

#4232 ~ Land For Development

**251-259 Highway 9
Manalapan Township, NJ 07726**

Land

Block: 10

Lot: 24

Land Size: 5.4 Acres

Tax Information

Land Assessment:	\$ 548,100.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 548,100.

Taxes:	\$ 9,800.
Tax Year:	2022
Tax Rate:	1.880/\$100
Equalization Ratio:	94.50%
Updated:	05/03/2023

Zoning: OP-3 ~ Office Park Zone

Remarks: 5.4 Acres of Land For Development on US Highway 9. Located Just North of Taylors Mills Road. Easy Access to Highway 18 and 33.

Price: \$ 1,600,000. ~ Sale

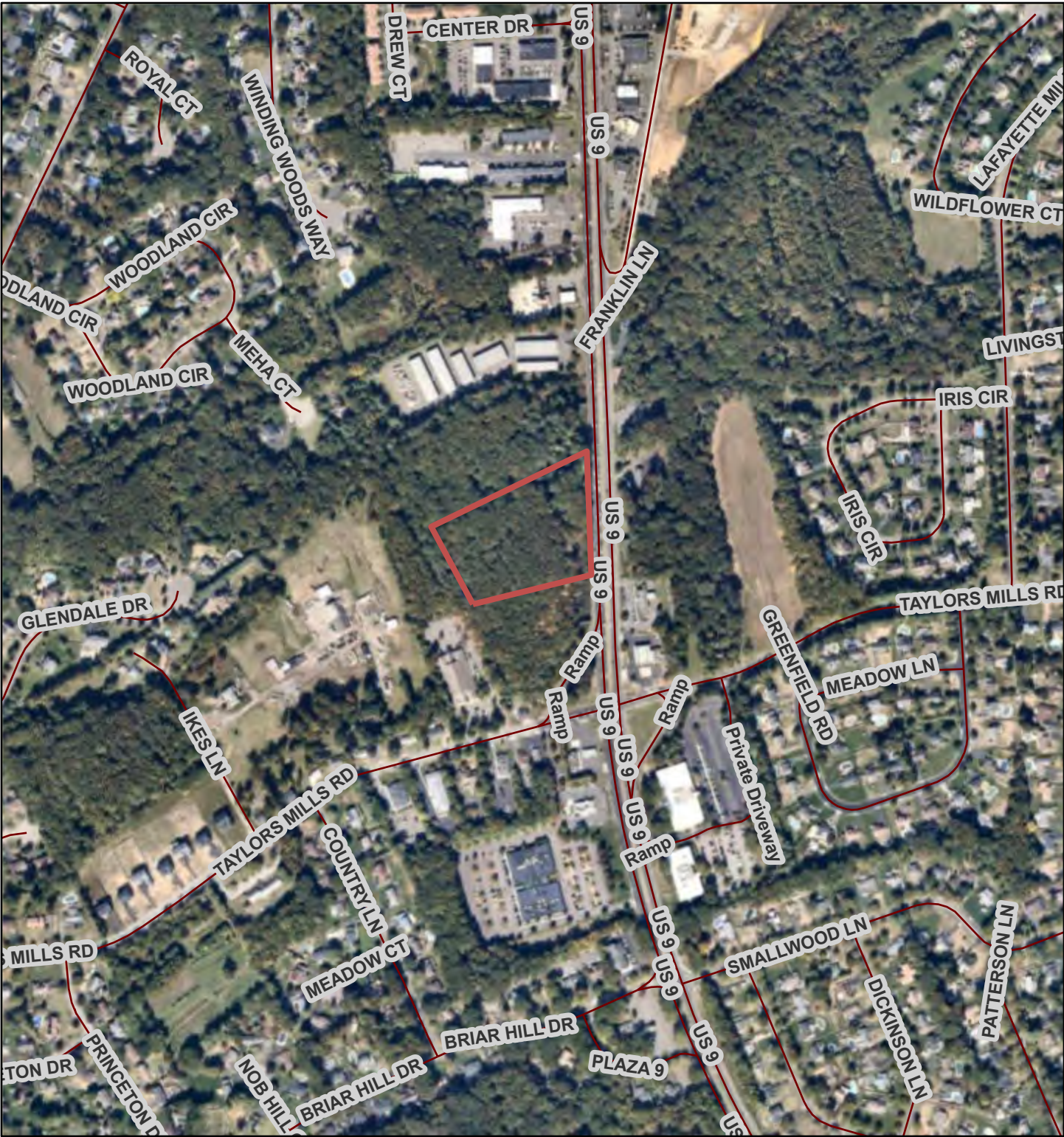
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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



