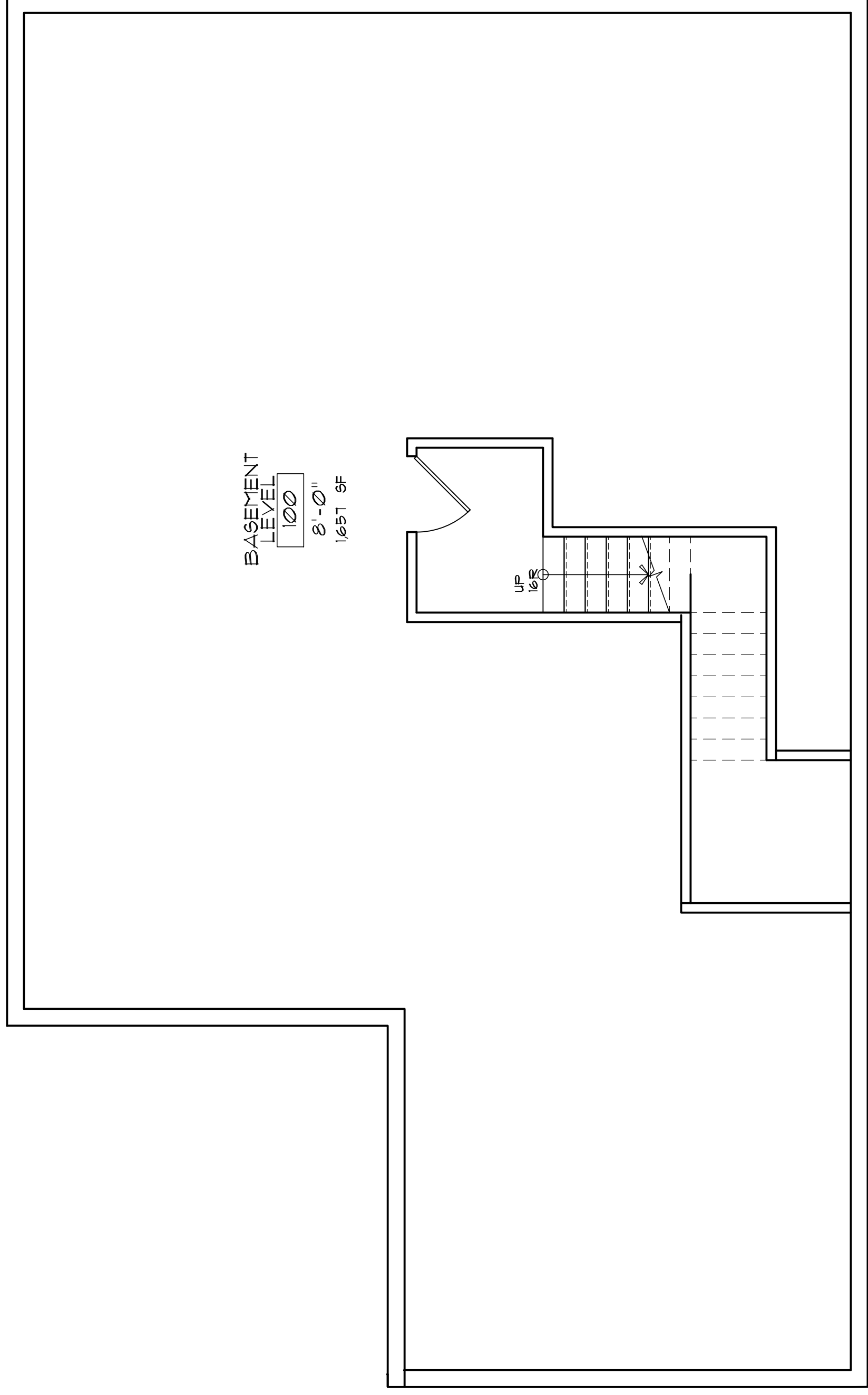
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.

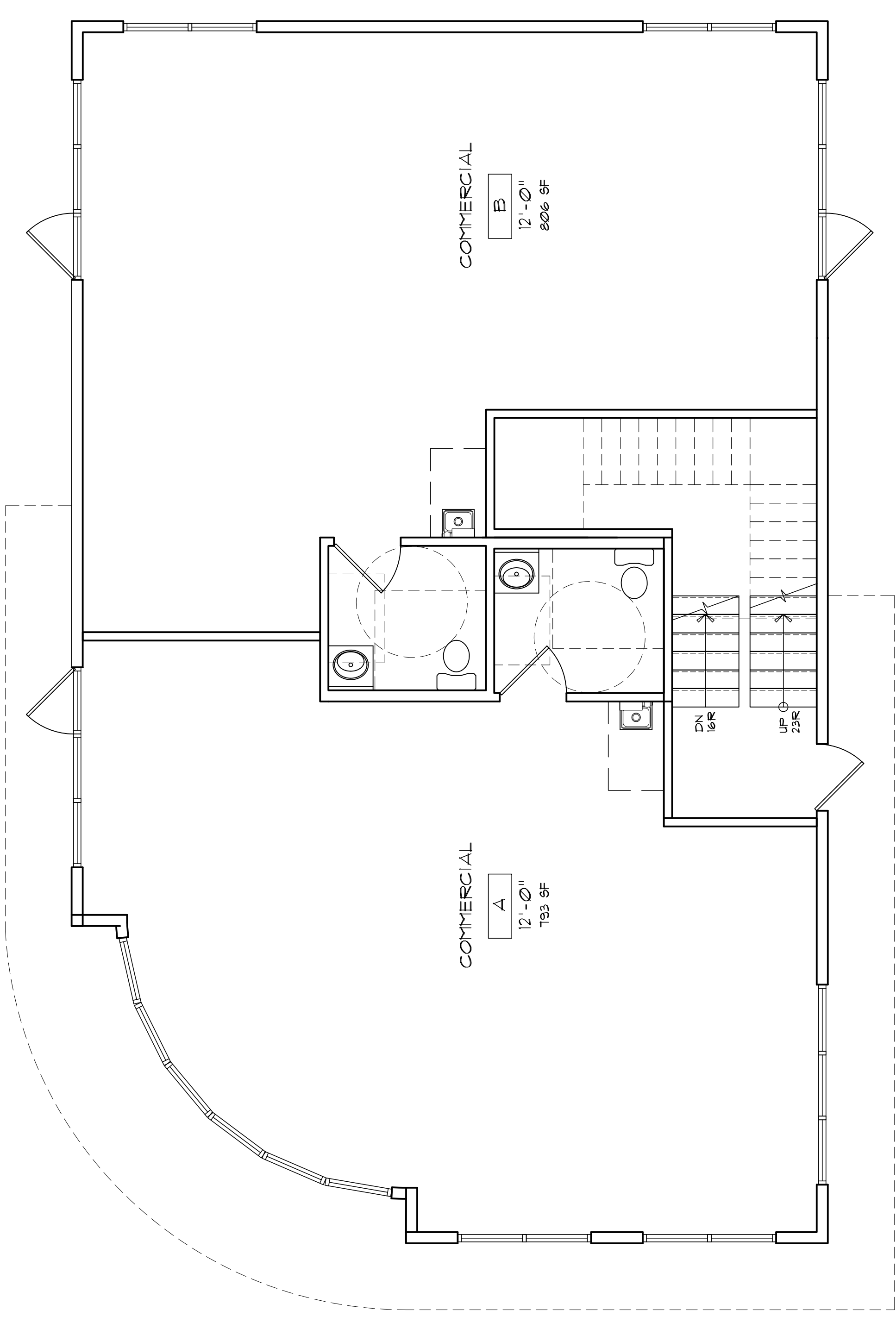
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH ALL STAKEHOLDERS.





