

#3996 ~ Troppoli Auto Service Property + Lot

**1300 Corlies Avenue
Neptune, NJ 07753**

Commercial

Blocks: 515 (old 201.01) & 516 (old 172)
Lots: 13 (old 40) & 1 (old 38)

Land Size: .56 Acre Total
.37 Acre (128 X 128) Plus Parking Lot .19 Acre (48 X 176)
Building Size: 7,300 Sq. Ft.

Tax Information

Land Assessment: \$ 323,100.
Improvement Assessment: \$ 347,900.
Total Assessment: \$ 671,000.
Taxes: \$ 14,561.
Tax Year: 2018
Tax Rate: 1.972/\$100
Equalization Ratio: 94.00%

Zoning: C-6 ~ Route 33 East Commercial Zone

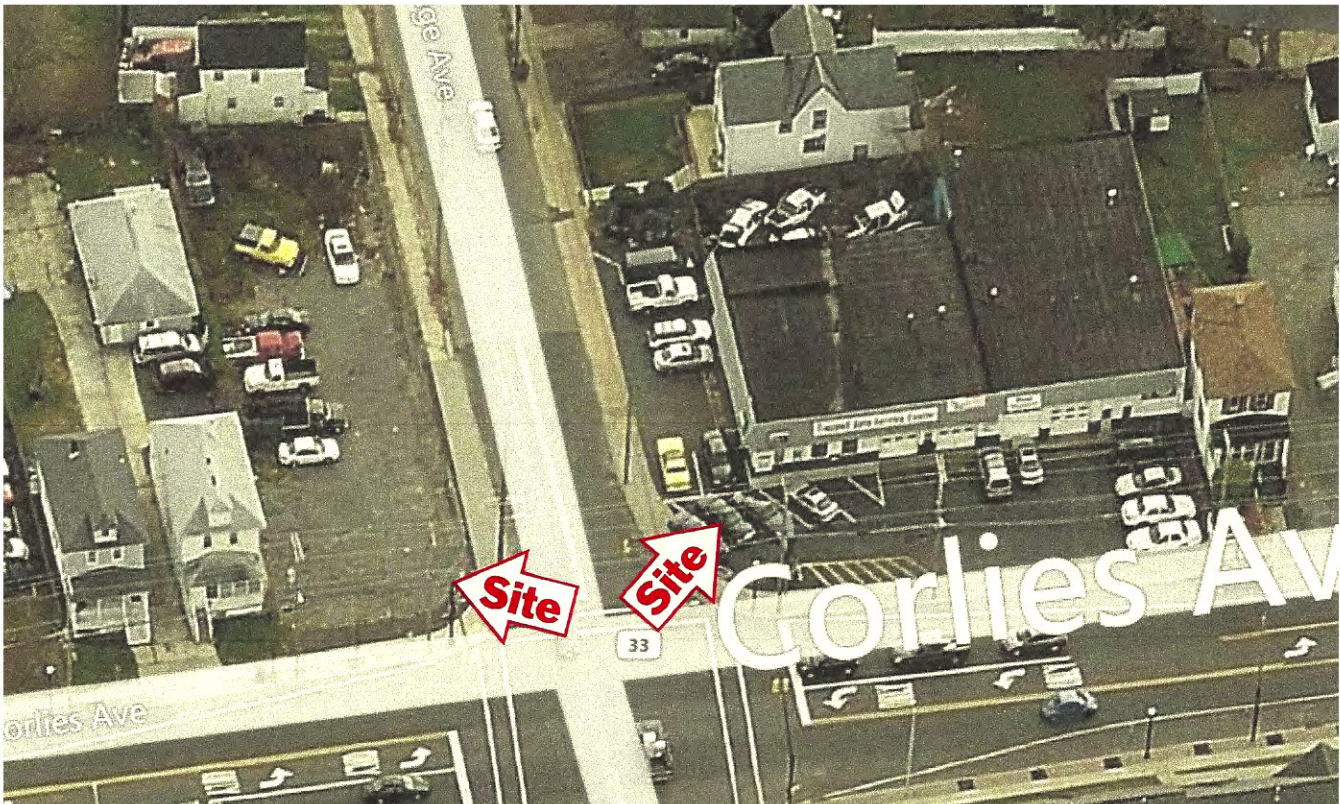
Remarks: Turn-Key Business Plus Real Estate. 7,300 Sq. Ft. Auto Repair Building on .37 Acre (128 X 128). Plus Extra .19 Acre (48 X 176). Auto Body License, Used-Car Dealership License, Towing License, and Auto Repair Business with All Equipment. \$500,000/year Gross. Easy Access to Highway 18, 33, 35, 66 and the Garden State Parkway.

