

**Stafford  
Smith  
Realty**



## **#4046 ~ Highway Commercial**

**819 Highway 35  
Ocean, New Jersey 07712**

**Commercial**

**Block: 137  
Lot: 32**

**Land Size: 1.11 Acres (150 X 324)  
Building Size: 5,000 Sq. Ft. (approx.)**

### **Tax Information**

**Land Assessment: \$ 819,500.  
Improvement Assessment: \$ 101,700.  
Total Assessment: \$ 921,200.  
Taxes: \$ 21,657.41  
Tax Year: 2015  
Tax Rate: 2.35/\$100  
Equalization Ratio: 92.55%**

**Zoning: C-3 ~ General Commercial**

**Remarks: 5,000 Sq. Ft. (approx.) building, 3,000 Sq. Ft. Retail Downstairs & Two (2) Upstairs Apartments, 1,000 Sq. Ft. each on Highway 35. Easy Access to Highway 66, 33, 18 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.**

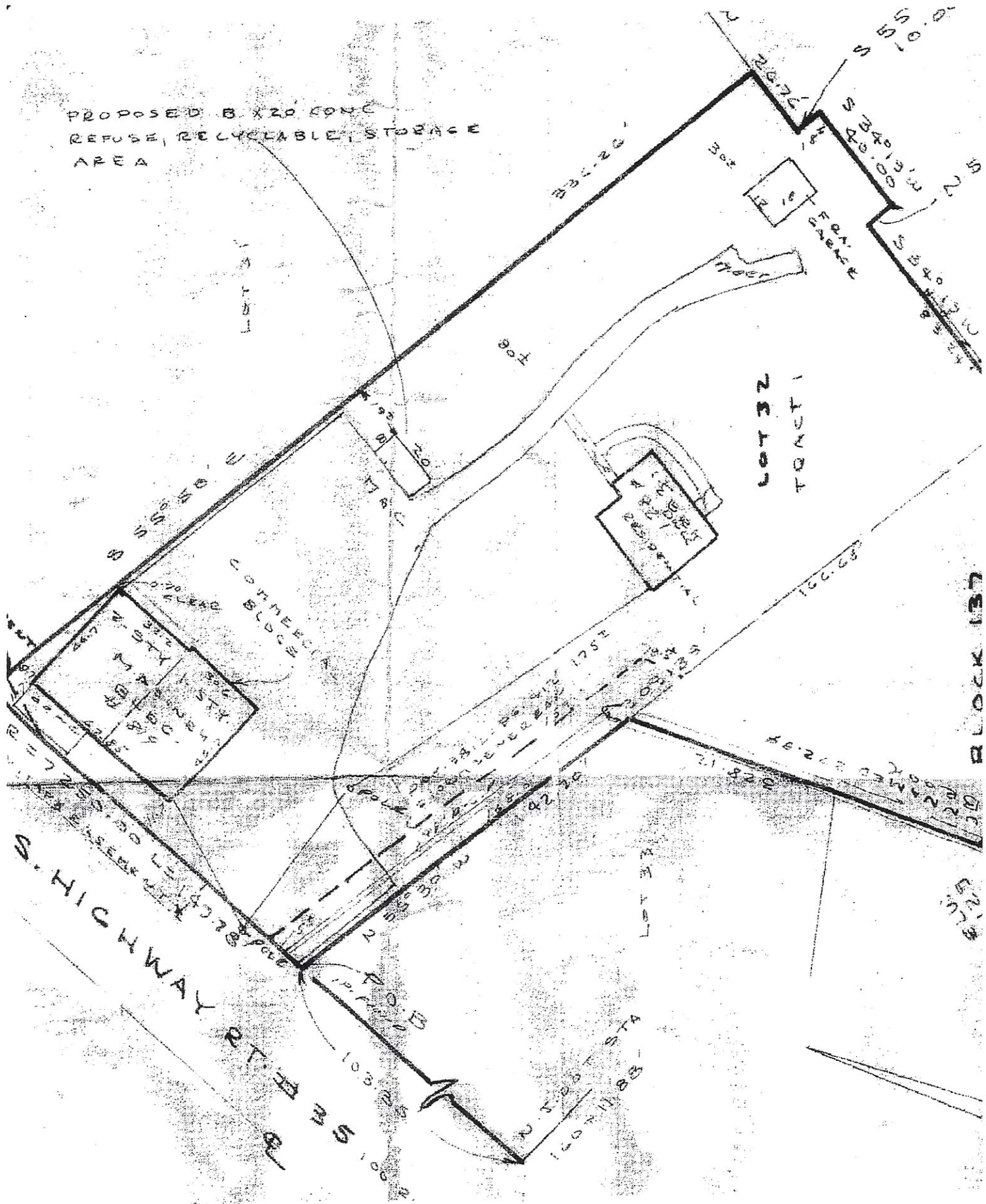
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11911 US Hwy 1 #201-39, North Palm Beach, Florida 33408  
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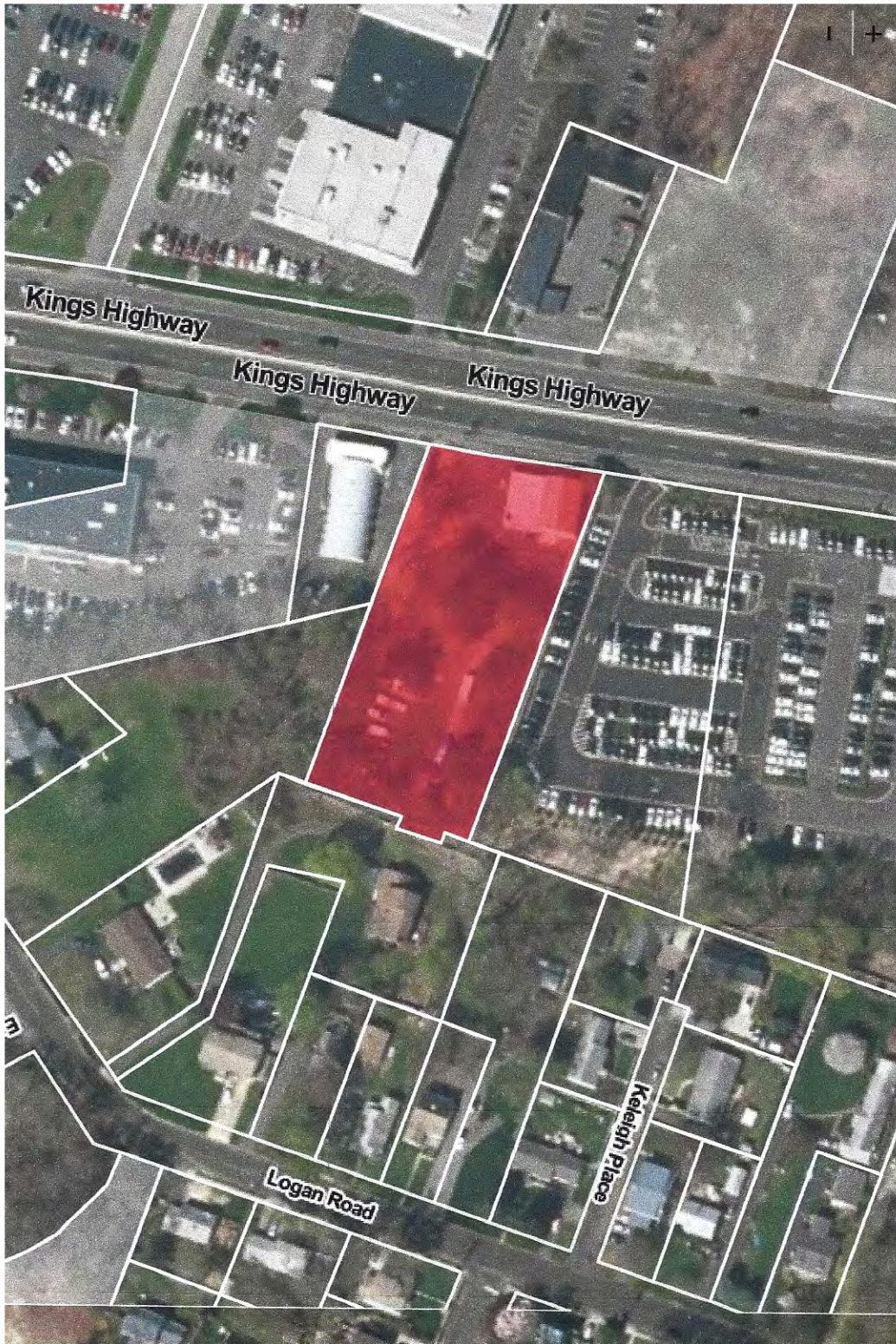