PRELIM BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

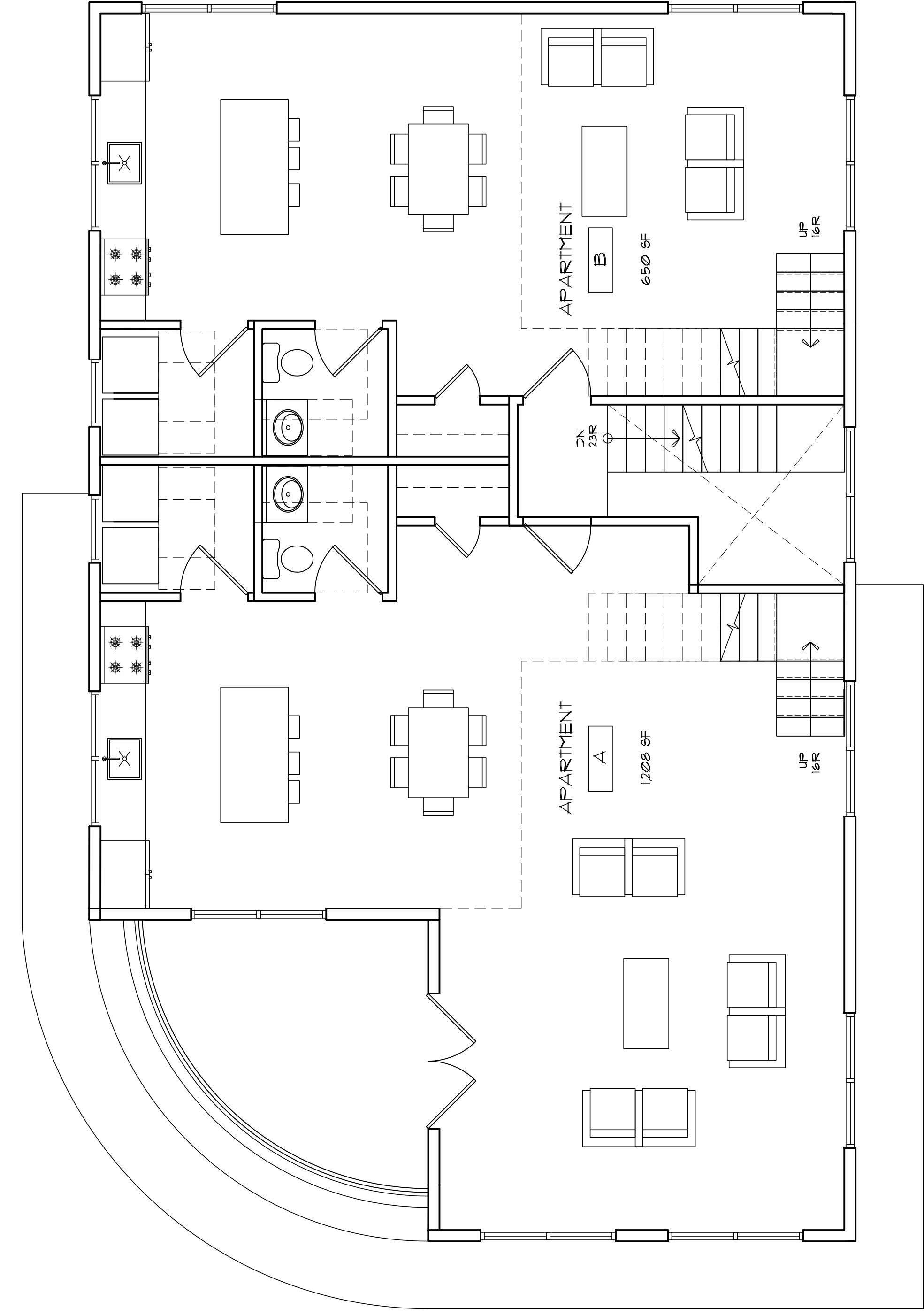


PRELIM FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

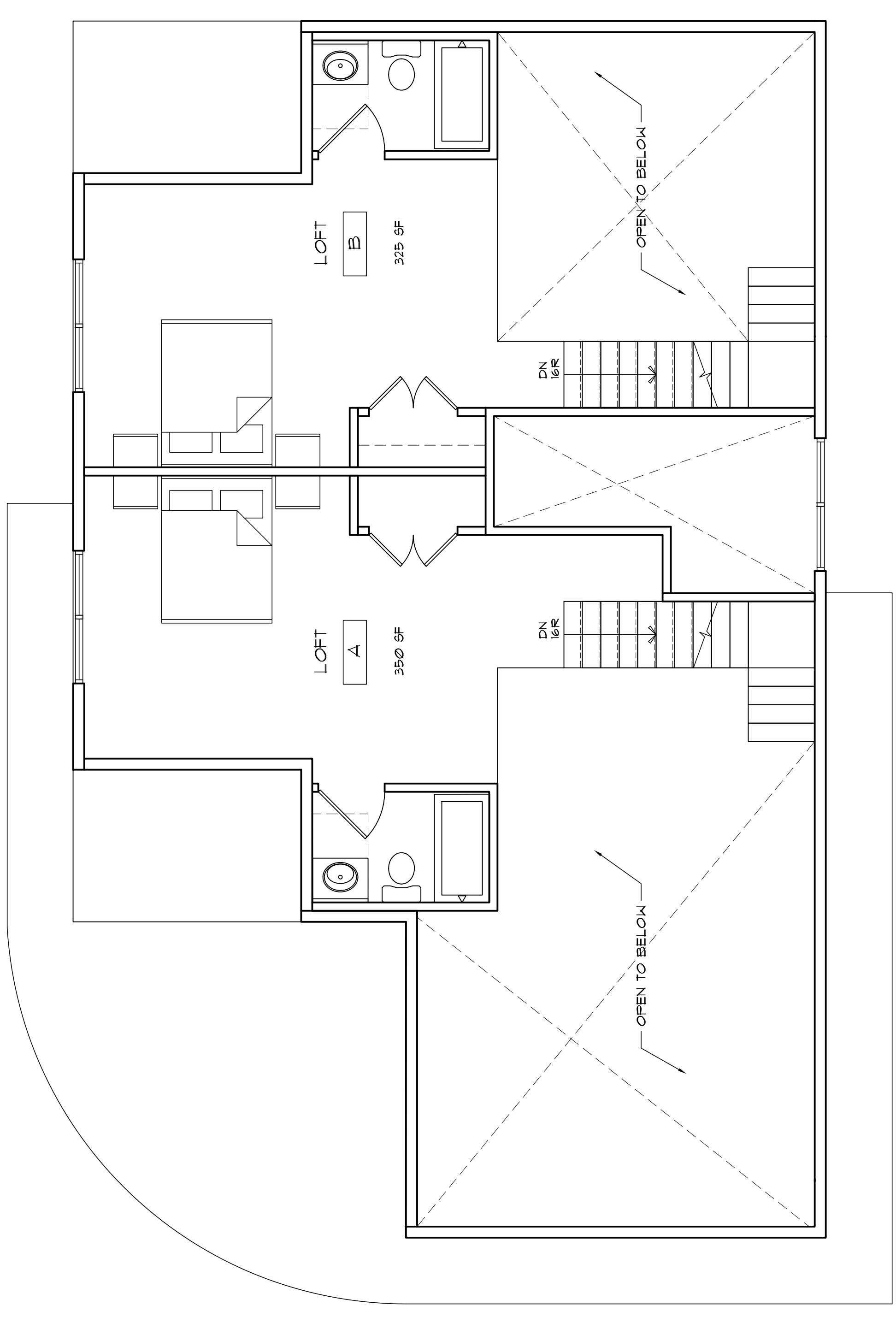
175 HANCE AVE

TINTON FALLS NJ 07124

SEPTEMBER 9, 2021



PRELIM SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



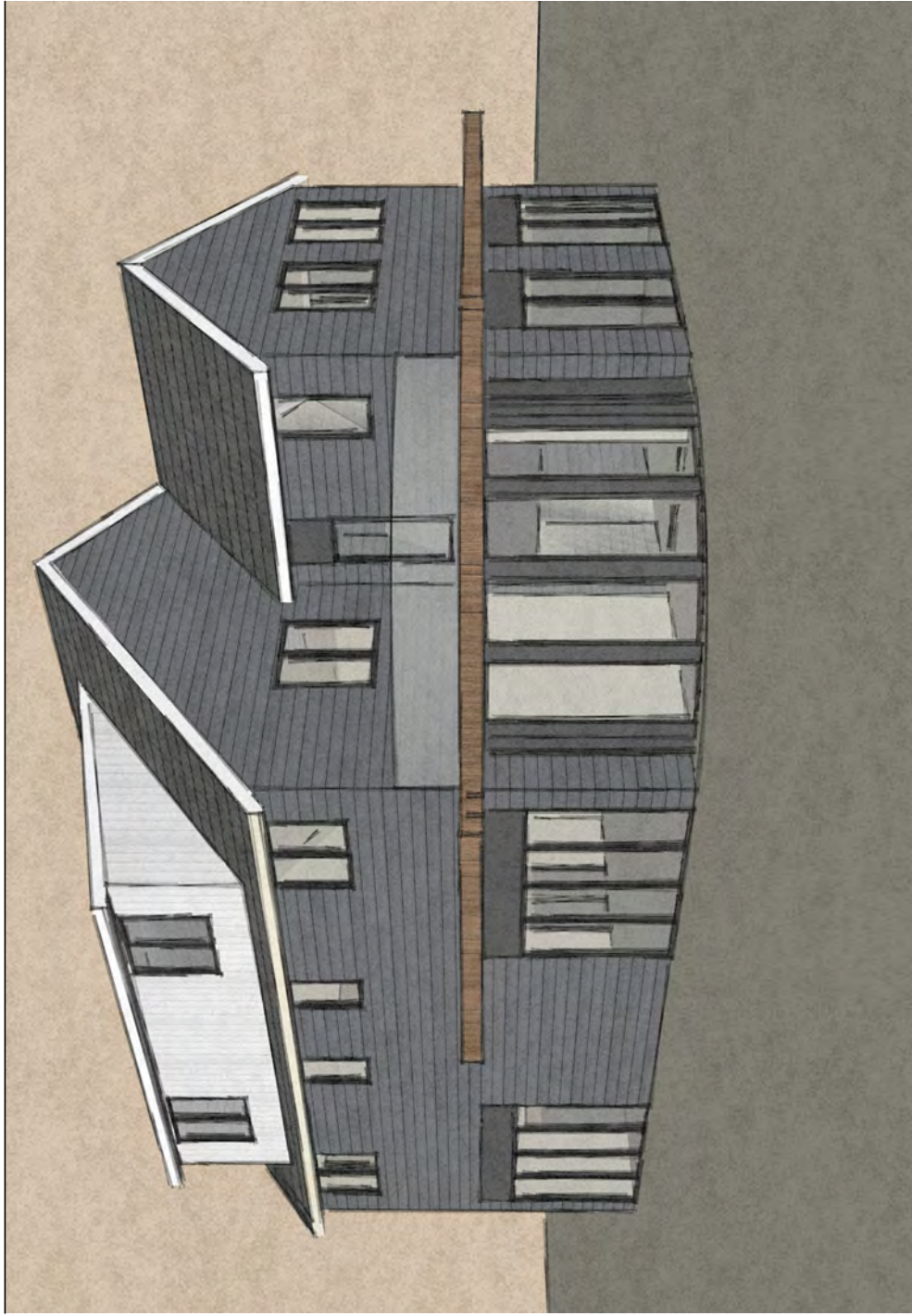
PRELIM LOFT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