Price: \$ 995,000. ~ 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
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INTERIOR AND ADDITIONAL PHOTOGRAPHS OF SUBJECT PROPERTY



View of front office area



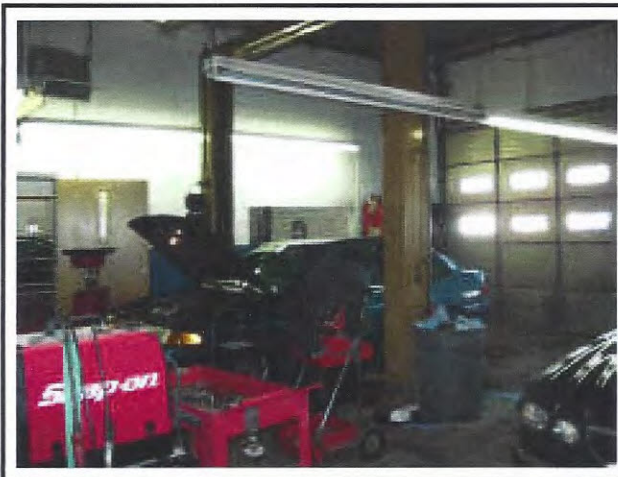
View of rear office area



View of shop area



View of shop area

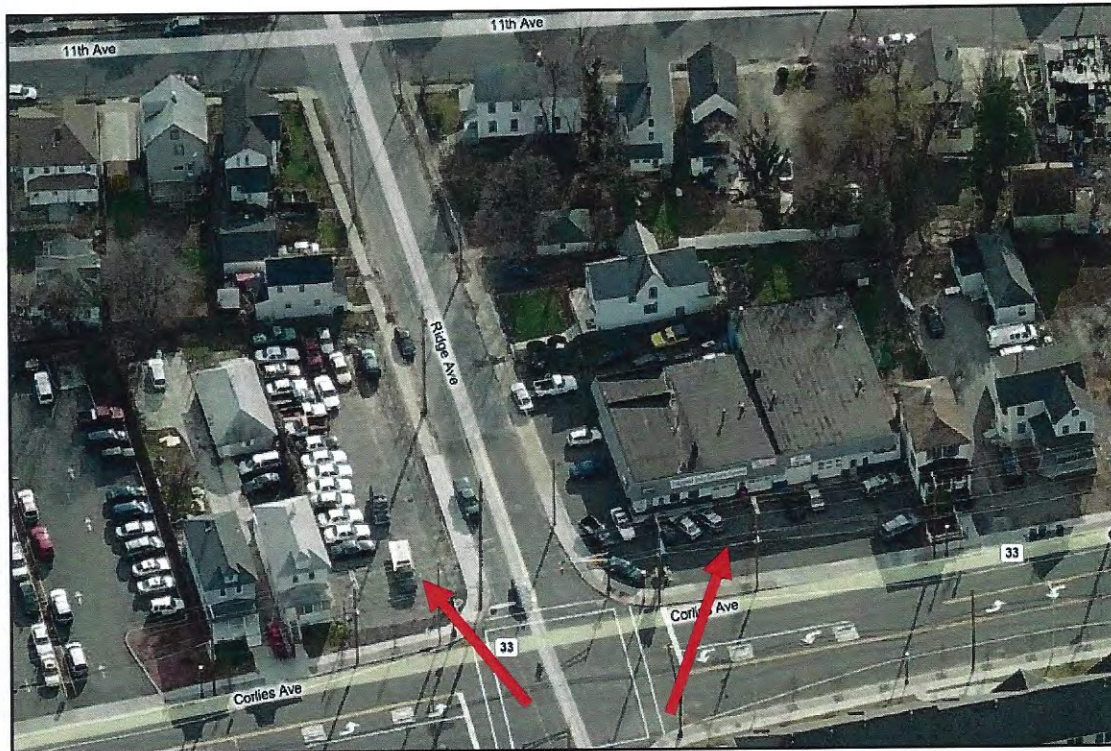


View of shop area



View of typical restroom

AERIAL PHOTOGRAPHS



SUMMARY

Location:	1248 and 1300 Corlies Avenue Neptune Township, Monmouth County, New Jersey 07753
Legal Description:	Block 201.01 Lot 40 and Block 172 Lot 38
Site Description:	
Size	Block 201.01 Lot 40 – 0.3761 acres Block 172 Lot 38 – 0.1939 acres
Frontage:	Block 201.01 Lot 40 – 130 feet on Corlies Avenue and 129.41 feet on Ridge Avenue and Block 201.01 Lot 38 – 50 feet on Corlies Avenue and 170.30 feet on Ridge Avenue
Shape	Rectangular
Topography	Level
Utilities	All public
Land to Building Ratio-Auto Repair:	2.24:1
Building Coverage / FAR-Auto Repair:	44.56% / 0.4456
Parking Spaces/Parking Ratio	Open lot
Flood Information	#3403170003C, dated 3/1/1984, Zone "C"
Zoning:	C-6, Commercial
Building Description:	
Building Type	Auto repair
Construction	Masonry
Stories	One
Square Feet	7,300 square feet
Year Built / Age	1945 / 66 years
Condition	Average
Deferred Maintenance	None noted
Occupancy	100%
Highest & Best Use	
As Vacant:	Retail development
As Improved:	Current use
Marketing Period:	8 to 12 months
Exposure Time:	8 to 12 months