PROPOSED 8 X 20 CONC  
REFUSE, RECYCLABLE, STORAGE  
AREA



BLOCK 137



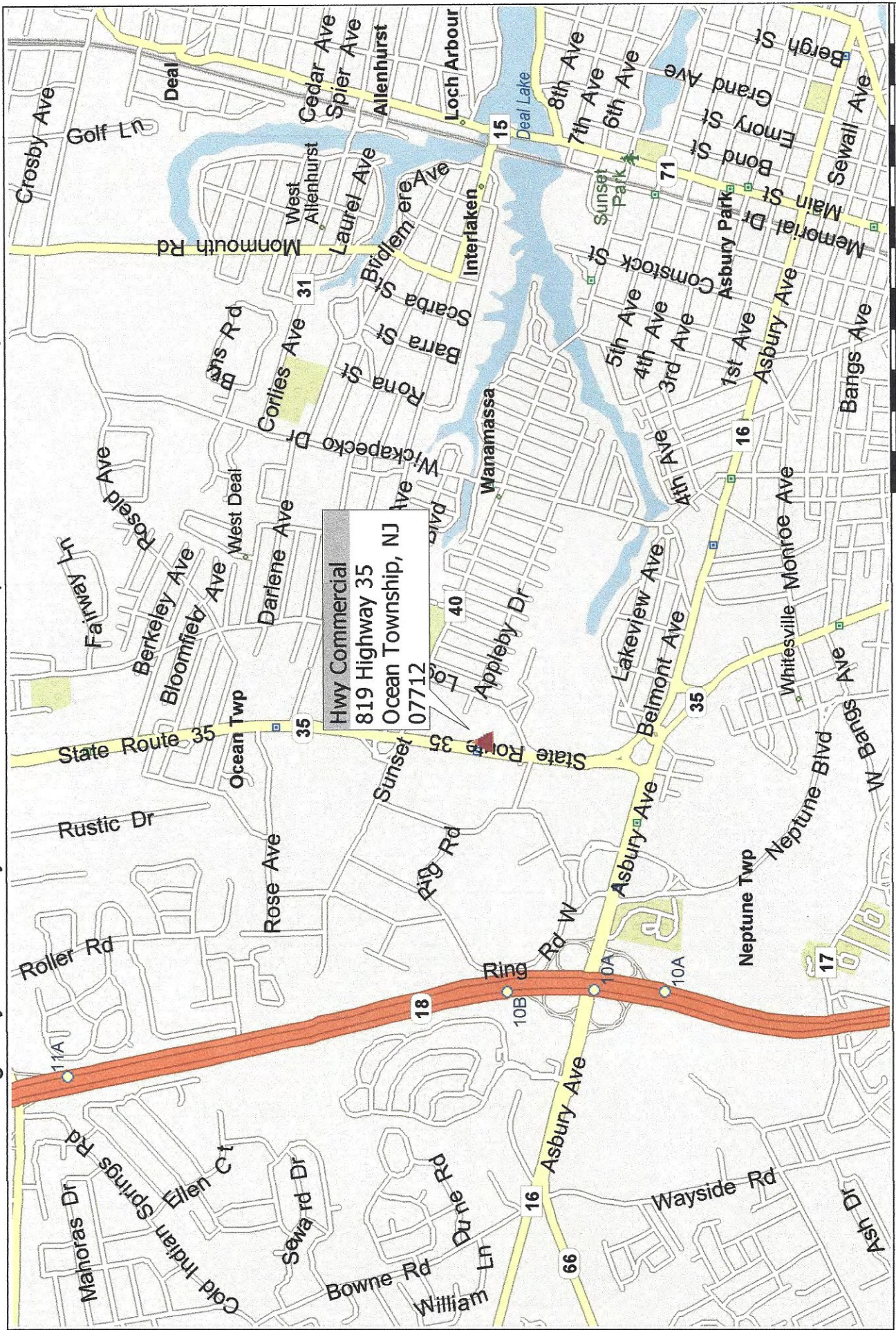
# 819 Highway 35 ~ Asbury Park ~ Ocean Township ~ Monmouth County ~ New Jersey