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



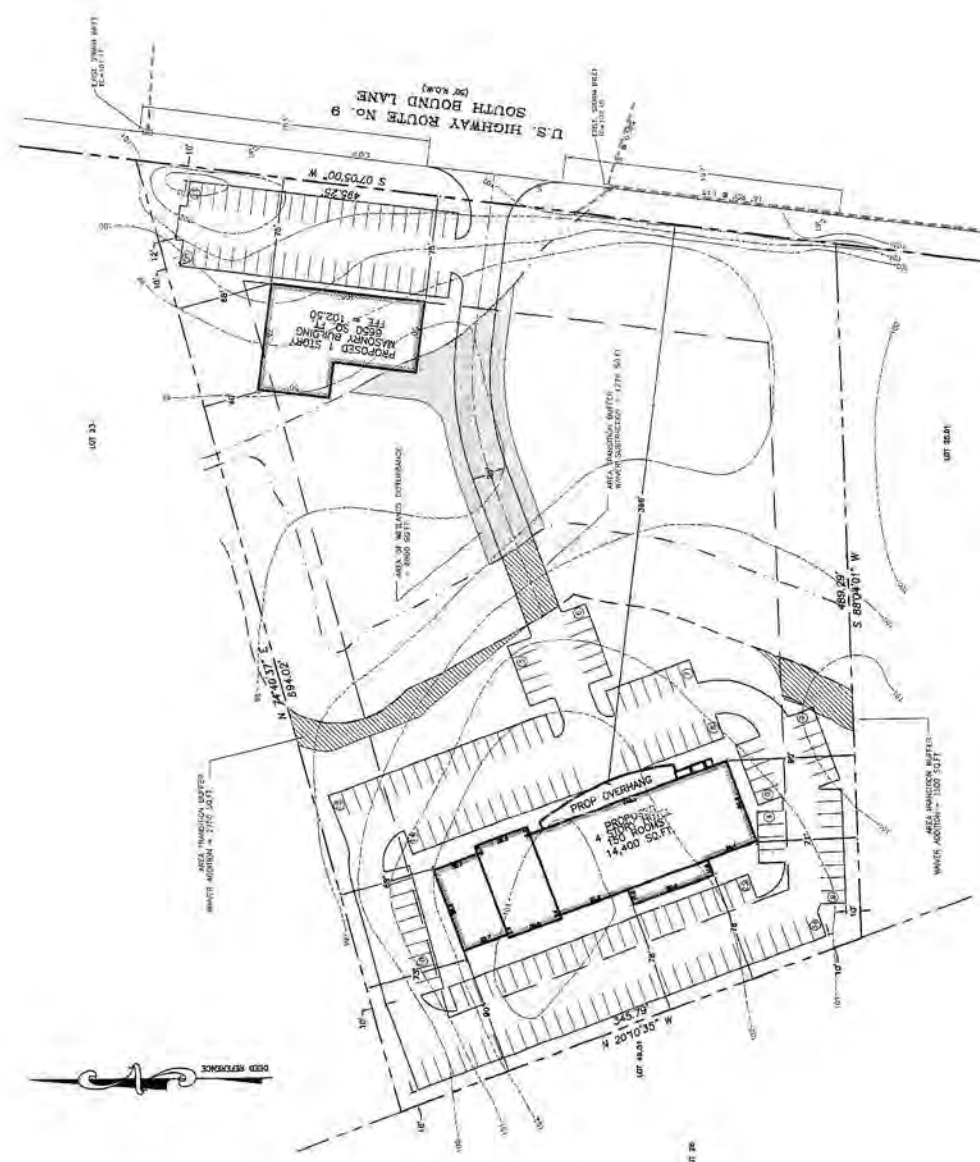
— Road Centerlines

GENERAL NOTES

- DO NOT SCALE DRAWINGS, AS ADJACENT AND SURROUNDING PHYSICAL CONDITIONS MAY VARY FROM THE INFORMATION SHOWN HEREON. THEY ARE PROVIDED TO GIVE THE CONTRACTOR A CLEARER OVERALL PICTURE OF THE SITE AND THE SURROUNDING TOPOGRAPHY AND PHYSICAL CONDITIONS.
- THIS IS A CONCEPTUAL SITE PLAN AND, UNLESS SPECIFICALLY NOTED OTHERWISE HEREON, IS NOT A SURVEY. IT IS INTENDED TO REFLECT CONVEYING AT BLOCK 10 LOT 34, 100 WHP SHEET 8 IN MANALAPAN TOWNSHIP.
- THIS CONCEPT PLAN HAS BEEN PREPARED FOR THE PURPOSE OF MUNICIPAL REVIEW AND FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF THE MUNICIPAL ORDER FOR CONSTRUCTION HAVE BEEN MET AND THE CONTRACTOR HAS BEEN NOTICED TO RESTART THE NOTATION "CONSTRUCTION PAST".
- STORMWATER RUNOFF FROM THE SITE SHALL BE COLLECTED AND CONVEYED TO THE ADJACENT WATERWAY. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO BE OBTAINED FROM THE MUNICIPAL ORDER FOR CONSTRUCTION. THIS SITE SHALL BE DESIGNED TO BE CROSSED BY PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH, MATERIALS AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE MUNICIPAL ORDER FOR CONSTRUCTION TO PERMIT ADJUSTMENTS AS NECESSARY TO MAINTAIN THE NOTATION "CONSTRUCTION PAST".
- ALL MATERIALS, SPECIFICATIONS AND CONSTRUCTION FOR SITE IMPROVEMENTS HEREON SHALL BE IN ACCORDANCE WITH:
 - DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS CURRENTLY AMENDED.
 - CURRENTLY APPLICABLE MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REGULATIONS.
 - CURRENTLY APPLICABLE COUNTY/COMMUNITY/AUTHORITY SPECIFICATIONS, STANDARDS AND REGULATIONS.
 - STATE SPECIFICATIONS FOR PUBLIC UTILITIES AND OTHER SYSTEMS.
- ALL NEW UTILITIES SHALL BE NOTICED UNDERGROUND.
- CONNECTIONS TO ALL UTILITIES SHALL BE MADE IN ACCORDANCE WITH THE CONTRACTOR'S DESIGN, UNLESS OTHERWISE NOTED ON PLANS.
- OFFSET DIMENSIONS FROM STRUCTURES TO PROPERTY LINES SHALL BE USED FOR ESTABLISHING PROPERTY LINES.
- ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE CONTRACTOR'S DESIGN, UNLESS OTHERWISE NOTED ON PLANS.
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- THE CONTRACTOR SHALL NOTIFY THE ENGINEERING PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THE INFORMATION SHOWN HEREON. THE CONTRACTOR'S DESIGN, UNLESS OTHERWISE NOTED ON PLANS, SHALL BE THE CONTRACTOR'S DESIGN, UNLESS OTHERWISE NOTED ON PLANS.

ZONING ANALYSIS ZONE DISTRICT C-2

MINIMUM LOT AREA	REQUIRED
4 ACRES	5.5 ACRES
MINIMUM LOT DEPTH	120 FT
MINIMUM LOT WIDTH	480 FT
MIN. FRONT YARD S/W	75 FT
MIN. SIDE YARD S/W	50 FT
MIN. REAR YARD S/W	50 FT
MAX. BUILDING HEIGHT	30 FT
MAX. INTERFLOOR COVERAGE	20%
FLOORING	AS PER PERMITS FOR 2ND FLOOR
	8650/280' = 27 SPACES
	42 SPACES
	153 SPACES