EQUIPMENT LIST

4 ABOVE GROUND LIFTS

1 HUNTER A 511 ALIGNMENT MACHINE

1 CHIEF E-Z LINER FRAME STRAIGHTENING MACHINE

1 BRAKE LATHE

1 OVERHEAD VEHICLE OIL LUBRICATION SYSTEM WITH 3 DISPENSERS
AND 250 GALLON TANK

1 SAFETY KLEEN PARTS WASHER

1 SNAP ON TIRE PRESSURE SENSOR DIAGNOSIS COMPUTER

1 SNAP ON MIG WELDER

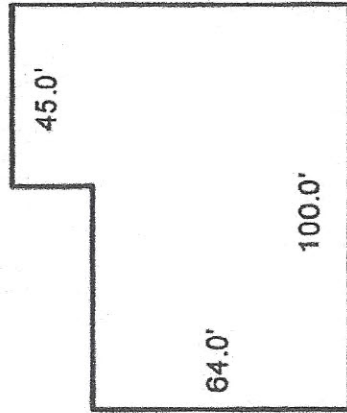
1 SNAP ON BATTERY/ALTERNATOR TESTER

1 AIR COMPRESSOR WITH BRAND NEW PUMP ASSY.

1 FMC WHEEL BALANCER

1 COATS TIRE MACHINE

BUILDING DIAGRAM



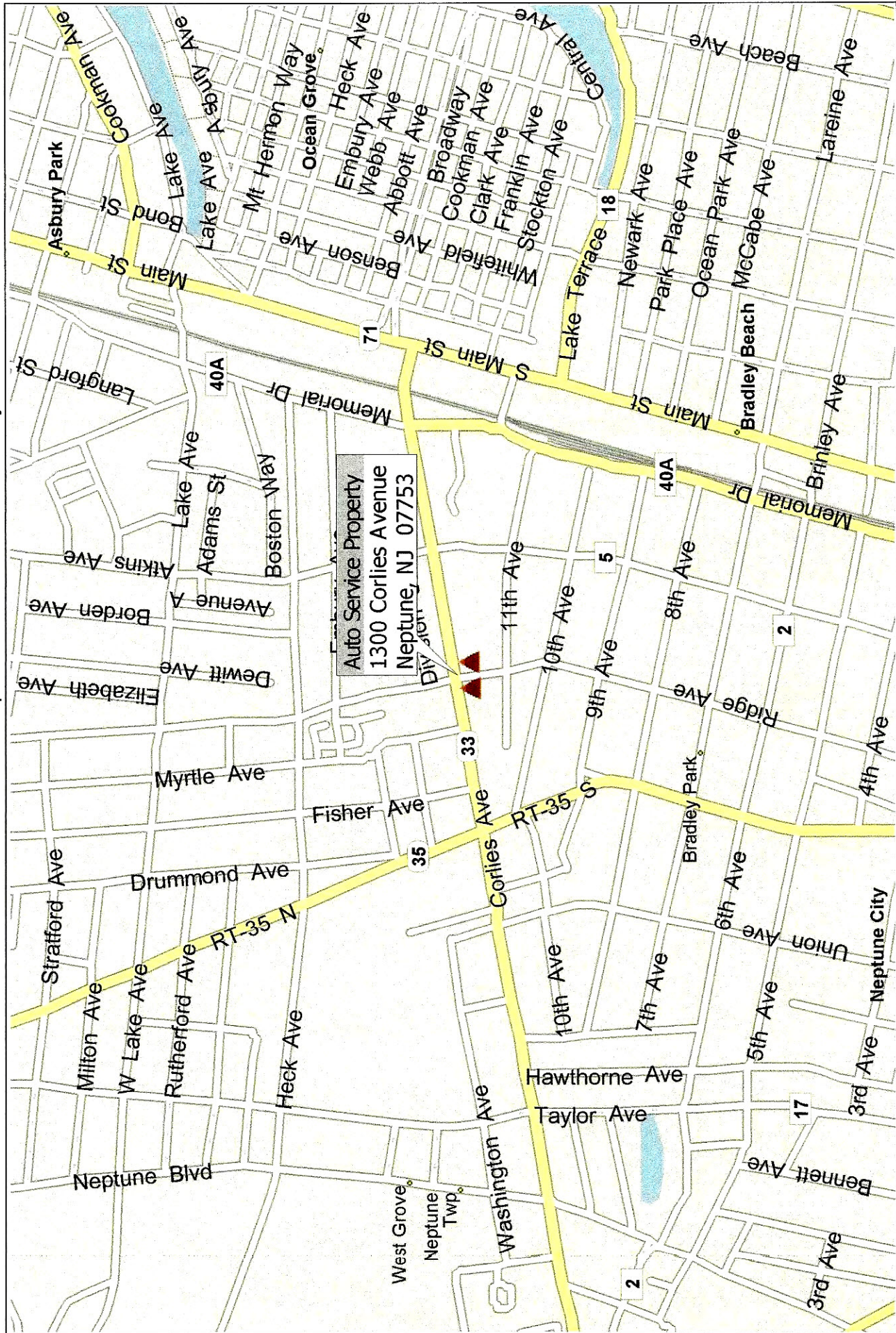
SKETCH CALCULATIONS		Perimeter	Area
Building Area	First Floor		7300.0
Total Building Area			7300.0