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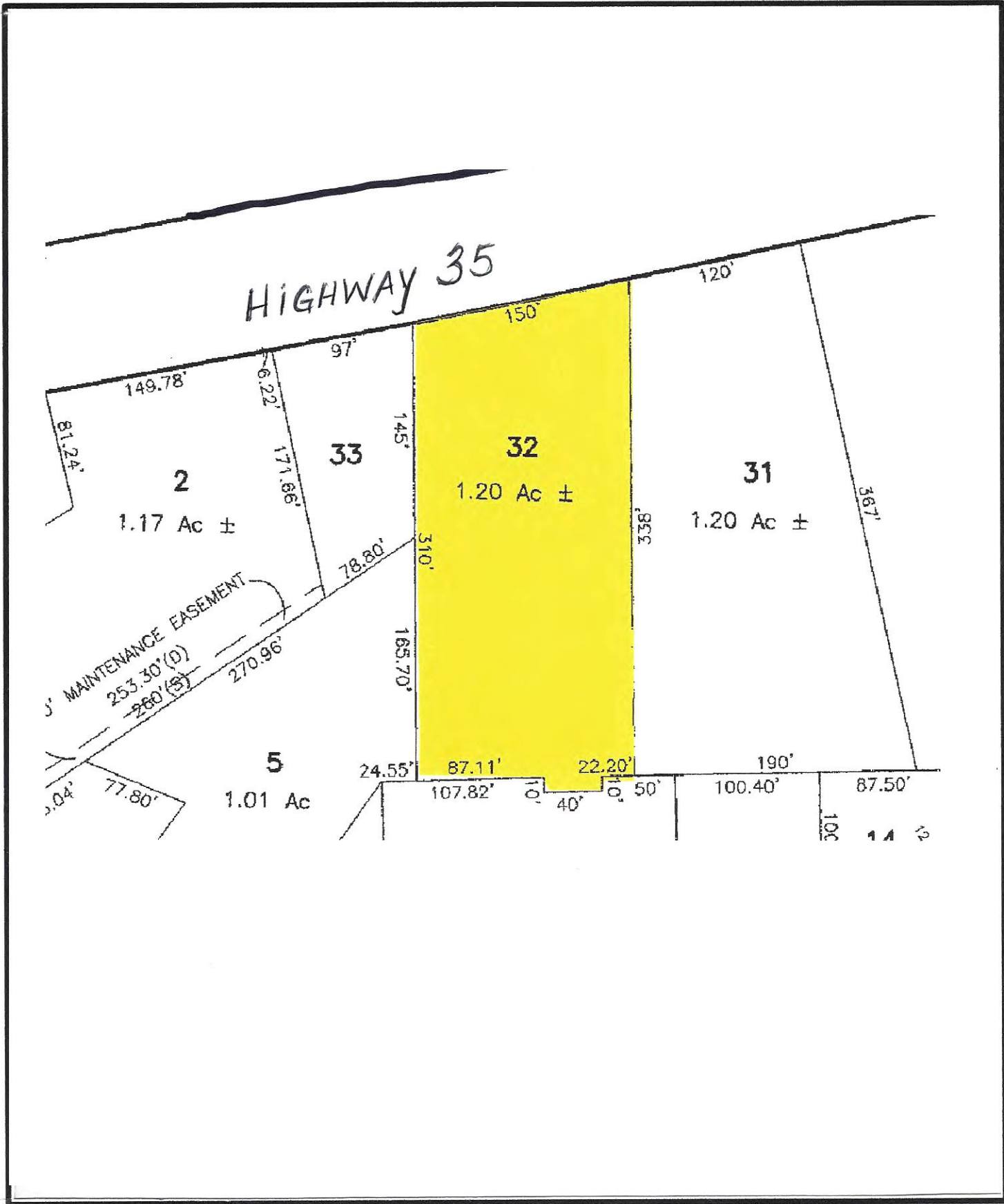
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# Tax Map Location







DATE	BY	LC NO
10/26/05	AM	17775

REVISIONS

SHEET 53

SHEET 57

SHEET 51

SHEET 49

SHEET 48

THIS ENTIRE SHEET IS IN PRE DISTRICT #2  
 THE PARCEL DIMENSIONS ON THIS SHEET WERE BASED ON DIMENSIONS AND  
 SURVEY RECORDS ON FILE IN THE TOWNSHIP ENGINEER'S OFFICE. APPROVED  
 DECEMBER 16, 1994, SERIAL NO. 217. THE APPROVED ORIGINAL TAX MAP  
 IS ON FILE IN THE TOWNSHIP OFFICES.