175 HANCE AVE

TINTON FALLS NJ 07124

SEPTEMBER 9, 2021



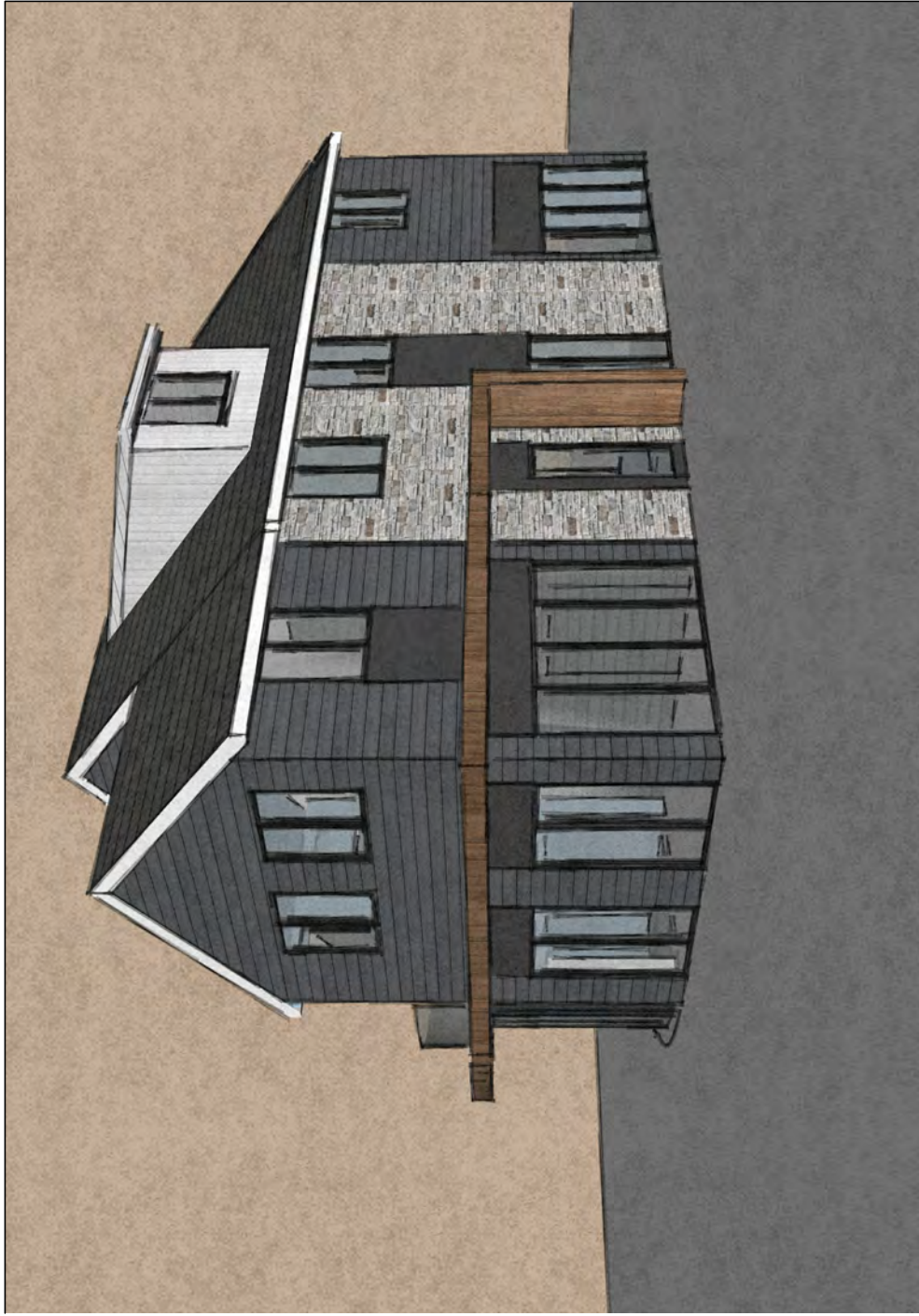


PERSPECTIVE VIEW  
APPLE ST

# Parallel

architectural group

494 Broadway, Suite 3 Long Branch, NJ 07740  
v: 732.229.4400 f: 732.229.4488  