1300 Corlies Avenue ~ Neptune ~ Monmouth County ~ NJ



Auto Service Property
1300 Corlies Avenue
Neptune, NJ 07753

1300 Corlies Avenue ~ Neptune ~ Monmouth County ~ NJ

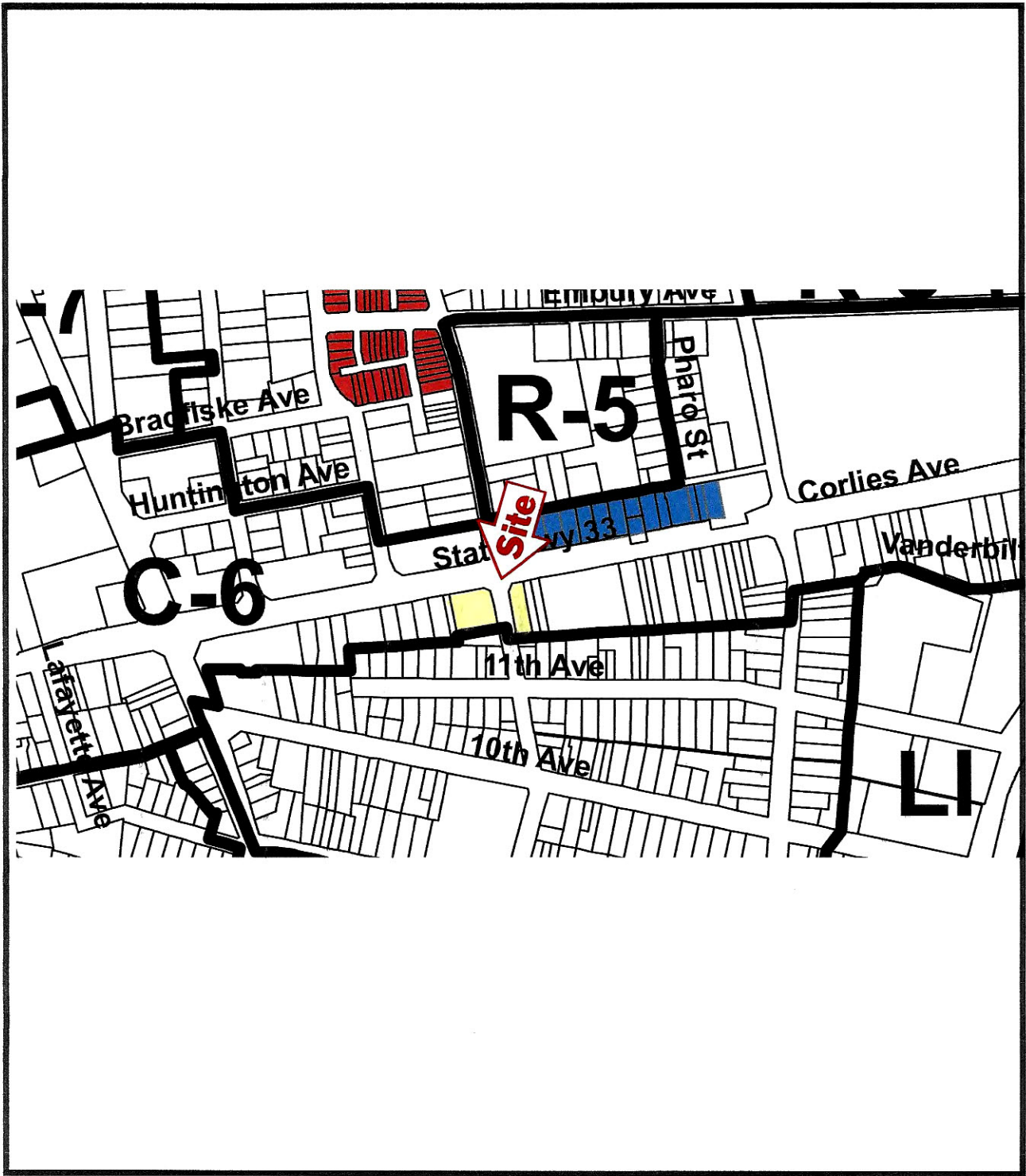


Auto Service Property
1300 Corlies Avenue
Neptune, NJ 07753

0 mi 0.2 0.4 0.6

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Zoning Map



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

§ 404.09 C-6 – Route 33 East Commercial

A. Purpose. The C-6 Zone District provides for business uses appropriate to the Route 33 highway corridor of Neptune Township situated east of Route 18.