NO.	REVISIONS	DATE	DRAWN	CHECKED

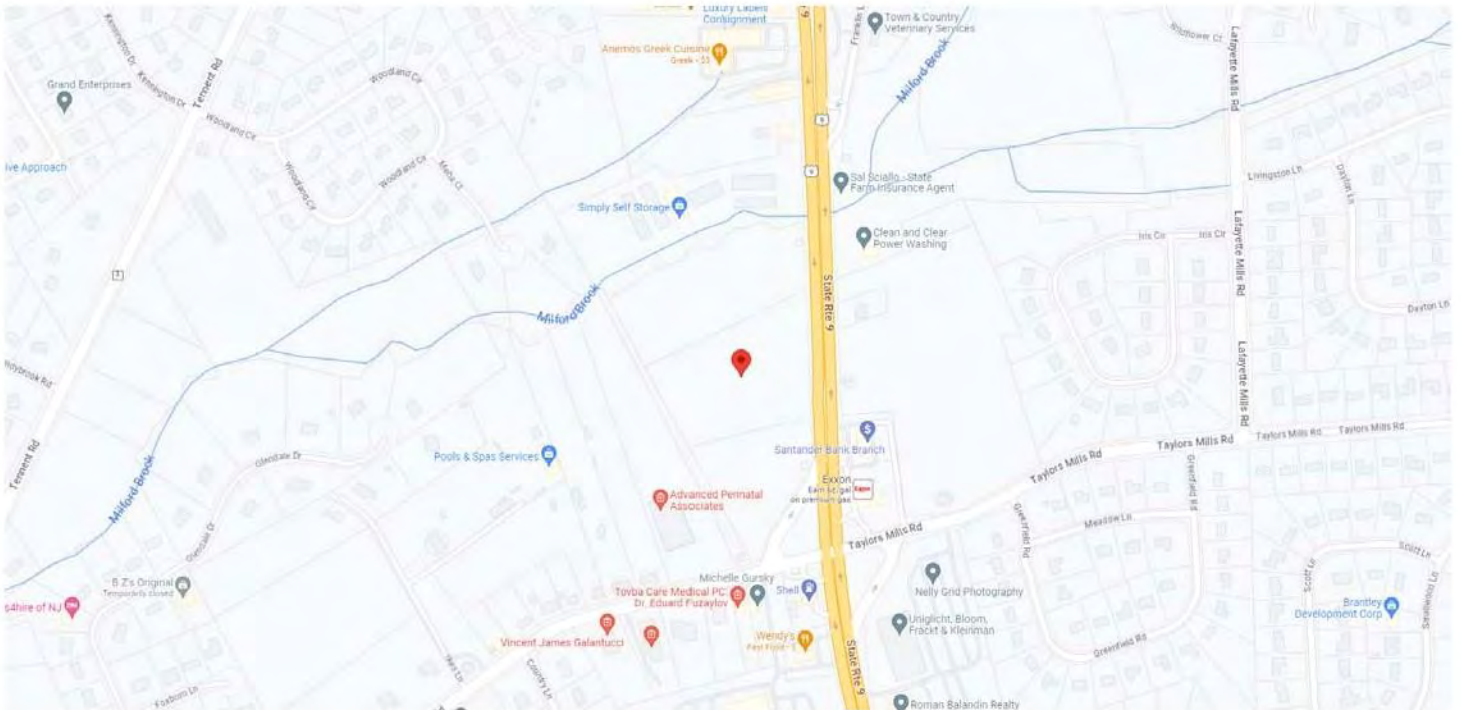
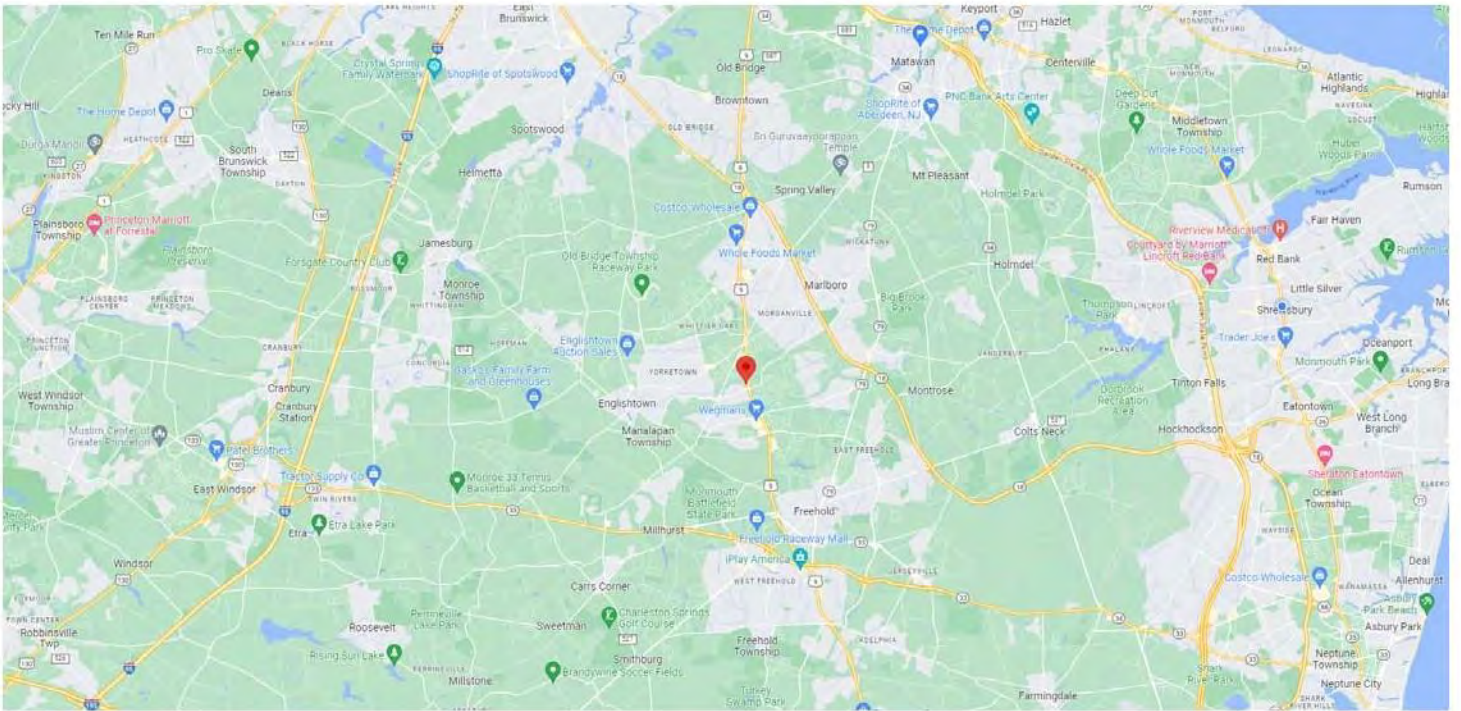
PROPOSED CONCEPTUAL SITE PLAN

LOT 24 OF BLOCK 10
FIRST EMPIRE
FOR MAPS
SITUATED IN REC. 6
MANALAPAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