[www.ParallelGrp.com](http://www.ParallelGrp.com)

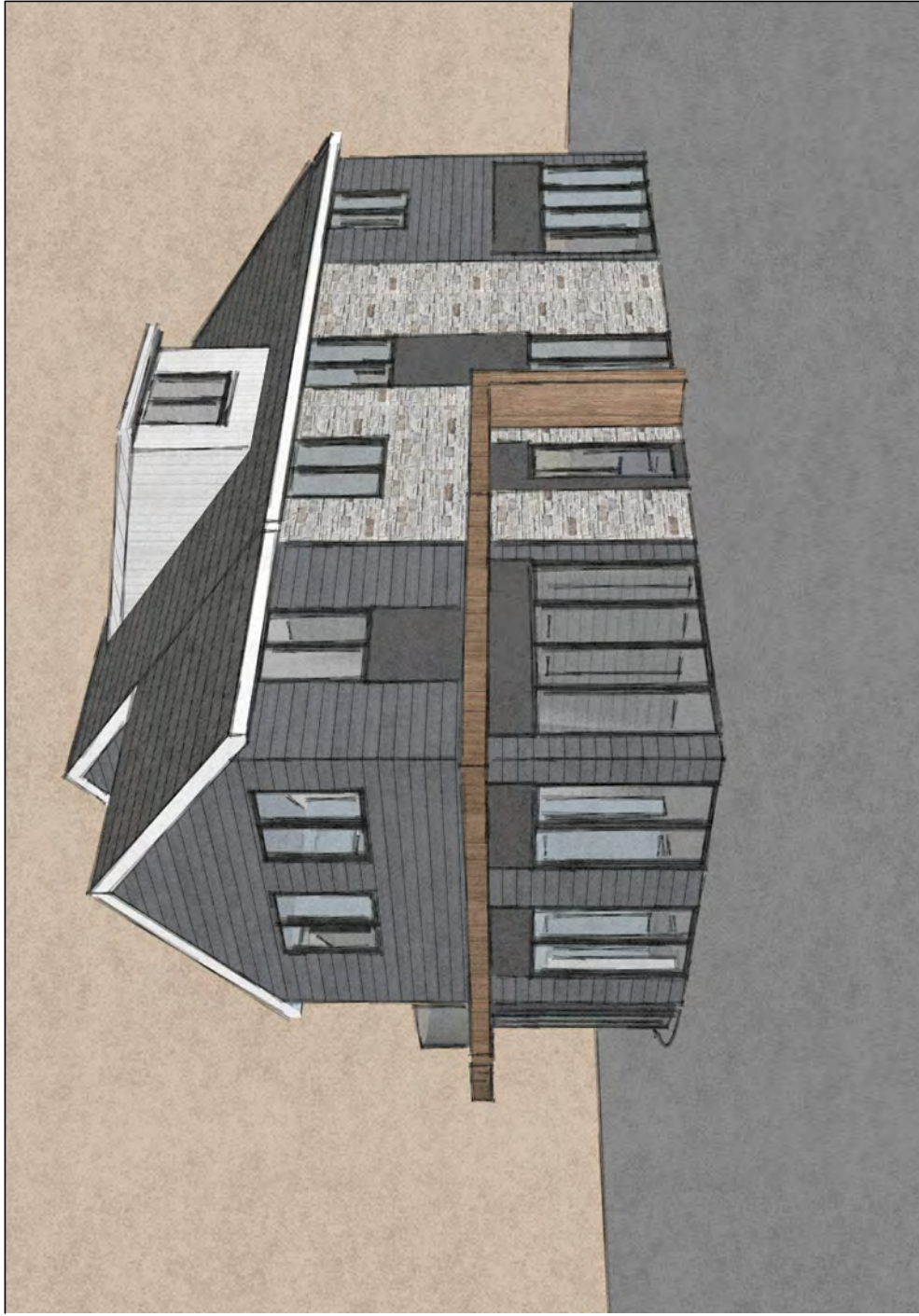


PERSPECTIVE VIEW  
PARKING VIEW

# Parallel

architectural group

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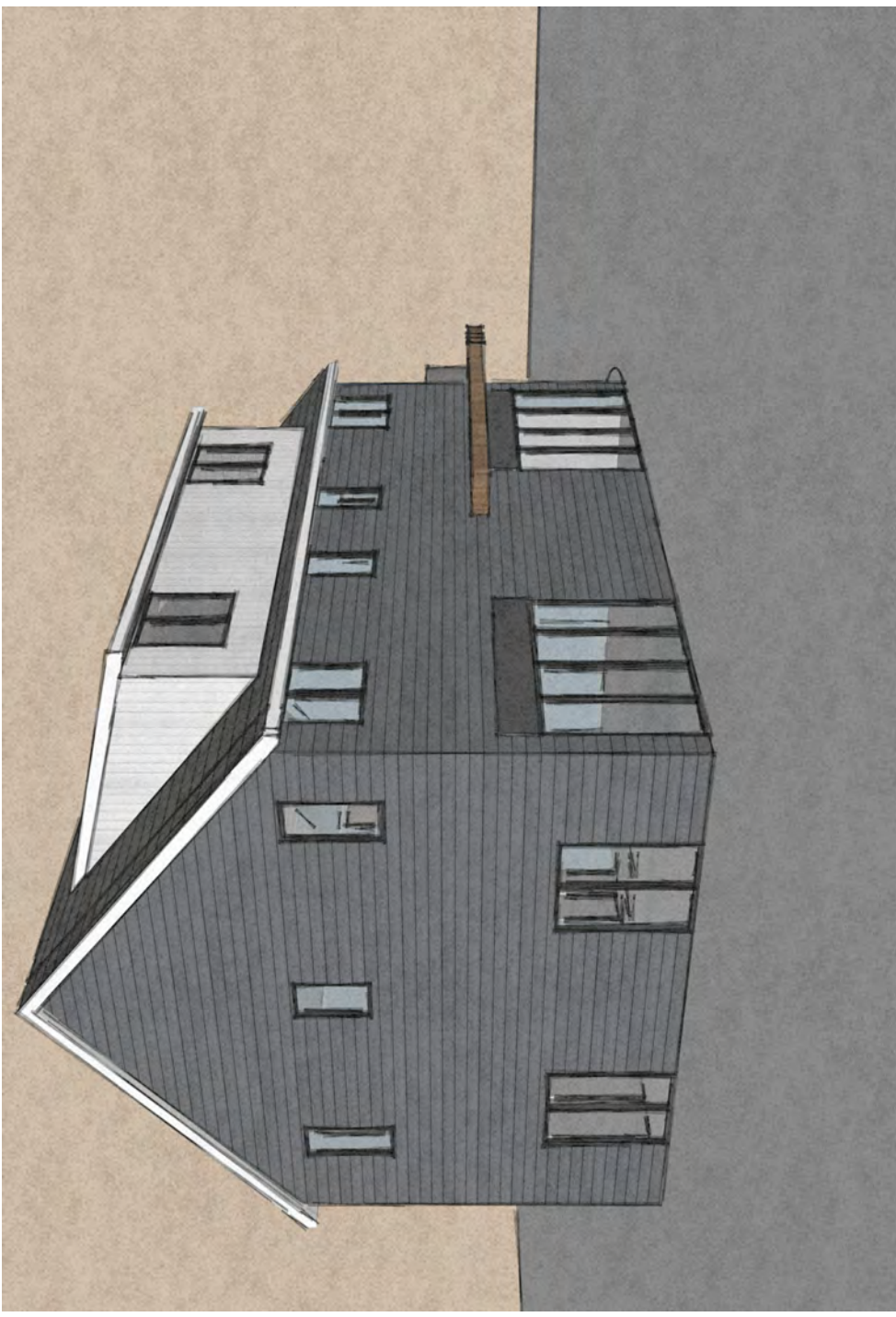


