

#4314 ~ Commercial Property

**192 Pine Brook Road
Tinton Falls, NJ 07724**

Commercial

**Block: 97
Lot: 3.03**

**Land Size: .72 Acre
Building Size: 2,760 Sq. Ft.**

Tax Information

Land Assessment:	\$ 195,300.
Improvement Assessment:	\$ 165,100.
Total Assessment:	\$ 360,400.
Taxes:	\$ 7,385.
Tax Year:	2017
Tax Rate:	1.895/\$100
Equalization Ratio:	95.60%

Zoning: NC ~ Neighborhood Commercial

Remarks: 2,760 Sq. Ft. Commercial Building on .72 Acre, Currently Being Used as a Woodworking Shop. Located Directly Next to the Garden State Parkway. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

Price: \$ 499,000. ~ Sale

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

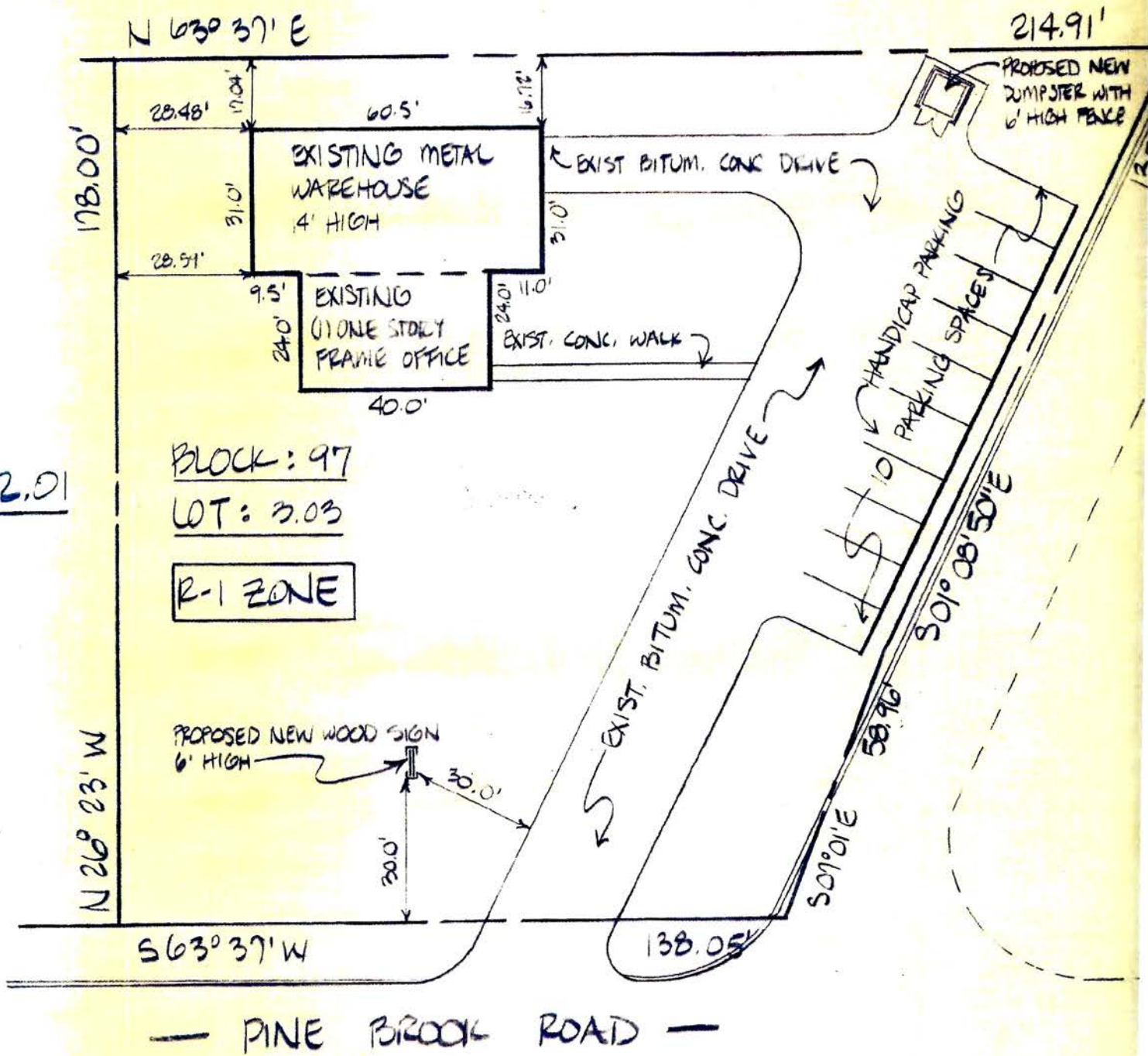
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4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