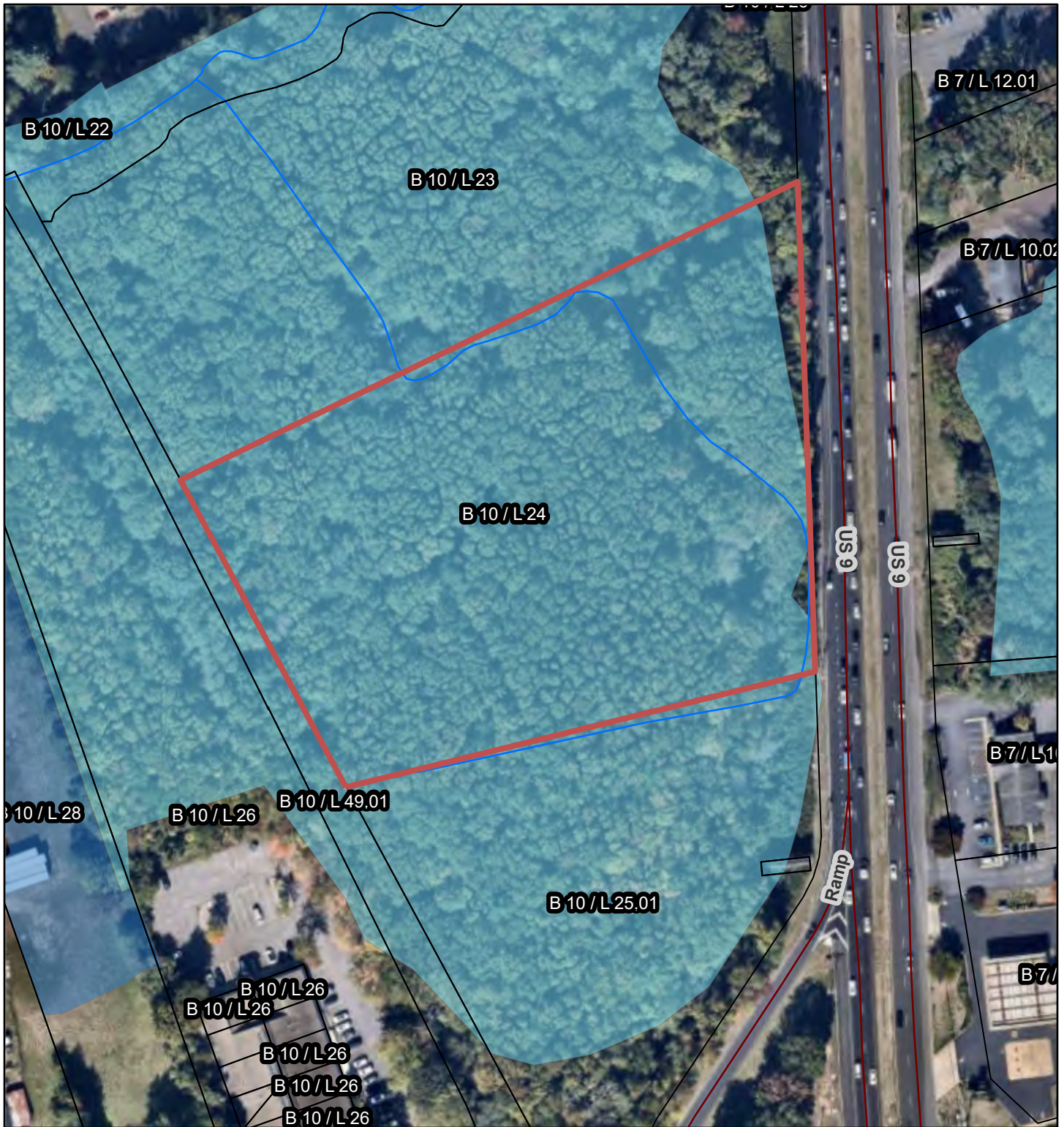
	MIDSTATE ENGINEERING INC. 130 WASHINGTON VALLEY PARK FREDERICKTOWN, NJ 07728 (609) 398-1025 (609) 398-1026
	DATE: 02/18/08
	SCALE: 1" = 40'
	DRAWN: CDL
	CHECKED: CDL
	FILE NO: 3448
	SHEET: 1 OF 1

Christie A. Zi

CONTRACT PURCHASER'S APPLICANT
MIDSTATE ENGINEERING INC.
130 WASHINGTON VALLEY PARK
FREDERICKTOWN, NJ 07728
(609) 398-1025