PERSPECTIVE VIEW  
PARKING VIEW

# Parallel

architectural group

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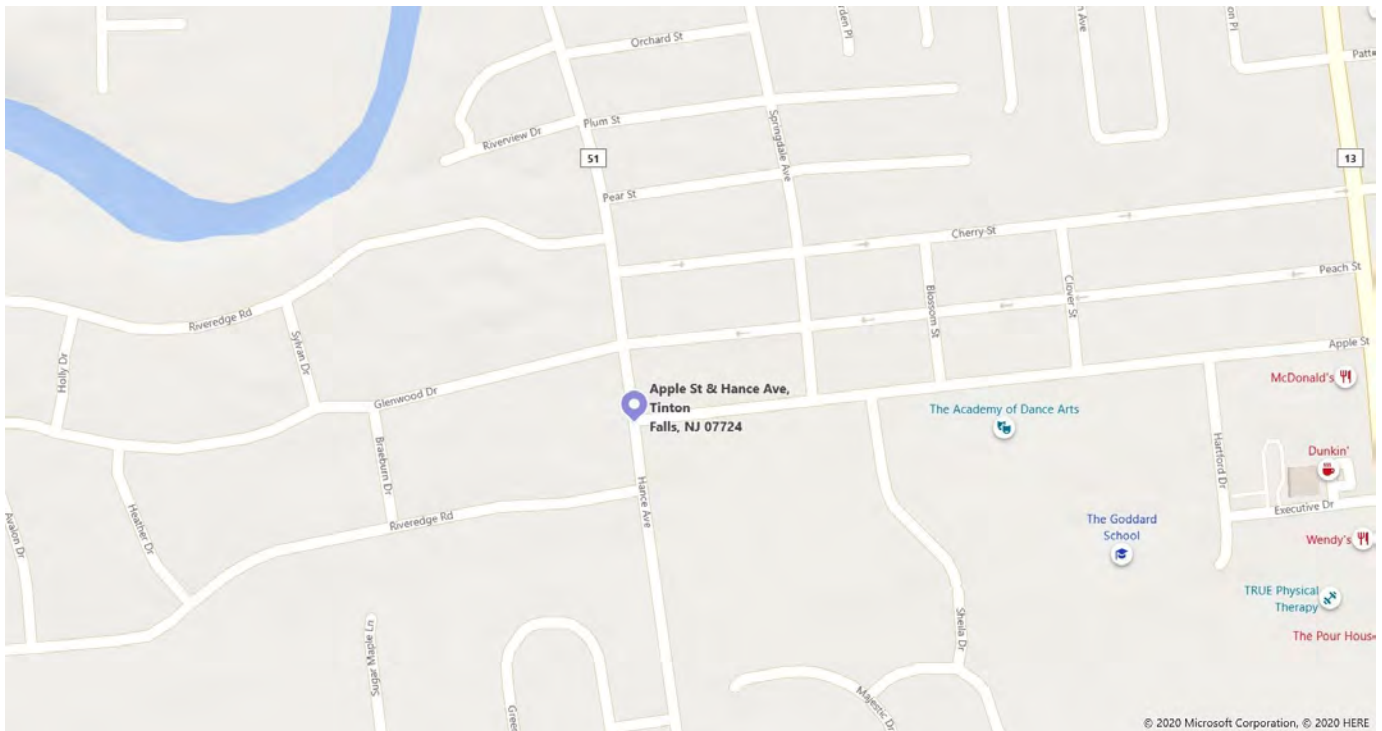
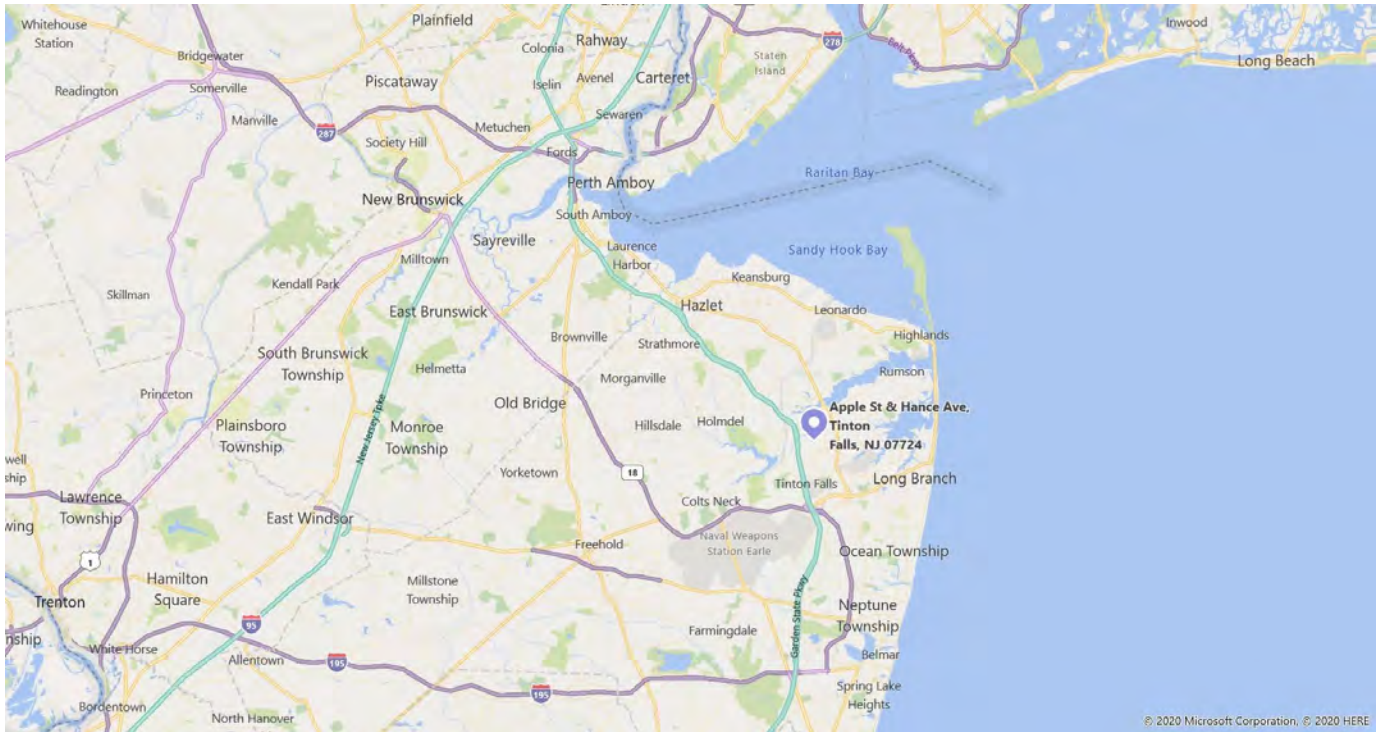