B. Permitted uses.

1. Radio, television & other electronics stores
2. Computer & software stores
3. Musical instrument Stores
4. Music stores (CDs, cassettes, videos, records)
5. Convenience stores
6. Retail bakeries
7. Delicatessens
8. Butcher shops
9. Fish & seafood markets
10. Fruit & vegetable markets
11. Beer, wine & liquor stores
12. Pharmacies & drug stores
13. Cosmetics, beauty supplies & perfume store
14. Food (health) supplement stores
15. Health & personal care stores
16. Family clothing & apparel stores
17. Lingerie and corset stores
18. Swimwear stores
19. Jewelry stores
20. Shoe stores
21. Hobby, toy & game stores
22. Bicycle stores
23. Sporting goods stores (excluding firearms)

24. Arts & craft shops
25. Family book stores
26. Magazine/newspaper stands
27. Florists / flower shops
28. Gift shops
29. Greeting card stores
30. Office equipment, supplies & stationery stores
31. Pet food & pet supplies stores
32. Pet stores
33. Tobacco shops
34. Art dealers
35. Antique shops
36. Commercial banking
37. Savings institutions
38. Bank
39. Credit unions
40. Consumer lending
41. Real estate credit
42. All other nondepository credit intermediation
43. Financial clearinghouse & reserve activities
44. Investment banking & securities dealing
45. Securities brokerage
46. Direct life Insurance carriers
47. Direct health & medical insurance carriers
48. Insurance agencies & brokerages
49. Claims adjusting
50. All other insurance related activities
51. Offices of real estate agents

52. Offices of real estate appraisers
53. Other activities related to real estate
54. Video tape & disc rental
55. Home health equipment rental
56. Musical instrument rental
57. Private or Public Elementary, Middle or High School
58. Early childhood education center
59. Computer training facility
60. Apprenticeship training
61. Sports & recreation instruction
62. Art, music, dance & martial-arts instruction
63. Offices of physicians (exc mental health)
64. Offices of physicians, mental health
65. Offices of dentists
66. Offices of chiropractors
67. Offices of optometrists
68. Offices of physical, occupational and speech therapists, and audiologists
69. Offices of podiatrists
70. All other outpatient care centers
71. Diagnostic Imaging centers
72. Home health care services
73. Child Care Center
74. Agents, managers for artists & other public entertainers
75. Independent artists, writers & performers
76. Marinas
77. Health and Fitness Club
78. Public Community Centers
79. Public Parks and recreational facilities

80. Community swimming pool, indoor
81. Theater, Motion Picture (indoor)
82. Theater, Performing Arts
83. Civic & social organizations
84. Professional organizations
85. Labor unions & similar labor organizations
86. Drinking places (alcoholic beverages)
87. Food service contractors / catering
88. Full-service restaurants
89. Restaurant
90. Restaurant, take-out
91. Barber & beauty shops, beauty salons & parlors, hairdressers
92. Cosmetic salons & cosmetology services
93. Hotel beauty parlors and beauty shops
94. Manicure salon or nail services
95. Wig grooming service
96. Diet & weight reducing centers
97. Baths (steam, Turkish, vapor, mineral)
98. Depilatory salons (hair removal)
99. Ear piercing services
100. Body piercing services
101. Electrologist's studio
102. Electrolysis studio
103. Massage parlor
104. Scalp treatment
105. Hair replacement
106. Tanning salons
107. Musical instrument repair shop

108. Leather goods repair services
109. Shoe repair and shoeshine parlors
110. Bicycle repair shops
111. Locksmiths
112. Dry-cleaning & laundry services (excluding coin-op)
113. Tailor and mending of garments
114. Film developing services, retail
115. Pet grooming services
116. Offices of lawyers
117. Offices of certified public accountants
118. Other accounting services
119. Architectural services
120. Landscape architectural services
121. Professional planning services
122. Engineering services
123. Building inspection services
124. Testing laboratories
125. Custom computer programming services
126. Computer systems design services
127. Computer facilities management services
128. Other computer related services
129. Administration & general management consulting services
130. Other scientific & technical consulting services
131. Advertising agencies
132. Other services related to advertising
133. Photography studios & videography services
134. Corporate, subsidiary & regional managing office
135. Office administrative services

136. Private mail centers
137. Quick printing
138. All other business support services
139. Travel agencies
140. Investigation and security services
141. Security systems services (except locksmiths)
142. Municipal facilities
143. Fire department facilities
144. Public safety facilities
145. First aid facilities
146. Board of Education facilities
147. Frozen specialty food manufacturing
148. Newspaper publishers
149. Book publishers
150. Software publishers
151. Film & sound recording studios

C. Conditional uses.

1. Restaurant, drive-through
2. Public Utility Facility
3. Electricity regulating substations

D. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use
2. Outdoor Displays and Sales
3. Educational support services
4. Recreational clubhouse, concession stand
5. Outdoor Dining Facility
6. Parking for principal use
7. Telephone communication distribution

8. Coaxial cable communication distribution
 9. Emergency services radio communication facilities
 10. Natural gas distribution
 11. Electric power transmission & distribution
 12. Public water supply purveyance & distribution
 13. 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]

§ 404.10 C-7 – Route 35 Commercial

- A. Purpose. The C-7 Zone District provides for business uses appropriate to the Route 35 highway corridor of Neptune Township situated south of the West Lake Avenue Town Commercial Zone.
- B. Permitted uses.
1. Furniture stores
 2. Floor covering stores
 3. Home furnishings stores
 4. Household appliance 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. Retail bakeries
 13. Delicatessens
 14. Butcher shops
 15. Fish & seafood markets

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	0	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	0	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	0	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	0	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	0	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