LOT 3

LOT 2.01



BLOCK: 97
 LOT: 3.03
 R-1 ZONE

AREA OF PROPERTY: 31,684

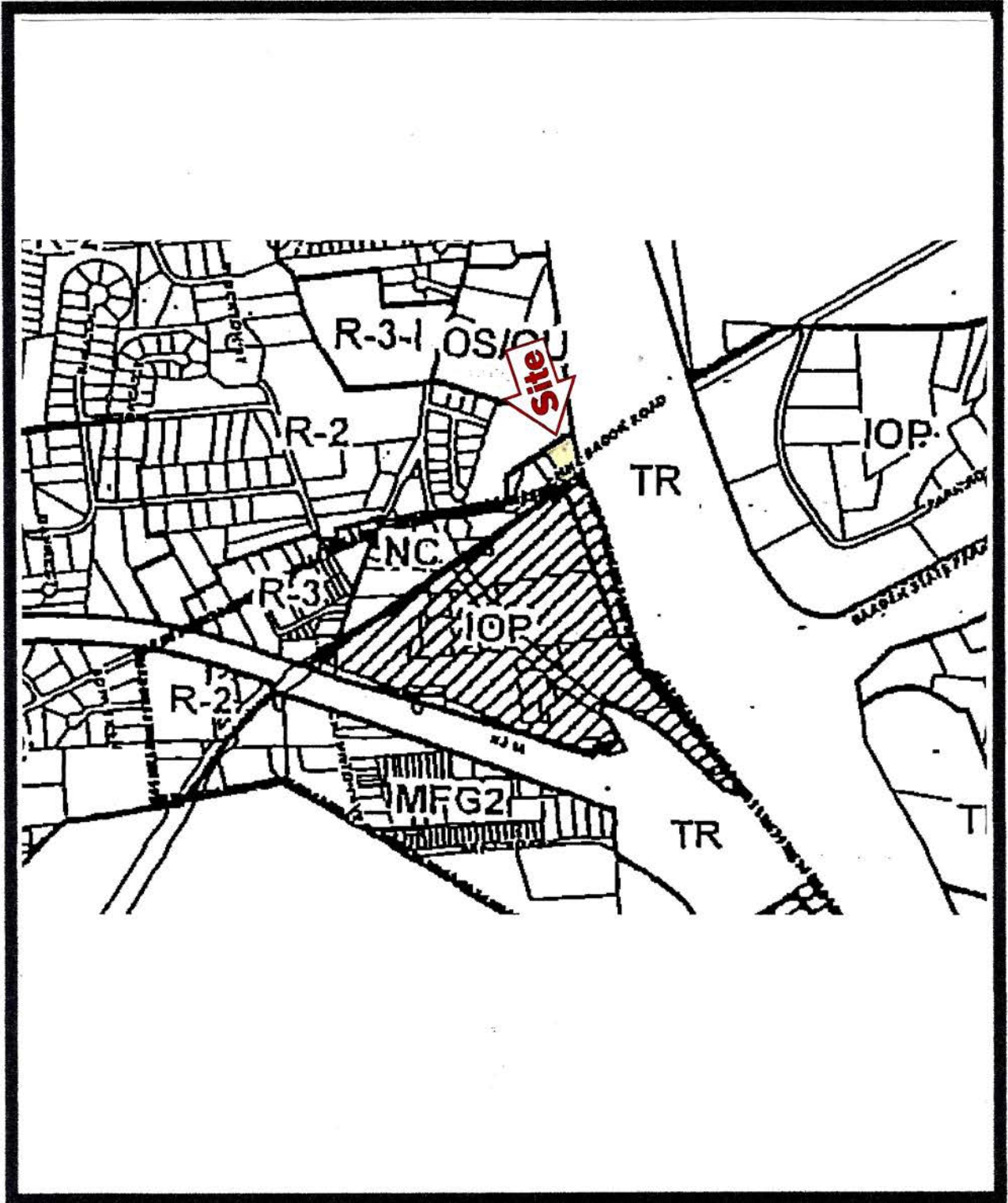
PLOT PLAN

SCALE: 1" = 30'-0"

192 Pine Brook Road ~ Tinton Falls ~ Monmouth County ~ NJ



Zoning Map



Bulk Regulations – Non-Residential Uses

District	Minimum Lot Requirements			Minimum Yard Requirements						Maximum Building Height		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 (%)		Height in Stories	Height in Feet		
					Each (ft.)	Both (ft.)		Lot	Bldg.				
NC NEIGHBORHOOD COMMERCIAL													
All principal permitted uses	12,000	100	120	25	10	-	40	65	-	-	35	0.30	-
HCC HIGHWAY COMMUNITY COMMERCIAL													
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	-

Bulk Regulations – Non-Residential – Schedule B from LUO

Non-Residential Use Regulations

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
NC Neighborhood Commercial	<ol style="list-style-type: none"> 1. Retail sales (excluding drive-thru service) such as, consumables, apparel, hardware, lawn & patio equipment, appliances, household goods, and confections. 2. Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons. 3. Offices such as professional, medical, veterinary and financial services. 4. Restaurants (excluding drive-thru service) and taverns. 5. Fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios. 6. Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (excluding drive-thru service). 7. Public Library, parks, and playgrounds. 8. Borough uses, firehouses, and first aid stations. 9. Utility services. 10. Child Care Centers 	<ol style="list-style-type: none"> 1. Off-street parking and loading areas. 2. Fences and walls. 	<ol style="list-style-type: none"> 1. Automobile fueling stations. 2. Automobile repair shops. 3. Automobile car wash. 4. Automobile oil change and lubrication shops. 5. Second floor residential units on floors above office or retail uses. 6. Churches and places of religious worship. 7. Schools.