**TAX MAP**  
**TOWNSHIP OF OCEAN**  
 MUNICIPALITY  
 BUILT: 11-18-99  
 NEW JERSEY  
 DATE: JULY 1992

**ROBERT R. HEGGAN**  
 PROFESSIONAL LAND EVALUATOR  
 NEW JERSEY LICENSE NO. 1540  
 HANOVERBORO NEW JERSEY 08047  
 COMPANY NO. 812

**NEW JERSEY DEPARTMENT OF THE TREASURY**  
**PROPERTY TAX ADMINISTRATION**  
 DIVISION OF TAXATION  
 100 WALL STREET, 10TH FLOOR  
 NEWARK, NJ 07102-5000  
 TEL: 973-272-0000 FAX: 973-272-0000

UPDATED FEBRUARY 18, 2011

INFORMATION SHEET IS COMPILED AS OF OCTOBER 2005. PRINTED OCTOBER 2005

## **21-37 C-3 General Commercial Zone**

The purpose of the C-3 General Commercial Zone is to provide areas for retail sales and services for uses frequented by residents and requiring central locations with good transportation access and to ensure the compatibility of the development with adjacent residential areas.

21-37.1 Permitted Uses. A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

### **a. Principal Buildings and Uses.**

Advertising agency  
Advertising specialty office  
Antique store  
Apparel  
Appliance store  
Art gallery  
Artist's supply  
Audio visual equipment  
Auto supplies, parts, and accessories (not including used or junk parts)  
Bakery store  
Bank  
Barber shop  
Beauty and cosmetic shop  
Blueprinting and photostating  
Bicycle store  
Books, periodicals and newspaper sales  
Broadcasting studio  
Business equipment sales  
Business office  
Butcher store or meat market (no slaughtering permitted)  
Cafeteria  
Camera and/or photographic supply store  
Candy store  
Caterer  
Ceramic store  
China store  
Cigars and tobacco sales  
Cleaners pick-up or laundry pick-up  
Clothing and pressing establishment  
Club  
Coin dealer  
Cosmetic store

Costume rental  
Credit union office  
Curtain store  
Dairy products, retail  
Delicatessen  
Department store  
Diner  
Distribution center  
Drugstore  
Eating establishments (non drive-in, non fast-food)  
Employment agency  
Electrical supplies  
Exterminator  
Fabric store  
Finance company  
Fire protection equipment sales, non-automotive  
Floor covering  
Florist  
Food products  
Fruit and vegetable market  
Funeral services  
Fur store  
Furniture sales  
General office buildings  
Gift store  
Glassware  
Greeting card store  
Grocery store  
Gymnastics and Martial Arts Studios  
Hardware  
Health Clubs  
Hobby store  
Home furnishings  
Home improvement office  
Hospital, animal  
Household appliance  
Ice cream store  
Interior decorator  
Jewelry store  
Kitchen equipment  
Landscaping, nurseries, and garden supply sales.  
Laundry and dry cleaning  
Lawn maintenance services office  
Leather goods and luggage

Liquor store  
Locksmith  
Luncheonette  
Mail order house  
Major appliance sales  
Medical and dental clinics and offices  
Metalware  
Motorcycle sales and rental  
Museum  
Music and dance studios  
Musical instrument store  
Notary  
Nursing home  
Office equipment and supplies  
Optical goods  
Paint, glass and wallpaper store  
Personal trainers  
Pet shop (including pet grooming)  
Pharmacy  
Phonographic sales and service  
Photographic studio  
Printers office and establishment  
Private school  
Physical culture and health establishments  
Professional office  
Public utilities office  
Real estate and insurance  
Record store  
Reducing salon  
Restaurant (non drive-in, non fast-food)  
Sandwich store  
Seafood store  
Shoe and hat repair  
Shopping center  
Social service organization  
Specialty food store  
Sporting goods store  
Stamp and coin store  
Stamp redemption center  
Stationery store  
Surgical and medical supplies sales  
Tailor  
Telephone answering service  
Television, radio, electronics, sales and service

Toy store  
Travel agency  
Travel ticket office  
Telephone and telegraph office  
Uniform rental and sales  
Variety store  
Veterinary hospital  
Video Store  
Window cleaning service

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted business which is located on the subject site.
2. Signs subject to the regulations of this chapter.
3. Fences and hedges subject to the regulations of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and uses.

c. The following conditional uses are permitted subject to approval of the Planning Board and the special conditions of this chapter.