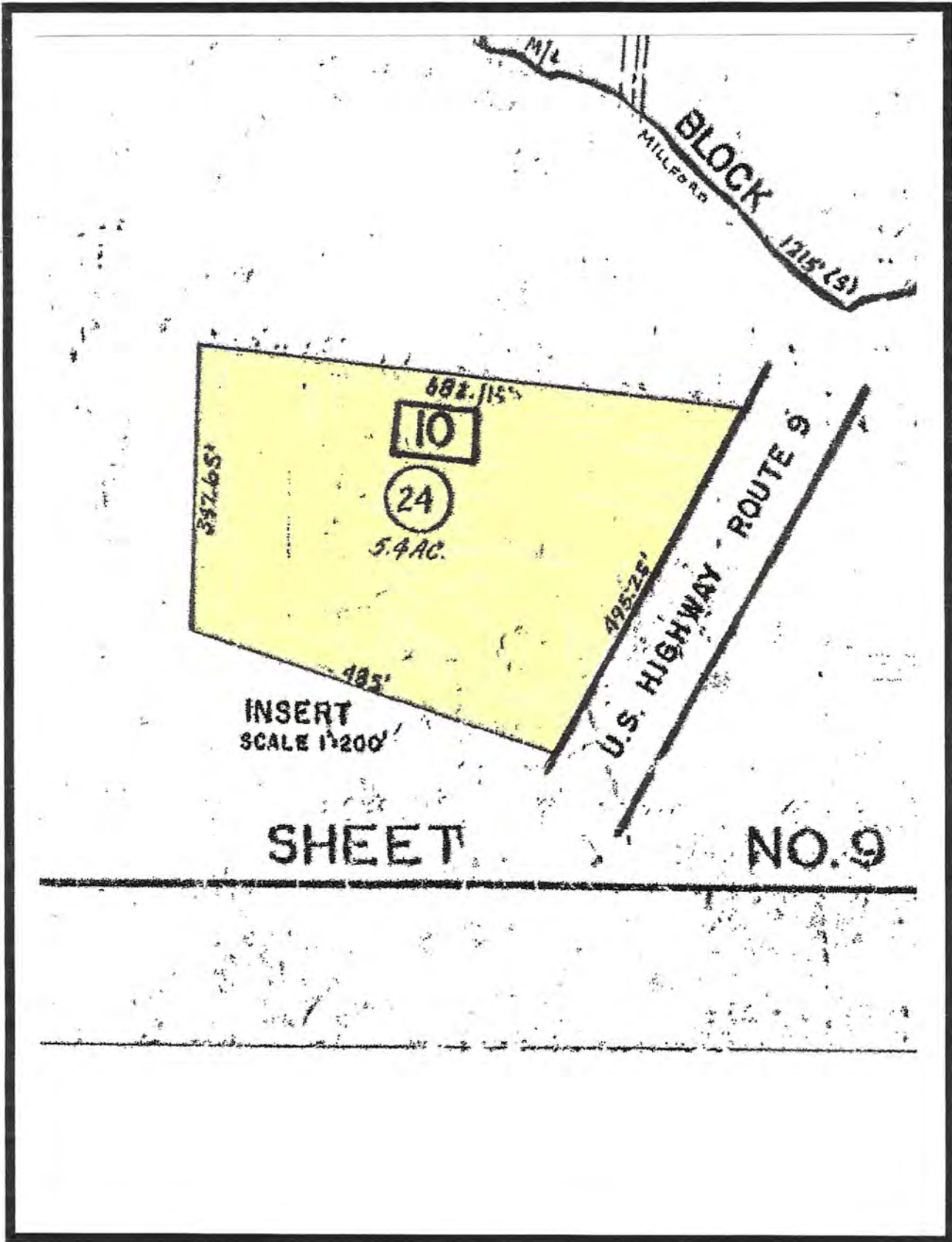


WETLANDS MAP

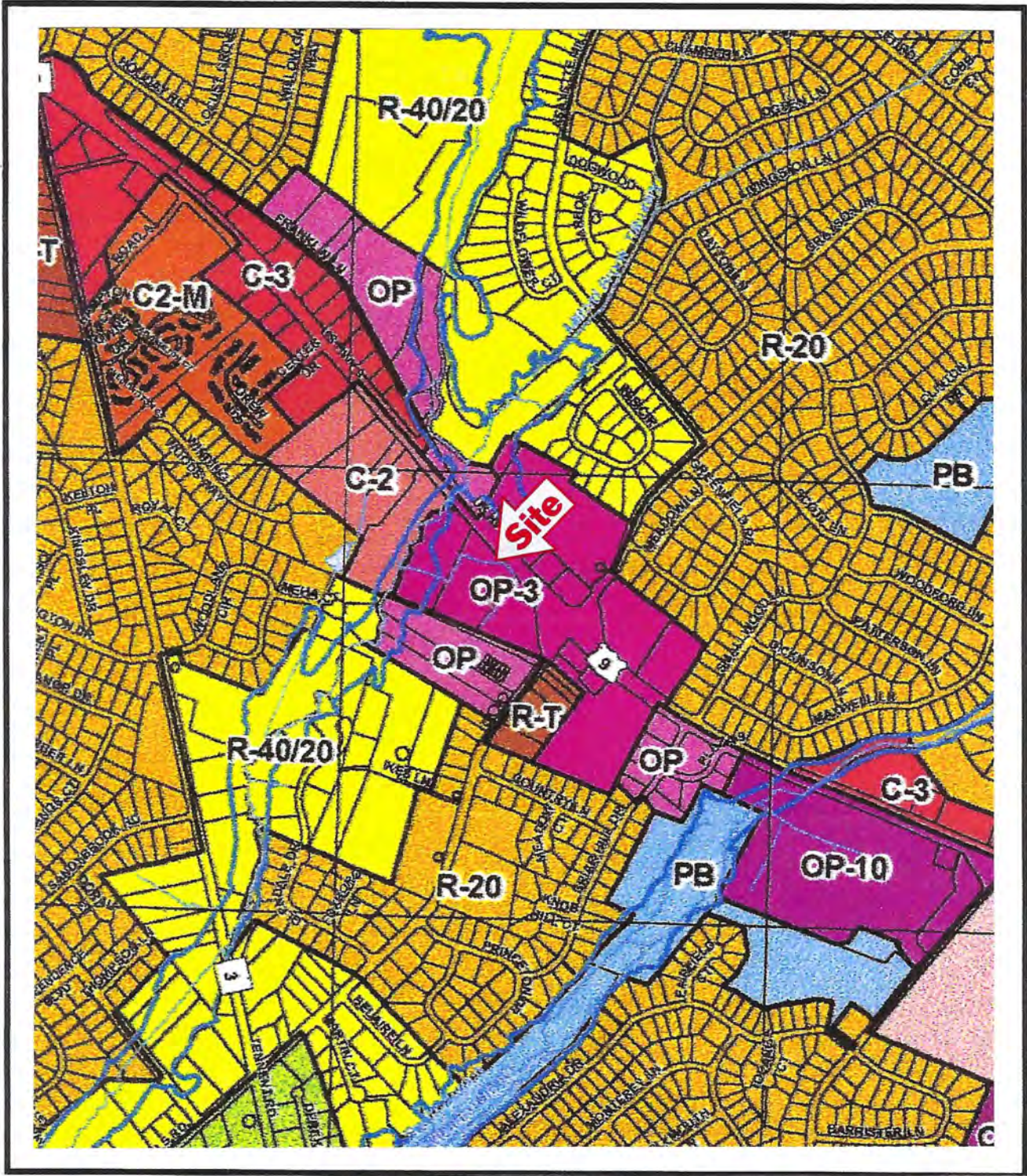


- Road Centerlines
- ▭ Parcels (cadastral non-survey)

TAX MAP LOCATION



Zoning Map



DEVELOPMENT REGULATIONS

Manalapan Township Development Regulations Exhibit 5-4 Commercial, Industrial and Office Districts Schedule of Permitted Uses

(§ 95-5.1)

[Amended 5-21-2014 by Ord. No. 2014-08; 2-25-2015 by Ord. No. 2015-05]

Key:

- P – Permitted use
- C – Conditional use
- A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC-MLC ^{(2),(8)}	PB	CD ⁽⁵⁾
Residential														
Multifamily development														
Adult multifamily development			C											
Single-family detached dwellings			C									C ⁽⁶⁾		
Retail/Service/Office														
Restaurant, Category One ⁽¹⁾	P ⁽⁷⁾	P	P	P			P	P	P					
Restaurant, Category Two ⁽¹⁾	P ⁽⁷⁾	P	P	P			P	P	P					
Restaurant, Category Three ⁽¹⁾		P	P	P			P	P	P					
Bars		P	P	P										
Planned office parks							P	P	P		P	P		
Planned office-industrial parks							P	P	P					
Professional offices	P	P	P	P		P		P	P	P	P	P		
Business offices or clerical, research and services not related to goods and merchandise	P	P	P	P		P		P	P	P	P	P		
Banks	P	P	P	P						P	P	P		
Motels		P		P			P	P	P					
Convention centers							P	P	P		P	P		
Commercial shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building and further provided that the use of forklifts to load a customer vehicle is prohibited	P													
Personal services														
Banking and fiduciary institutions	P	P	P	P										
Indoor athletic, exercise, or recreation facilities	P			P										

MANALAPAN CODE

Key:

- P – Permitted use
- C – Conditional use
- A – Accessory use

Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC-MLC ^(3,4)	PB	CD ⁽⁵⁾
Retail/Service/Office (cont'd)														
Neighborhood shopping centers, consisting of the following uses or such other nonresidential uses permitted in the zone district: retail stores, shops and markets, but not including establishments engaged in the sale of lumber or building materials, or storing, displaying or selling materials outside a completely enclosed building, unless otherwise permitted in the zone, and further provided that the use of forklifts to load a customer vehicle is prohibited		P	P	P										
Lumberyards				P										
Indoor recreation centers				P			C	P	P					
Motor vehicle service stations and public garage		C	C	C										
Motor vehicle repair garage					P									
Research establishments and laboratories					P		P	P	P		P	P		
Commercial recreation and leisure-time uses such as indoor and outdoor tennis courts, health spas and indoor movie theaters	P													
Hospitals, philanthropic and eleemosynary uses	C	C	C	C										
Funeral homes				P										
Child-care centers	P	P	P	P	P		P	P	P	P	P	P	P	
Garden supply and nursery centers				P										
Headquarters, mixed use							C	C	C					
Golf training centers							C							
Adult day-care facilities							P	P	P	P				
Business support services										P				
Data centers							P	P	P	P				
Fitness/health clubs							P	P	P	P				
Flex space							P	P	P	P				
Hotels, including extended-stay hotels							P	P	P	P				
Laboratory testing										P				
Laboratory, dental										P				
Media production							P	P	P	P				
Medical offices							P	P	P	P				
Supermarkets ⁽¹¹⁾							P	P	P	P				