Corlies Ave, Neptune, NJ 07753, Monmouth County

Demographics

Based on ZIP Code: **07753**

Population

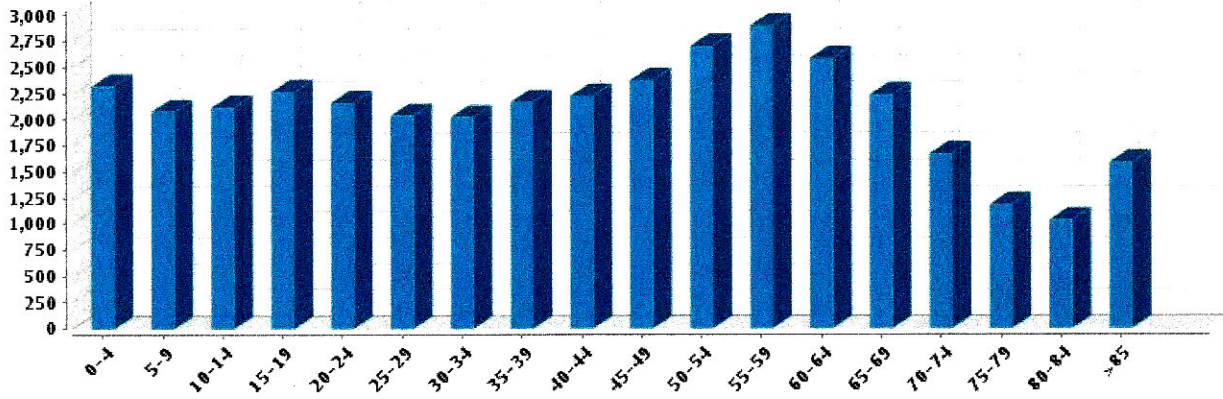
Summary

Estimated Population: **37,634**
 Population Growth (since 2010): **0.2%**
 Population Density (ppl / mile): **2,057**
 Median Age: **43.74**

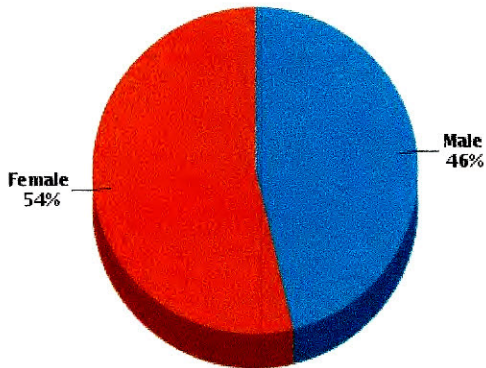
Household

Number of Households: **15,809**
 Household Size (ppl): **2**
 Households w/ Children: **3,528**

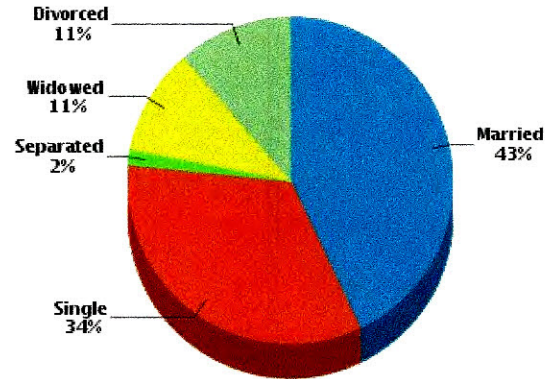
Age



Gender



Marital Status



Housing

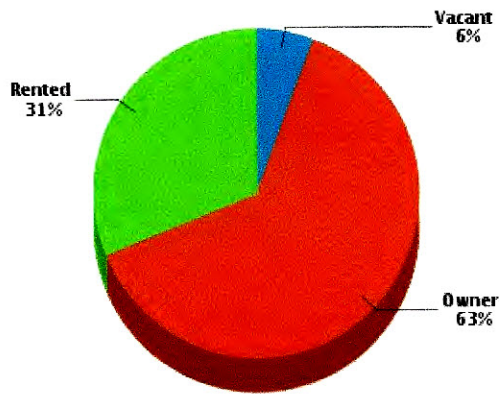
Summary

Median Home Sale Price: **\$251,500**
 Median Year Built: **1970**

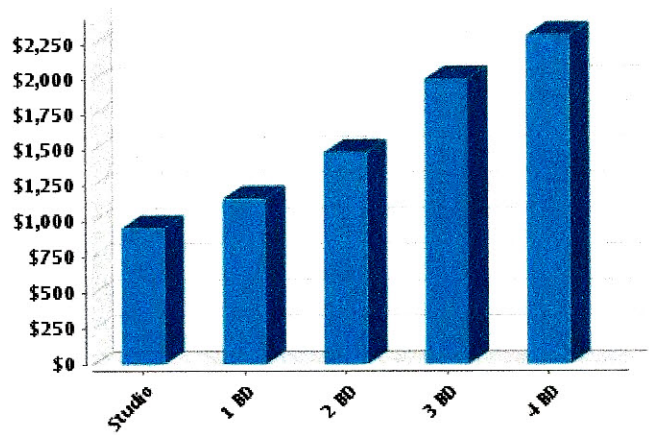
Stability

Data not available

Occupancy



Fair Market Rents (County)