1. Public utility installations
2. Car washes
3. Automotive gasoline station
4. Automotive service station
5. Automotive sales and service
6. Automotive accessory sales and installation
7. Government public buildings
8. Churches, synagogues, and similar religious uses
9. Eating establishments (drive-in or fast-food)

- 10. Quasi-public uses, including clubs, lodges, and similar uses
- 11. Billboard sign
- 12. Child Day Care Centers.
- 13. Satellite antenna dishes greater than two (2) meters in diameter.
- 14. Automotive rentals and leasing
- 15. Automotive gasoline station/C-store
- 16. Wireless Telecommunications Tower and Antenna

21-37.2 Development Standards. The C-3 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

a. Principal Buildings.

- 1. Minimum lot size - 20,000 square feet
- 2. Minimum lot width - 100 feet
- 3. Minimum lot depth - 100 feet
- 4. Minimum front yard setback (measured from the future street R.O.W.) - 50 feet
- 5. Minimum side yard setback - 12 feet  
Where it is adjacent to a residential zone, it shall be - 25 feet
- 6. Minimum rear yard setback - 20 feet  
Where it is adjacent to a residential zone, it shall be - 25 feet
- 7. Minimum gross floor area - 1,200 square feet
- 8. Maximum lot coverage - 27% of buildable lot area
- 9. Maximum floor area ratio - 30% of total lot area

10. Maximum building height

- 2 1/2 stories above grade or  
45 feet, whichever is less

- b. Accessory Buildings. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

21-37.3 Other Provisions and Requirements.

- a. Off-street parking and loading is required subject to regulations and conditions as specified in this chapter.
- b. Landscaping is required subject to the regulations and conditions as specified in this chapter.

**819 Hwy 35****819 Hwy 35****Ocean, NJ 07712**

Population	1 Mile	3 Miles	5 Miles
Population (2014)	9,129	82,592	136,955
Population male (2014)	4,235	38,625	64,787
Population female (2014)	4,894	43,967	72,168
% Population male (2014)	46.4%	46.8%	47.3%
% Population female (2014)	53.6%	53.2%	52.7%
Population age 0-4 (2014)	460	3,714	6,134
Population age 5-9 (2014)	606	4,909	8,028
Population age 10-14 (2014)	611	4,824	7,960
Population age 15-19 (2014)	627	4,935	8,166
Population age 20-24 (2014)	618	5,065	8,435
Population age 25-29 (2014)	577	4,962	8,397
Population age 30-34 (2014)	526	4,736	8,140
Population age 35-39 (2014)	492	4,776	8,230
Population age 40-44 (2014)	515	5,233	8,977
Population age 45-49 (2014)	593	5,847	9,969
Population age 50-54 (2014)	652	6,099	10,251
Population age 55-59 (2014)	660	5,876	9,826
Population age 60-64 (2014)	582	5,185	8,663
Population age 65-69 (2014)	464	4,303	7,170
Population age 70-74 (2014)	359	3,393	5,576
Population age 75-79 (2014)	236	2,506	4,087
Population age 80-84 (2014)	179	1,822	2,828
Population age 85+ (2014)	372	4,407	6,118
% Population age 0-4 (2014)	5.0%	4.5%	4.5%
% Population age 5-9 (2014)	6.6%	5.9%	5.9%
% Population age 10-14 (2014)	6.7%	5.8%	5.8%
% Population age 15-19 (2014)	6.9%	6.0%	6.0%
% Population age 20-24 (2014)	6.8%	6.1%	6.2%
% Population age 25-29 (2014)	6.3%	6.0%	6.1%
% Population age 30-34 (2014)	5.8%	5.7%	5.9%
% Population age 35-39 (2014)	5.4%	5.8%	6.0%
% Population age 40-44 (2014)	5.6%	6.3%	6.6%
% Population age 45-49 (2014)	6.5%	7.1%	7.3%
% Population age 50-54 (2014)	7.1%	7.4%	7.5%
% Population age 55-59 (2014)	7.2%	7.1%	7.2%