PERSPECTIVE VIEW  
PARKING VIEW/ HANCE AVE

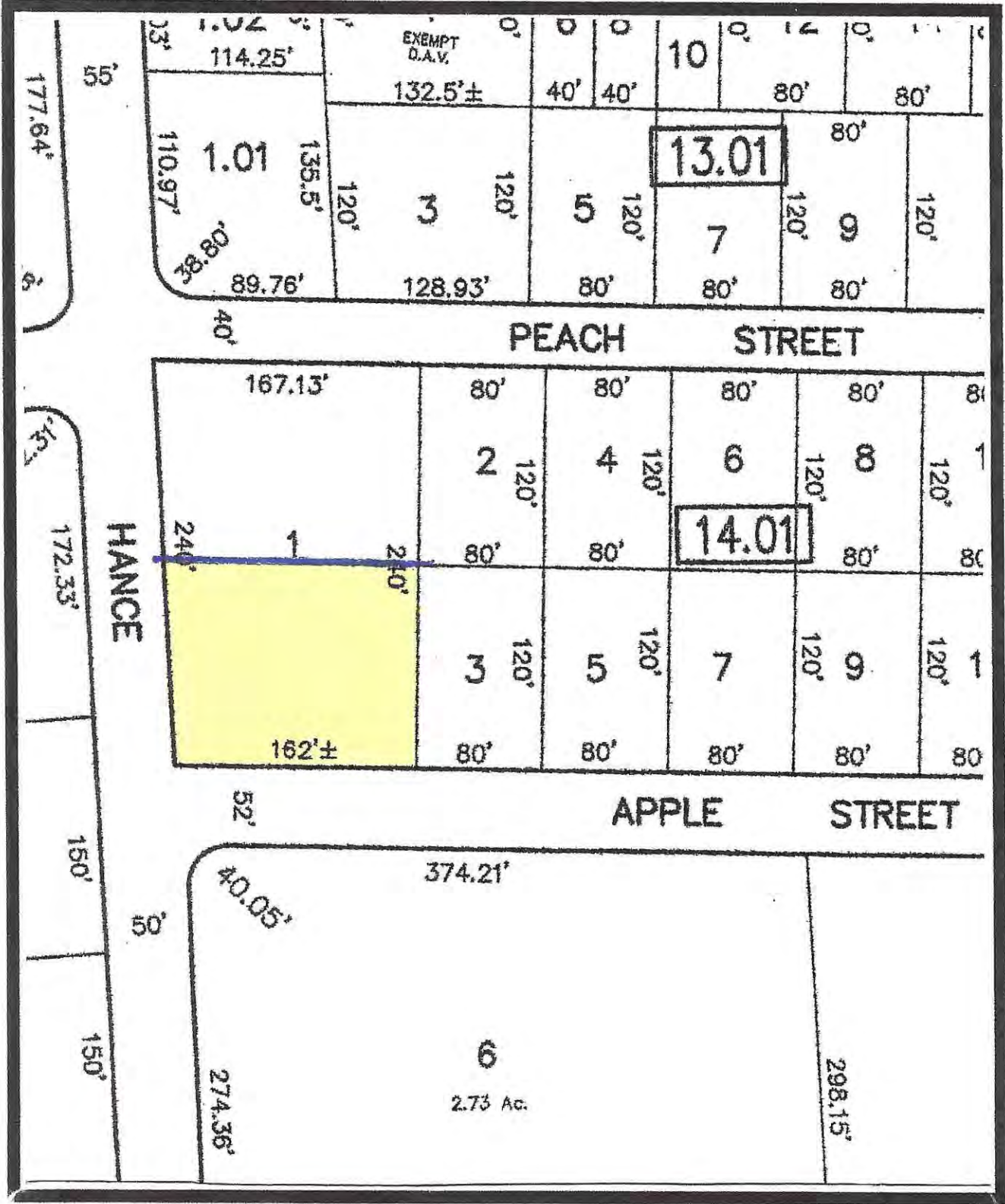
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# Tax Map Location



# Zoning Map



**SCHEDULE B - DISTRICT BULK REGULATIONS – NONRESIDENTIAL USES**  
**BOROUGH OF TINTON FALLS**  
**(Section 40-28E)**

District	Minimum Lot Requirements			Minimum Yard Requirements					Maximum Coverage (%)		Maximum Height in Stories	Maximum Height in Feet	Maximum Floor Area Ratio (FAR)	Maximum Density – Dwelling Units Per Acre
	Lot Area (sq. ft.)	Width (ft.)	Depth (ft.)	Front (ft.)	Side		Rear (ft.)	Maximum Coverage (%)						
					Each (ft.)	Both (ft.)		Lot	Bldg.					
<b>NC</b>														
<b>NEIGHBORHOOD COMMERCIAL</b>														
All principal permitted uses	12,000	100	120	25	10	-	40	-	65	-	-	35	0.30	-
<b>HCC</b>														
<b>HIGHWAY COMMUNITY COMMERCIAL</b>														
Retail Sales, Retail Services, Specialty Food, Offices	20,000	100	120	50	10	-	40	-	65	-	-	35	0.30	-
Shopping Centers	5 acres (max. 15 acres)	300	300	80	80	-	80	-	65	-	-	35	0.20	-
Pharmacies, Banks, Restaurants	1 acre	100	120	25	10	-	40	-	65	-	-	35	0.30	-
Office Parks, Research Facilities	3 acres	200	300	80	50	-	60	-	60	-	-	70	0.33	-
Hospitals, mortuary	4 acres	150	250	80	50	-	80	-	40	-	-	35	0.20	-
Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional uses	2 acres	200	200	80	60	-	60	-	60	-	-	35	0.20	-
Public Uses, Borough uses, Utility	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Child Care Centers	12,000	100	120	25	10	-	40	-	65	-	-	35	0.30	-
All Other Uses	20,000	100	120	50	10	-	40	-	65	-	-	35	0.30	-
<b>IOP</b>														
<b>INDUSTRIAL OFFICE PARK</b>														
Offices	20,000	100	120	50	10	-	40	-	65	-	-	35	0.30	-
Office Parks, Research Facilities	3 acres	200	300	80	50	-	60	-	60	-	-	70	0.33	-
Hospitals, Veterinary Hospital	4 acres	150	250	80	50	-	80	-	40	-	-	35	0.20	-
Landscaping /Construction Contractors and Landscaping /Construction Yards	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	-	30 but not less than 2x bldg. ht.	-	40	-	-	35	0.20	-
Light Industrial Facilities, Flex Space buildings	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	-	30 but not less than 2x bldg. ht.	-	60	-	-	40	0.30	-
Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional uses	2 acres	200	200	80	60	-	60	-	60	-	-	35	0.20	-