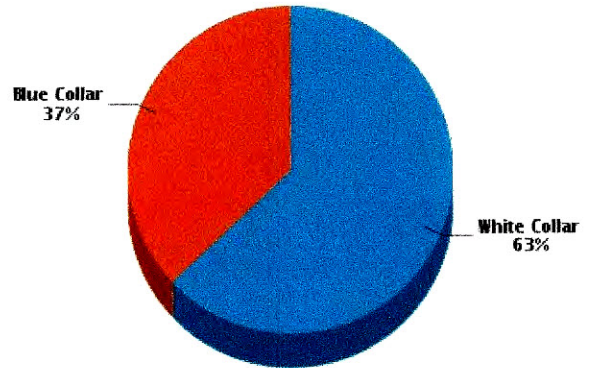


Quality of Life

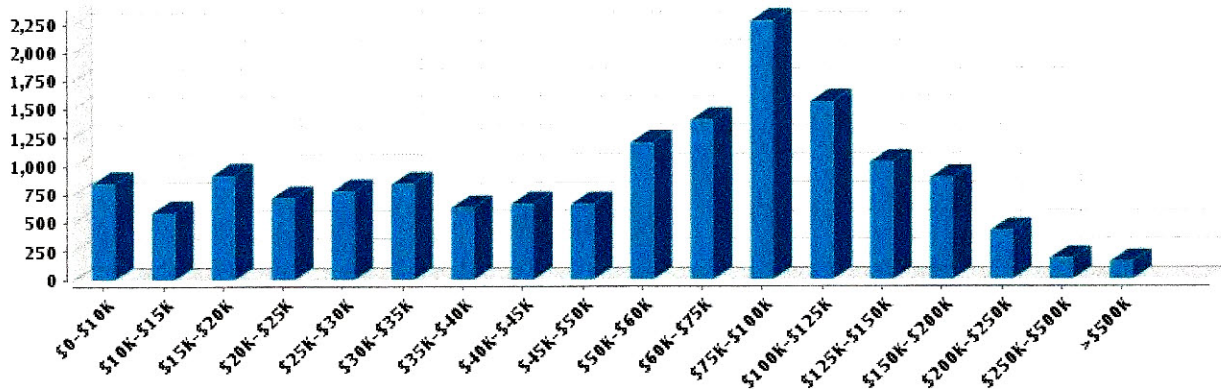
Workers by Industry

Mining:	1
Construction:	1,416
Manufacturing:	1,527
Transportation and Communications:	659
Wholesale Trade:	169
Retail Trade:	4,533
Finance, Insurance and Real Estate:	1,265
Services:	2,322
Public Administration:	565
Unclassified:	65

Workforce



Household Income



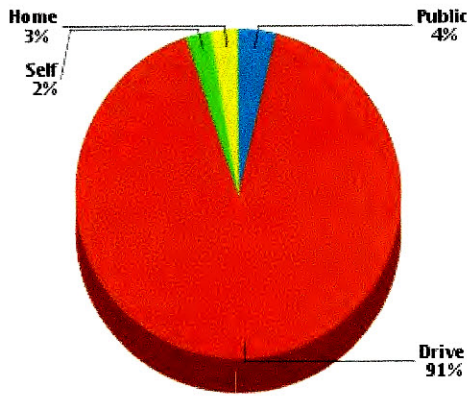
Average Household Income:

\$78,963

Average Per Capita Income:

\$33,753

Commute Method

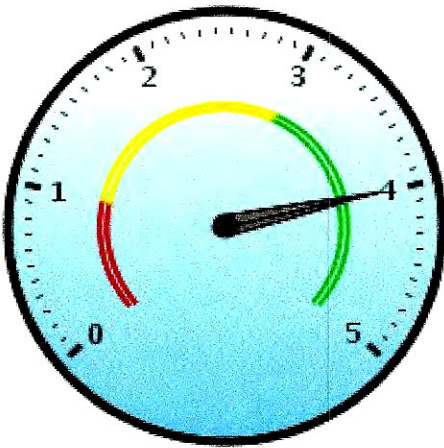


Weather

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:	652
Some High School:	1,621
High School Graduate:	9,101
Some College:	5,759
Associate Degree:	2,229
Bachelor's Degree:	5,095
Graduate Degree:	2,239

(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 Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Schools

Radius: **2.00 mile(s)**

Public - Elementary

School District	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Asbury Park School District						
Thurgood Marshall Primary School 600 Monroe Ave	0.93	Pre-K-5th	425	9		
Bradley Elementary School 1100 3rd Ave	1.1	Pre-K-5th	413	8		
Avon Borough School District						
Avon Elementary School 505 Lincoln Ave	1.33	K-8th	165	11	★★★★★	
Bradley Beach School District						
Bradley Beach Elementary School 515 Brinley Ave	0.67	Pre-K-8th	319	11	★★★★★	