# Demographic Report

% Population age 60-64 (2014)	6.4%	6.3%	6.3%
% Population age 65-69 (2014)	5.1%	5.2%	5.2%
% Population age 70-74 (2014)	3.9%	4.1%	4.1%
% Population age 75-79 (2014)	2.6%	3.0%	3.0%
% Population age 80-84 (2014)	2.0%	2.2%	2.1%
% Population age 85+ (2014)	4.1%	5.3%	4.5%
Population white (2014)	5,294	55,143	103,757
Population black (2014)	3,213	20,938	23,095
Population Am In/AK Nat (2014)	18	73	93
Population Hawaiian/PI (2014)	N/A	6	6
Population multirace (2014)	349	4,571	7,028
Population Hispanic (2014)	702	10,227	14,995
% Population white (2014)	58.0%	66.8%	75.8%
% Population black (2014)	35.2%	25.4%	16.9%
% Population Am In/AK Nat (2014)	0.2%	0.1%	0.1%
% Population Hawaiian/PI (2014)	N/A	0.0%	0.0%
% Population multirace (2014)	3.8%	5.5%	5.1%
% Population Hispanic (2014)	7.7%	12.4%	10.9%
Non Hispanic White (2014)	4,385	44,227	87,956
% Non Hispanic White (2014)	48.0%	53.5%	64.2%
<b>Population Change</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population (2014)	9,129	82,592	136,955
Population (2005)	8,966	86,925	149,596
Households (2005)	3,389	35,270	60,966
Population 2000	8,856	84,684	145,111
Households 2000	3,305	33,875	58,328
Population 1990	8,193	82,653	135,920
Households 1990	3,040	32,096	53,529
Population Change 2005-2014	163	-4,333	-12,641
% Population Change 2005-2014	1.8%	--5.2%	--9.2%
Population Change 2000-2005	110	2,241	4,485
Household Change 2000-2005	84	1,395	2,638
% Population Change 2000-2005	1.2%	2.6%	3.0%
% Household Change 2000-2005	2.5%	4.0%	4.3%
Population Change 1990-2005	773	4,272	13,676
Household Change 1990-2005	349	3,174	7,437
% Population Change 1990-2005	8.6%	4.9%	9.1%
% Household Change 1990-2005	10.3%	9.0%	12.2%
Total Establishments (2005)	665	3,973	7,078

# Demographic Report

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Total Employees (2005)	5,275	36,624	66,903
<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Housing Units (2014)	3,607	40,531	66,679
Owner Occupied Housing Units (2014)	2,356	19,314	33,982
Renter Occupied Housing Units (2014)	1,070	15,260	22,553
Vacant Housing Units (2014)	181	5,957	10,144
Occupied Housing Units (2014)	3,426	34,574	56,535
<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median Household Income (2014)	\$67,464.00	\$54,165.50	\$66,887.50
Household Income < \$10000 (2014)	193	2,515	3,346
Household Income \$10000-\$14999 (2014)	125	1,752	2,598
Household Income \$15000-\$19999 (2014)	41	1,594	2,488
Household Income \$20000-\$24999 (2014)	212	2,008	2,954
Household Income \$25000-\$29999 (2014)	89	1,483	2,607
Household Income \$30000-\$34999 (2014)	201	1,770	2,451
Household Income \$35000-\$39999 (2014)	135	1,687	2,456
Household Income \$40000-\$44999 (2014)	193	2,515	3,346
Household Income \$45000-\$49999 (2014)	93	1,423	2,077
Household Income \$60000-\$74999 (2014)	410	3,165	5,119
Household Income \$75000-\$99999 (2014)	534	4,088	7,096
Household Income \$100000-\$124999 (2014)	324	3,249	5,451
Household Income \$125000-\$149999 (2014)	223	1,805	3,336
Household Income \$150000-\$199999 (2014)	293	2,110	4,038
Household Income > \$200000 (2014)	122	1,869	3,565