**SCHEDULE A - DISTRICT USE REGULATIONS – NONRESIDENTIAL USES**  
**BOROUGH OF TINTON FALLS**  
**(Section 40-28D)**

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
<b>NC</b> <b>Neighborhood Commercial</b>	<ol style="list-style-type: none"> <li>Retail sales (excluding drive-thru service) such as, consumables, apparel, hardware, lawn &amp; patio equipment, appliances, household goods, and confections.</li> <li>Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons.</li> <li>Offices such as professional, medical, veterinary and financial services.</li> <li>Restaurants (excluding drive-thru service) and taverns.</li> <li>Fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios.</li> <li>Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (excluding drive-thru service).</li> <li>Public Library, parks, and playgrounds.</li> <li>Borough uses, firehouses, and first aid stations.</li> <li>Utility services.</li> <li>Child Care Centers.</li> </ol>	<ol style="list-style-type: none"> <li>Off-street parking and loading areas.</li> <li>Fences and walls.</li> <li>Outdoor storage and display of retail goods and merchandise in a designated area.</li> </ol>	<ol style="list-style-type: none"> <li>Automobile fueling stations.</li> <li>Automobile repair shops.</li> <li>Automobile car wash.</li> <li>Automobile oil change and lubrication shops.</li> <li>Second floor residential units on floors above office or retail uses.</li> <li>Churches and places of religious worship.</li> <li>Schools.</li> </ol>
<b>HCC</b> <b>Highway/ Community Commercial</b>	<ol style="list-style-type: none"> <li>Retail sales such as, consumables, apparel, hardware, lawn and patio equipment, appliances, household goods, and confections.</li> <li>Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons.</li> <li>Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (including drive-thru service).</li> <li>Shopping centers.</li> <li>Pharmacies (including drive-thru service).</li> <li>Banks (including drive-thru service)</li> <li>Offices such as professional, medical, veterinary and financial services.</li> </ol>	<ol style="list-style-type: none"> <li>Off-street parking and loading areas.</li> <li>Fences and walls.</li> <li>Parking garages.</li> </ol>	<ol style="list-style-type: none"> <li>Automobile Fueling stations.</li> <li>Automobile Repair shops.</li> <li>Automobile car wash.</li> <li>Automobile oil change and lubrication shops.</li> <li>Car and truck dealers.</li> <li>Hotels.</li> <li>Swim clubs, tennis clubs.</li> <li>Golf driving range, miniature golf and par-3 golf course.</li> <li>Retail Warehouse.</li> <li>Transportation Services.</li> <li>Churches and places of religious worship.</li> <li>Schools.</li> </ol>

# Apple St, Tinton Falls, NJ 07724-2638, Monmouth County

## POPULATION

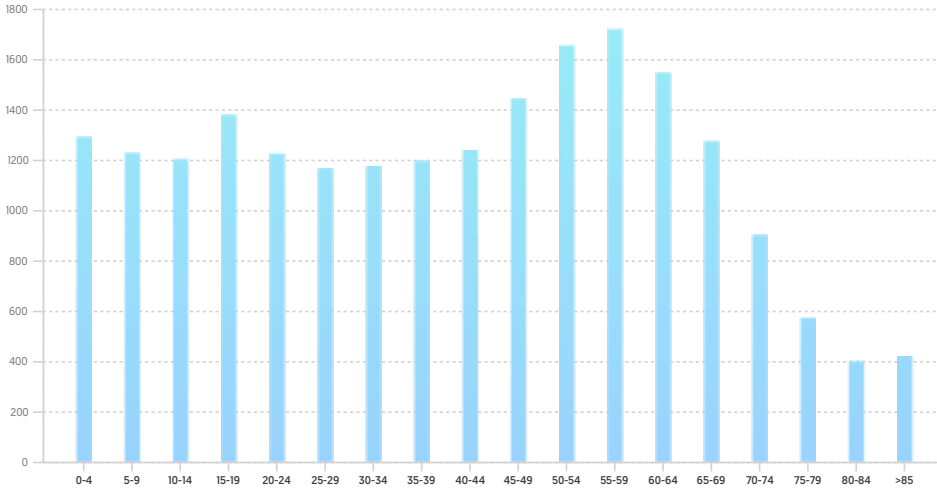
### SUMMARY

Estimated Population	<b>21,009</b>
Population Growth (since 2010)	<b>-3.2%</b>
Population Density (ppl / mile)	<b>1,694</b>
Median Age	<b>42.64</b>

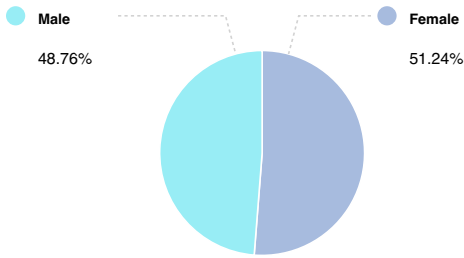
### HOUSEHOLD

Number of Households	<b>8,603</b>
Household Size (ppl)	<b>2</b>
Households w/ Children	<b>2,281</b>

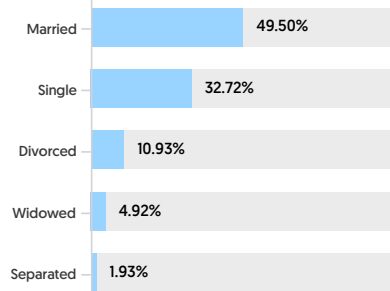
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

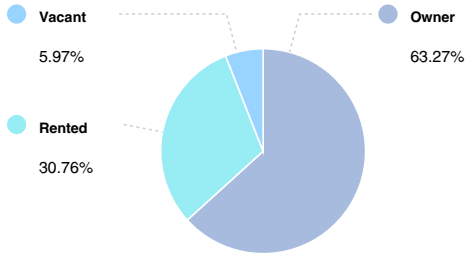
### SUMMARY

Median Home Sale Price	<b>\$310,000</b>
Median Year Built	<b>1966</b>

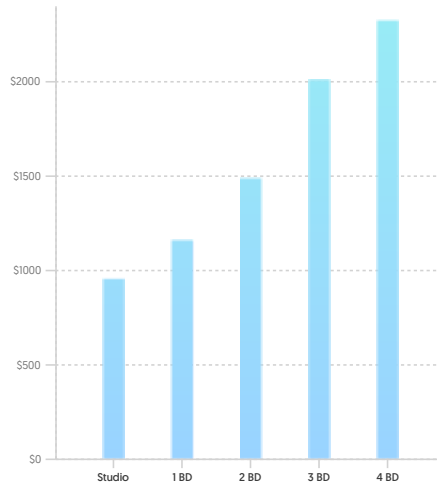
### STABILITY

Annual Residential Turnover	
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**OCCUPANCY**