DEVELOPMENT REGULATIONS

Key:

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Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC- MLC ^{(3),(8)}	PB	CD ⁽⁵⁾
Industrial/Transportation/Communication														
Warehouse/distribution centers						P			P					
Wholesale trade						P								
Light manufacturing						P								
Helistops								A	A					
Wireless telecommunications towers and antennas (§ 95-7.20)								P	P					
Artisan/craft product manufacturing								P	P					
Educational														
Public elementary and secondary schools														
Commercial schools							P	P	P					P
Training centers							P	P	P					
Institutional and vocational uses							P	P	P	P				
Instructional, tutoring and vocational schools				P ⁽¹²⁾			P	P	P					
Public/Quasi-Public	P	P	P	P			P	P	P					
Municipal facilities operated by Manalapan Township, volunteer fire house, first aid station	P	P	P	P		P	P	P	P	P	P	P	P	
Municipal, county or state parks, playgrounds and swimming areas	P	P	P	P		P	P	P	P	P	P	P	P	
Public utilities/local utilities	C	C	C	C		C	C	C	C	C	C	C	C	
Post office	P	P	P	P		P	P	P	P	P	P	P	P	
Public library	P	P	P	P		P	P	P	P	P	P	P	P	
Commuter parking facilities	P		P	P				P		P			P	P
Agricultural														
Farms	P	P	P	P		P	P	P	P			P	P	
Farm stands (See § 95-7.35.)	A	A	A	A	A	A	A	A	A			A	A	
Breeding, training and boarding of horses							P	P	P			P	P	
Animal hospitals														
Kennels, animal boarding, animal day care				P			P							

MANALAPAN CODE

Key:

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Type of Use	C-1	C-2	C-2M	C-3	LB ⁽¹⁾	LI	SED-5	SED-20	SED-20/W	OP	OP-3 ⁽²⁾	OP-10, OP-10A, OP-10/PRC-MLC ^{(3),(8)}	PB	CD ⁽⁶⁾
Other														
Private garages (See § 95-7.25.)										A				
Signs (See § 95-8.7.)	A	A	A	A		A	A	A	A	A	A	A	A	
Fences and walls	A	A	A	A		A	A	A	A	A	A	A	A	
Off-street parking ⁽⁴⁾	A	A	A	A		A	A	A	A	A	A	A	A	
Temporary building for construction	P	P	P	P		P	P	P	P	P	P	P	P	
Loading and unloading areas ⁽⁴⁾	A	A	A	A		A	A	A	A	A	A	A	A	
Workers' cafeteria							A	A	A					
Essential services	A	A	A	A		A	A	A	A	A			A	
Retail stack storage ⁽⁷⁾	P													
Billboards (See § 95-6.22)		C		C			P	P	P		C	C ⁽⁹⁾		
Renewable energy/small energy systems														
Planned commercial development														P ⁽¹³⁾

NOTES:

- (1) See § 95-5.5 for uses permitted in the LB-T, LB-M, LB-W, and LB-S Limited Business Districts.
- (2) A showroom for the limited sale of products to employees only shall be permitted in the OP-3 and OP-10 Districts, provided that it is limited to an area of not more than 5% of the total building area, but in no event shall the area exceed 1,500 square feet. The showroom shall be an integral part of the building. Sales of products to the general public may be permitted in accordance with Township ordinance.
- (3) (Reserved)
- (4) Off-street parking and loading and unloading areas shall be a required accessory use in all commercial, industrial and office districts for all permitted uses. See §§ 95-9.2B and C for the applicable requirements.
- (5) Within the CD Consent District, shopping centers are permitted in accordance with the terms of the "Final Judgement of Mount Laurel II Compliance and Response."
- (6) Single-family detached dwellings are a conditional use in the OP-10A Zone District only.
- (7) Retail stack storage, Category One restaurants, and Category Two restaurants are each permitted by right in the C-1 Commercial Shopping Center district subject to the following limitations:
 - (a) A retail stack storage use shall not exceed 65,000 square feet, provided that if more than one retail stack storage use exceeding 40,000 square feet of floor area is located within a commercial shopping center, then they shall be separated by a distance of at least 200 feet from each other.
 - (b) Not more than two Category One restaurants are permitted to be constructed or located as a freestanding building or buildings as part of a commercial shopping center.
 - (c) A Category Two restaurant shall not be freestanding but shall be attached and located "in line" with the main building or buildings of a commercial shopping center.
- (8) See § 95-5.4J for standards for planned retirement communities.
- (9) Billboards are a permitted use in the OP-10 District only.
- (10) (Reserved)
- (11) Supermarkets and restaurants shall be permitted only on sites that front on Route 33.
- (12) Flex space, data centers and institutional and vocational uses shall be permitted in the C-3 District only on sites that front on Route 33.
- (13) Use is permitted subject to the requirements of § 95-5.4O, Planned commercial development in the OP-10 District.

DEVELOPMENT REGULATIONS

**Manalapan Township Development Regulations
Exhibit 5-2 Commercial, Industrial and Office Districts
Schedule of Area, Yard and Building Requirements
(§ 95-5.1)**