<i>Hope Academy Charter School</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Hope Academy Charter School 700 Grand Ave	1.04	K-8th	207	10	★☆☆☆☆	
<i>Neptune City School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Woodrow Wilson Elementary School 210 W Sylvania Ave	0.97	Pre-K-8th	370	14	★☆☆☆☆	
<i>Neptune Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Midtown Community Elementary School 1155 State Route 33	0.25	Pre-K-5th	500	11		
Early Childhood Center 11 Memorial Dr	0.37	Pre-K-Pre-K	169	9		
Gables Elementary School Blackwell Way	1.03	Pre-K-5th	322	15	★☆☆☆☆	
Shark River Hills Elementary School Brighton Avenue	1.9	Pre-K-5th	402	13	★☆☆☆☆	
<i>Ocean Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Wanamassa Elementary School 901 Bendermere Ave	1.94	Pre-K-4th	370	14	★☆☆☆☆	

Public - Middle/High

<i>Asbury Park School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Asbury Park Middle School 1200 Bangs Ave	0.66	6th-8th	350	7		
Asbury Park High School 1003 Sunset Ave	1.37	9th-12th	399	7		
<i>Avon Borough School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Avon Elementary School 505 Lincoln Ave	1.33	K-8th	165	11	★☆☆☆☆	
<i>Bradley Beach School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Bradley Beach Elementary School 515 Brinley Ave	0.67	Pre-K-8th	319	11	★☆☆☆☆	
<i>Hope Academy Charter School</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Hope Academy Charter School 700 Grand Ave	1.04	K-8th	207	10	★☆☆☆☆	
<i>Monmouth County Vocational School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
	0.83	9th-12th	292	11	★☆☆☆☆	★☆☆☆☆
Monmouth Cty Voc Tech High School 101 Drury Ln	1.4	11th-12th	48	Not Reported		
<i>Neptune City School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Woodrow Wilson Elementary School 210 W Sylvania Ave	0.97	Pre-K-8th	370	14	★☆☆☆☆	
<i>Neptune Township School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger .com Rating (1)	Community Rating (2)
Neptune High School 55 Neptune Blvd	0.68	9th-12th	1,342	14	★☆☆☆☆	★☆☆☆☆
Neptune Middle School 2300 Heck Ave	0.69	6th-8th	883	10	★☆☆☆☆	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
West Side Christian Academy 1211 Bangs Ave	0.68	K-10th	30		
Meridain Early Childhood 1945 State Route 33	0.87	Pre-K-Pre-K	100		
Our Lady Of Mt Carmel School 1212 1st Ave	0.95	K-8th	164		
Our Lady Of Mount Carmel First Ave And Pine St	0.96	K-8th	189		
Little People At Work 500 Neptune Blvd	1.01	Pre-K-1st	110		
St Rose Grammar School 605 6th Ave	1.85	Pre-K-8th	350		
St Rose High School 607 7th Ave	1.91	9th-12th	562		★★★★★

(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.
 (3) Powered by Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

Local Businesses

Radius: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Gourmet Kitchen	1238 State Route 33	(732) 775-5222	0.1	Grocery Stores And Markets
Wawa Food Market	1344 Corlies Ave	(732) 774-4064	0.16	Convenience Stores
Wawa Food Market	1344 State Route 33	(732) 774-4064	0.16	Convenience Stores
Cove	1231 9th Ave	(732) 775-4445	0.21	Convenience Stores
Dunkin' Donuts	1400 State Route 33	(732) 774-6110	0.21	Doughnuts
Jody's Seafood Restaurant	223 State Route 35 S	(732) 775-2718	0.21	Restaurants - Seafood
Mc Donald's	State Route 33 & 35	(732) 774-7907	0.21	Restaurants - Burgers
La Tapatia Corp	1111 11th Ave	(732) 455-5246	0.22	Grocers - Retail
Taco Bell	8 State Route 35 N	(732) 775-3830	0.23	Restaurants - Mexican
Mexico America	409 State Route 35 S	(732) 807-3019	0.23	Restaurants - Mexican

Shopping

	Address	Phone #	Distance	Description
Pilots Supply	1301 State Route 33	(732) 361-0175	0.03	General Merchandise - Retail
Glv Parke Warner Pharmacy	1201 State Route 33	(732) 774-3475	0.16	Pharmacies
Parke Warner Pharmacy	1201 State Route 33	(732) 776-7939	0.16	Pharmacies
Old Ancient	30 Ridge Ave # 24	(848) 863-7816	0.18	Apparel And Garments - Retail
Mike's Pet Ctr	133 State Route 35 S # 1	(732) 775-0042	0.21	Pet Shops
Painters District Council	122 Drummond Ave	(732) 774-0932	0.26	Computer Software
Rug A Rama Inc	37 State Route 35 N # 41	(732) 528-0044	0.27	Carpet And Rug Dealers - New
Optimal Pharmacy Inc	34 State Route 35 N # 38	(732) 455-5646	0.27	Pharmacies
Family Dollar Store	36 Route 35 #1	(732) 775-0551	0.28	Variety Stores
Rob & Pete Computer Geeks	1126 State Route 33 # 3	(732) 642-0213	0.29	Computer Service And Repair

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