**FAIR MARKET RENTS (COUNTY)**

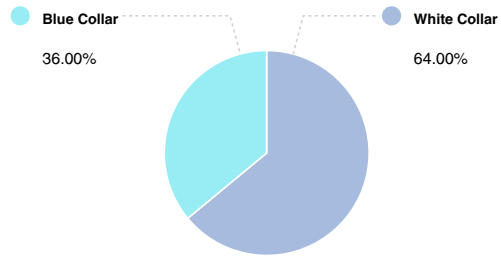


**QUALITY OF LIFE**

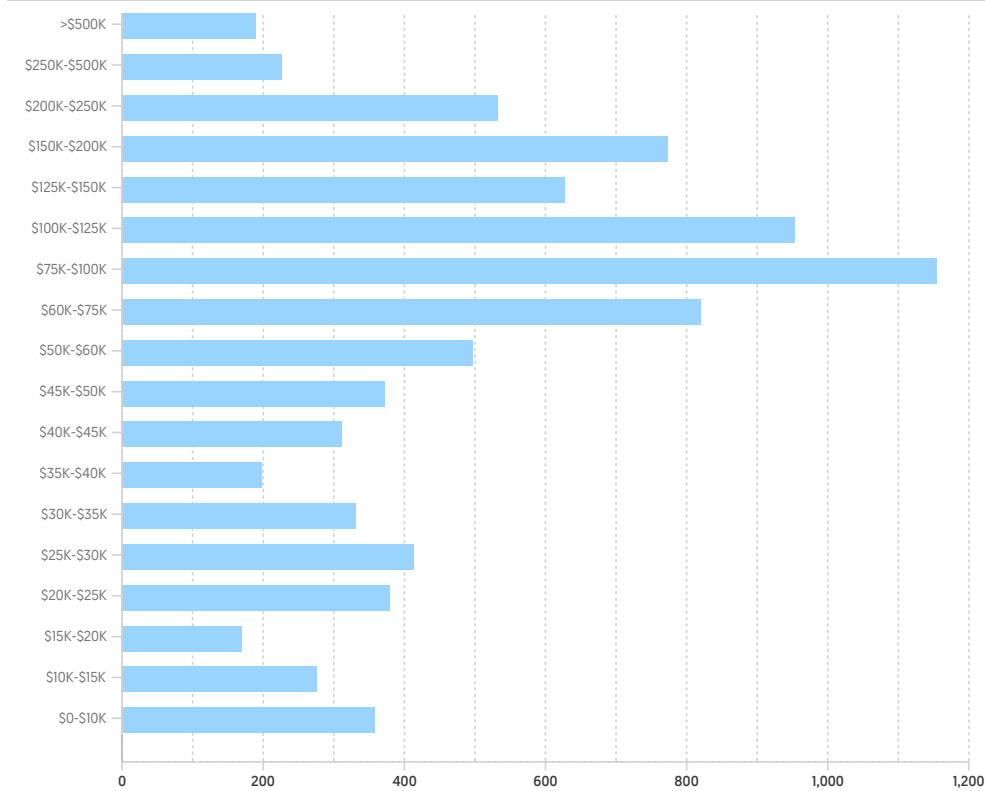
**WORKERS BY INDUSTRY**

Agricultural, Forestry, Fishing	
Mining	
Construction	833
Manufacturing	1,989
Transportation and Communications	394
Wholesale Trade	173
Retail Trade	5,612
Finance, Insurance and Real Estate	815
Services	952
Public Administration	1,150
Unclassified	55

**WORKFORCE**



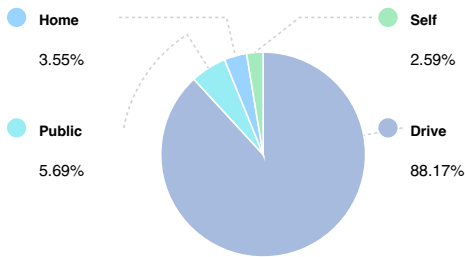
## HOUSEHOLD INCOME



Average Household Income **\$105,185**

Average Per Capita Income **\$43,514**

## COMMUTE METHOD



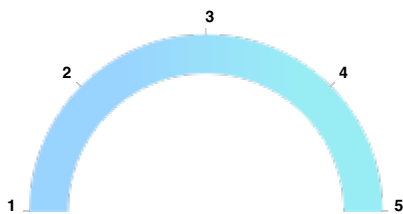
Median Travel Time

## 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	446
Some High School	507
High School Graduate	3,789
Some College	2,792
Associate Degree	1,205
Bachelor's Degree	3,635
Graduate Degree	2,316

(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

Red Bank School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Red Bank Primary School	0.83	Pre-K-3rd	600	16	1

Red Bank School District Community Rating (2)  
Red Bank Primary School

Tinton Falls School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Swimming River Elementary School	0.25	3rd-5th	500	16	3

Tinton Falls School District Community Rating (2)  
Swimming River Elementary School

**PRIVATE**

	Distance	Grades	Students	Classrooms	Community Rating (2)
Oakwood School	0.34	6th-12th	40		
Goddard School - Tinton Falls	0.35	Pre-K-K	12		
Leapfrog Learning Center	0.58	Pre-K-K	100		

(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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<b>LOCAL BUSINESSES</b>	<b>RADIUS: 1 MILE(S)</b>
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**EATING - DRINKING**

	Address	Phone #	Distance	Description
Coco Beans Play Cafe	70 Apple St	(732) 224-1100	0.17	Restaurants
Sodexo	220 Hance Ave	(732) 212-1099	0.19	Caterers
Mumford's Culinary Ctr	33 Apple St	(732) 747-7646	0.34	Gourmet Shops
Mc Donald's	588 Shrewsbury Ave	(732) 530-0868	0.46	Restaurants - Burgers
Lukoil	590 Shrewsbury Ave	(732) 758-9044	0.46	Convenience Stores
Cj Mcloones	560 Shrewsbury Ave	(732) 758-0800	0.47	Bars
A J's Deli & Catering	555 Shrewsbury Ave # R	(732) 842-5009	0.47	Delicatessens
Bayroot	555 Shrewsbury Ave	(732) 747-3444	0.47	Restaurants
Doco Donut & Coffee Co	555 Shrewsbury Ave	(732) 530-1121	0.47	Coffee Shops
Emperor Wok	555 Shrewsbury Ave # K	(732) 576-8816	0.47	Restaurants - Chinese

**SHOPPING**

	Address	Phone #	Distance	Description
Custom Electronic Systems Inc	106 Apple St # 117	(732) 933-7750	0.06	Appliances And Electronics
Canus Usa	1 Sheila Dr	(802) 244-4628	0.11	Cosmetics And Perfumes - Retail
Storage Engine	1 Sheila Dr	(732) 747-6995	0.11	Appliances And Electronics
Sky Web Inc	3 Sheila Dr # 4	(732) 219-7776	0.11	Satellite Equipment And Systems - Retail
Bikers Haven	24 Pear St	(732) 242-9757	0.14	Bicycles - Dealers
Academy Of Dance Arts	70 Apple St # A	(732) 842-9262	0.17	Dancing Supplies
Co Of Dance Arts	70 Apple St # A	(732) 842-4015	0.17	Dancing Supplies

Noah's Kingdom	<b>34 Apple St</b>	<b>(732) 747-5615</b>	<b>0.34</b>	<b>Pet Supplies And Foods - R etail</b>
Keirenae	<b>10 Terry Ln</b>	<b>(732) 309-2569</b>	<b>0.39</b>	<b>Cosmetics And Perfumes - Retail</b>
Purr'n Pooch Inc	<b>86 W Gilbert St</b>	<b>(732) 842-4949</b>	<b>0.41</b>	<b>Pet Supplies And Foods - R etail</b>