Zone District	Minimum Lot Requirements				Minimum Yard Requirements ⁽¹²⁾								Maximum Lot Coverage		Maximum Height (feet)		Minimum Gross Floor Area (square feet)	Maximum Floor Area Ratio ⁽⁵⁾ (F.A.R.)	Improvable Area ⁽¹¹⁾ (feet)			
	Interior Lots (feet)		Corner Lots (feet)		Principal Building or Structures ⁽¹⁰⁾ (feet)				Detached Accessory Buildings or Structures ⁽¹⁰⁾ (feet)				Buildings and Structures		Principal Building	Accessory Building or Structure			Minimum Area (acres)	Interior Lot	Corner Lot	
	Area (acres or square feet)	Frontage	Depth	Frontage	Depth	Front	Side	Rear	Front	Side	Rear	Buildings	Buildings and Structures	Buildings and Structures			Buildings and Structures	Buildings and Structures				Buildings and Structures
C-1	1.5 acres	800	800	800	800	100	100	100	100	100	50	50	50	20%	75%	50	30	20,000	0.75	10.0	650	650
C-2, C-2M ⁽¹⁾	4 acres	200	250	200	200	75	50	75	50	75	25	25	25	18%	75%	50	30	5,000	0.75 ⁽¹⁾	1.0	150	150
C-3	40,000	200	200	220	200	50	25	50	25	50	25	25	18%	75%	35	15	2,500	0.75	0.7	150	150	
OP	20,000	100	160	150	160	60 ⁽⁴⁾	15	60	15	60	10	10	18%	60%	50	15	2,500	0.60	(Same as R-20)	150	150	
OP-3 ⁽⁵⁾	3 acres	300	250	300	300	75	50	75	50	75	25	25	20%	65%	50	30	2,500	0.65	1.0	150	150	
OP-10 & 10A ⁽⁵⁾ , OP-10/PRC-MLC ⁽¹³⁾	10 acres	500	800	200	200	100	100	100	100	100	50	50	20%	65%	50	30	10,000	0.65	4.0	290	290	
LI	3 acres	200	300	200	200	100	50	100	50	100	50	50	25%	70%	35	25	10,000	0.70	1.0	150	150	
SED-5 ⁽⁶⁾	5 acres	400	400	400	400	75	50	75	50	75	25	25	20%	60%	50	30	5,000	0.60	2.0	300	300	
SED-20 ⁽⁶⁾	20 acres	800	800	800	800	100 ⁽²⁾	100	100 ⁽²⁾	100	100	50	50	15%	60%	50	30	10,000	0.60	10.0	650	650	
SED-20W ⁽⁶⁾	20 acres	800	800	800	800	100 ⁽²⁾	100	100 ⁽²⁾	100	100	50	50	15% ⁽⁶⁾	60%	50	30	10,000	0.50	10.0	650	650	
PB ⁽⁹⁾	3 acres	200	300	200	300	60	50	60	50	60	50	50	20%	50%	50	30	--	0.50	--	--	--	
LB-MILLHURST	3 acres	300	250	300	250	75	50	75	50	75	25	25	15%	50%	35	30	2,500	0.50	1.0	150	150	
LB-SMITHBURG	3 acres	300	250	300	250	75	50	75	50	75	25	25	15%	50%	50	30	2,500	0.50	1.0	150	150	
LB-TENNENT	40,000	200	200	220	200	50	25	50	25	50	25	25	18%	50%	35	15	2,500	0.50	0.7	150	150	
LB-WILSON AV.	4 acres	200	200	200	200	75	50	75	50	75	25	25	18%	75%	50	30	5,000	0.75	1.0	150	150	

NOTES:

- ⁽¹⁾ For attached housing in the C-2M Zone, the density shall be no more than eight dwelling units per acre.
- ⁽²⁾ Any lot fronting on Route 33 shall have a minimum of 200 feet of front yard depth.
- ⁽³⁾ The floor area ratio is calculated by summing the gross area of all building floors with the area of all parking lots, detention basins, loading areas, sidewalks and other structures and dividing the sum by the total area of the site.
- ⁽⁴⁾ Seventy-five feet where the property fronts on an existing or proposed state or county road or on a subcollector or collector street identified in the Township Master Plan.
- ⁽⁵⁾ See Article V of this chapter for standards governing the creation of planned office parks.
- ⁽⁶⁾ 0.25 for a warehouse use which is exclusively a warehouse facility.
- ⁽⁷⁾ (Reserved)
- ⁽⁸⁾ See Article V of this chapter for standards governing the creation of planned office industrial parks.
- ⁽⁹⁾ The minimum lot size required for a public school is five acres.
- ⁽¹⁰⁾ See Exhibit 5-2A for parking and loading areas.
- ⁽¹¹⁾ See § 95-7.40.
- ⁽¹²⁾ See Exhibit 5-2B for the minimum buffer requirements
- ⁽¹³⁾ See § 95-5.4J for standards for development of any planned retirement community in the OP-10/PRC-MLC Zone District.

251 US Highway 9, Englishtown, NJ 07726, Monmouth County

APN: 28-00010-0000-00024 CLIP: 2274271362

POPULATION

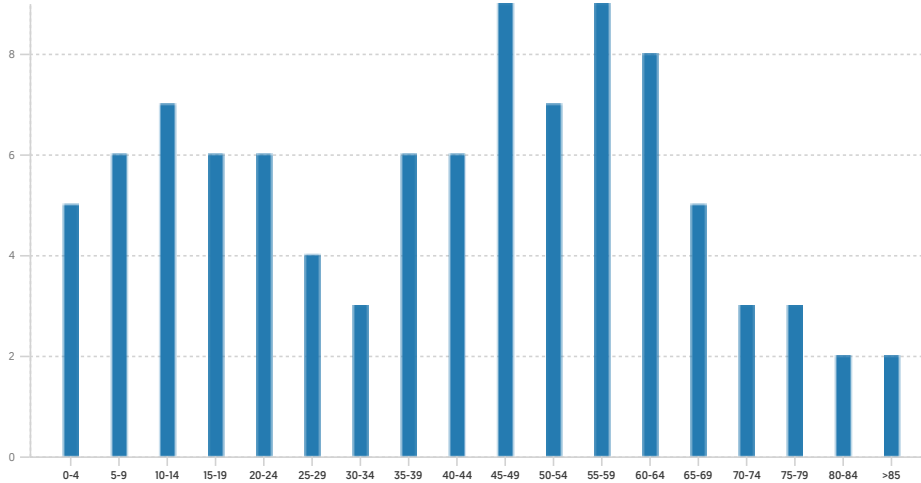
SUMMARY

Estimated Population	43,870
Population Growth (since 2010)	-4.1%
Population Density (ppl / mile)	1,343
Median Age	43.7

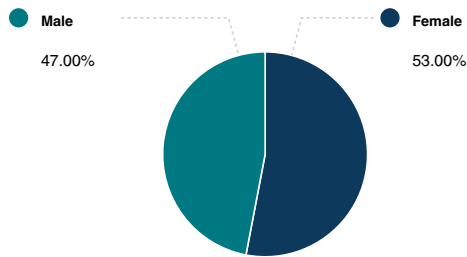
HOUSEHOLD

Number of Households	15,303
Household Size (ppl)	3
Households w/ Children	10,112

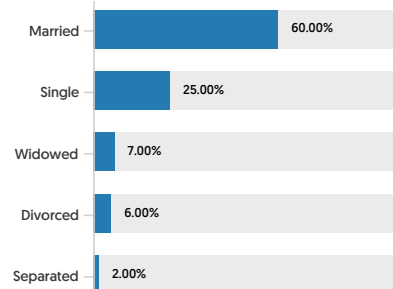
AGE



GENDER



MARITAL STATUS



HOUSING

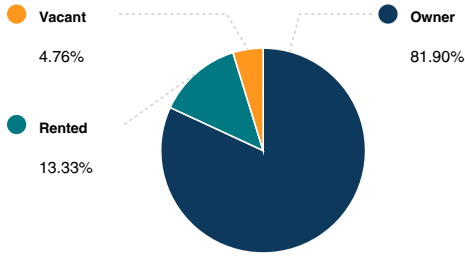
SUMMARY

Median Home Sale Price	\$456,000
Median Year Built	1986

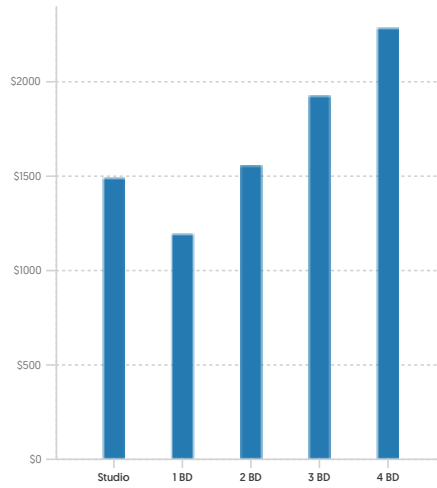
STABILITY

Annual Residential Turnover	4.69%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

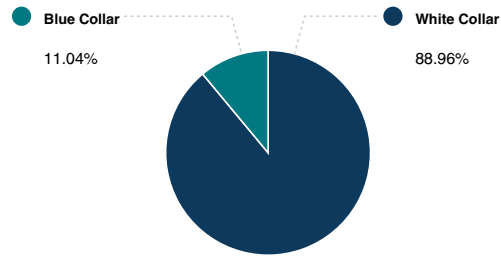


QUALITY OF LIFE

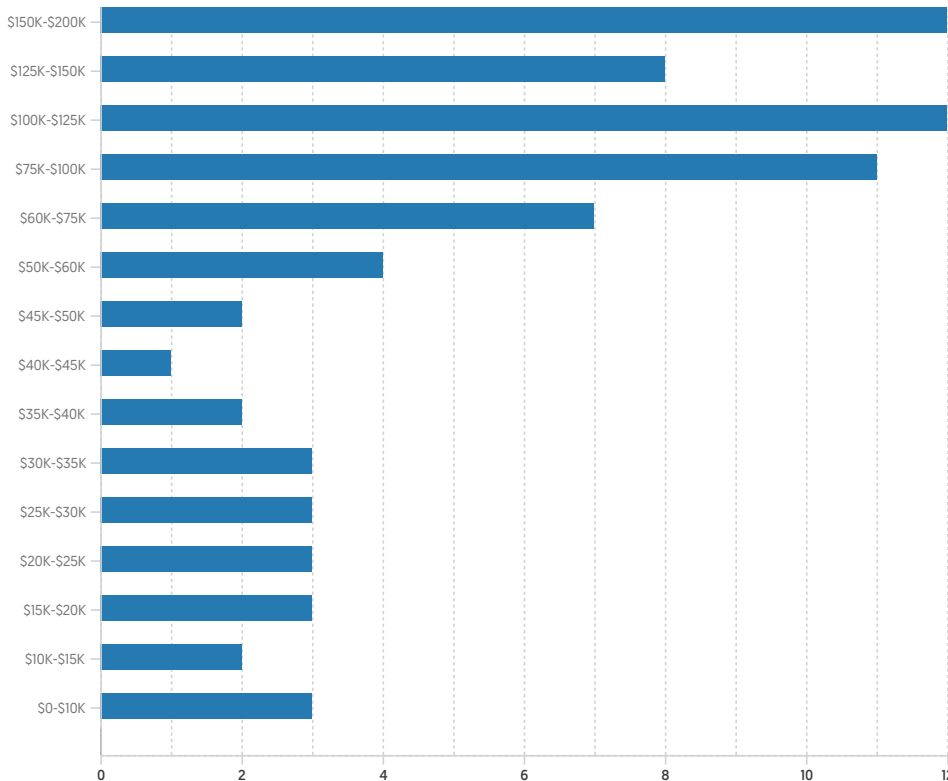
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	20
Mining	
Construction	1,247
Manufacturing	1,221
Transportation and Communications	810
Wholesale Trade	653
Retail Trade	2,288
Finance, Insurance and Real Estate	2,405
Services	7,941
Public Administration	823
Unclassified	

WORKFORCE



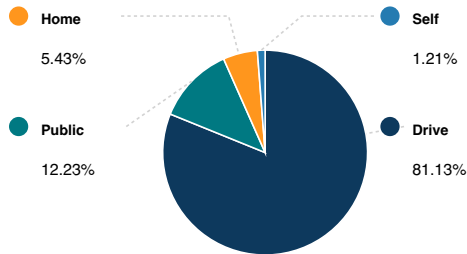
HOUSEHOLD INCOME



Average Household Income **\$111,484**

Average Per Capita Income **\$51,384**

COMMUTE METHOD



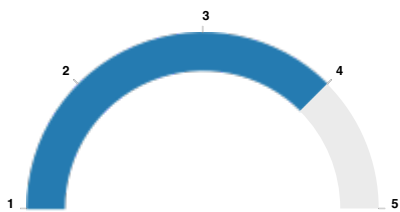
Median Travel Time **44 min**

WEATHER

January High Temp (avg °F)	40
January Low Temp (avg °F)	22.4
July High Temp (avg °F)	85.3
July Low Temp (avg °F)	65.9
Annual Precipitation (inches)	46.87

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	262
Some High School	1,591
High School Graduate	6,297
Some College	4,727
Associate Degree	2,222
Bachelor's Degree	11,105
Graduate Degree	6,416

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Wendy's	197 US Highway 9	(732) 303-6720	0.22	Fast-Food Restaurant, Chain
Shady Rest Enterprises LLC	312 US Highway 9	(609) 448-2790	0.29	Eating Places
Joe Mosco	190 US Highway 9	(732) 536-9050	0.31	Italian Restaurant
Carlo's Gourmet Pizzeria & Restaurant	326 US Highway 9	(732) 536-6070	0.34	Pizzeria, Independent
Levy's Kosher Pizza & Pasta	335 US Highway 9 Ste 5	(732) 683-9978	0.35	Pizza Restaurants
Empire Chinese Restaurant	184 US Highway 9 Ste 18	(732) 972-7788	0.36	Chinese Restaurant
Girapi Inc	184 US Highway 9 Ste 15	(732) 617-1300	0.36	Italian Restaurant
Le Peep	345 US Highway 9 Ste 1	(732) 303-1400	0.38	Restaurant, Family: Chain
Shirin Cafe	345 US Highway 9 Ste 8	(732) 462-8585	0.38	Cafe
T & P Cuisine LLC	345 US Highway 9 Ste 2	(732) 462-6886	0.38	Japanese Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Fences By Dipasquale Inc	196 US Highway 9 Ste B	(732) 536-0660	0.27	Fencing
Doors & More	340 US Highway 9 Ste 2	(732) 490-5050	0.4	Door And Window Products
Mom's Golden Griddle Inc	340 US Highway 9	(732) 617-1200	0.4	Convenience Stores
Kohl's Department Stores, Inc.	168 US Highway 9	(732) 972-7861	0.43	Department Stores, Non-Discount
Catch Of The Day, Inc.	160 US Highway 9	(732) 414-6240	0.43	Seafood Markets
Marmaxx Operating Corp.	154 Route 9 3	(732) 536-7200	0.44	Department Stores, Discount
Showerman Of Nj Inc.	100 Route 9	(732) 303-9044	0.49	Glass
Aftermarket Sales Inc	660 Tennent Rd Ste 205	(732) 617-0064	0.55	Miscellaneous General Merchandise