Parking Requirements for Non-Residential Uses

Use	Minimum Number of Off-Street Parking Spaces
Automobile Car Wash	10 spaces/washing lane and 2 spaces/vacuum or similar machine
Automobile Fueling Stations Any Associated Retail	1 space/fueling pump 4 spaces/1000 sq. ft. GFA
Automobile Oil Change and Lubrication Shop	8 spaces/service lane and 2 spaces/vacuum or similar machine
Automobile Repair Shop	4 spaces/service bay
Assisted Living Residence	0.5 space/unit
Banks & Fiduciary Institutions	1 space/250 sq. ft. GFA
Bowling Alley	2 spaces/lane or alley
Car and Truck Dealers	1 space/300 sq. ft. showroom area, sales area and office area
Child Care Center	As specified in §40-35(A)
Church	1 space/5 seats
Community Center	1 space/800 sq. ft. GFA
Communication/Radio Tower	2 spaces minimum
Continuing Care Retirement Community	0.9 space per independent living unit to be distributed to meet the particular needs of individual buildings on-site.
Contractors/Landscaping Yards	1 space/300 sq. ft. display area, sales area and office area
Delicatessens/Specialty Food	1 space/1000 sq. ft. GFA
Family Day Care Home	2 for the dwelling unit + 2 for clients
Farm Stand	6 spaces minimum
Fitness Centers, Weight Rooms, Gyms	1 space/200 sq. ft. GFA
Flex Space Buildings	1 space/250 sq. ft. GFA
Golf Course	full-size 3 spaces/green par-3 3 spaces/green miniature golf 2.2 spaces/hole pitch and putt 2.2 spaces/hole driving range 1.4 spaces/tee
Home Occupation	3 spaces minimum
Hospital	1.5 spaces/bed
Hotel	Guest Room 1 space/guest room Employee 1 space/employee on largest shift
Restaurant/Lounge/Banquet/Conference	1 space/3 seats in restaurant, lounge & conference/banquet space
Library	1 space/300 sq. ft. GFA
Light Industrial/ Fabrication/ Assembly	1 space/800 sq. ft. GFA
Lumber and Contractor's Yard	1 space/5,000 sq. ft. storage area and 1 space /250 sq. ft. retail GFA
Manufacturing	1 space/800 sq. ft. GFA
Mortuary	10 spaces/viewing room and/or chapel

Parking Requirements for Non-Residential Uses

Use	Minimum Number of Off-Street Parking Spaces
Office Park	1 space/300 sq. ft. GFA
Office (Medical and Dental) Less than 5,500 sq. ft. GFA 5,500 sq. ft. to 10,000 sq. ft. GFA More than 10,000 sq. ft. GFA	6 spaces/1,000 sq. ft. GFA 5.5 spaces/1000 sq. ft. GFA 5 spaces/1000 sq. ft. GFA
Pharmacy	3 spaces/1000 sq. ft. GFA
Pro Shop	1 space/300 sq. ft. GFA
Research/Testing/Experimentation	1 space/800 sq. ft. GFA
Restaurant Sit-down Take-out Mixed	1 space/3 seats 1 space/40 sq. ft. GFA 1 space/3 seats plus 1 space per 40 sq. ft. of floor area
Retail Sales & Services Less than 400,000 sq. ft. GFA 400,001 to 600,000 sq. ft. GFA 600,001+ sq. ft. GFA	4.0 spaces/1000 sq. ft. GFA 4.5 spaces/1000 sq. ft. GFA 5.0 spaces/1000 sq. ft. GFA
Retail Warehouse	5.5 spaces/1000 sq. ft. GFA
Schools Elem. (Pre-K thru 8) Middle (5-8) High School (9-12)	1.2 spaces/classroom; min. 1/staff 1.2 spaces/classroom; min. 1/staff 2.0 spaces/classroom; min. 2/staff
Scrap Metal	1 space/employee
Shipping/Receiving	1 space/5,000 sq. ft. GFA
Shopping Centers	Same as Retail Sales & Services
Swim Club	1 space/30 sq. ft. water surface
Tavern	1 space/2.5 seats
Tennis Club	2 spaces/court
Theater	1 space/4 seats
Training & Instructional Classes, Dance and Rehearsal Studios	1 space/250sq. ft. GFA
Veterinary Clinic/Hospital	6 spaces/doctor
Warehousing	1 space/5,000 sq. ft. GFA
Wireless Telecommunications Equipment	1 space minimum
All Residential Uses are Subject to RSIS Standards	

192 Pine Brook Rd, Tinton Falls, NJ 07724, Monmouth County

Demographics

Based on ZIP Code: **07724**

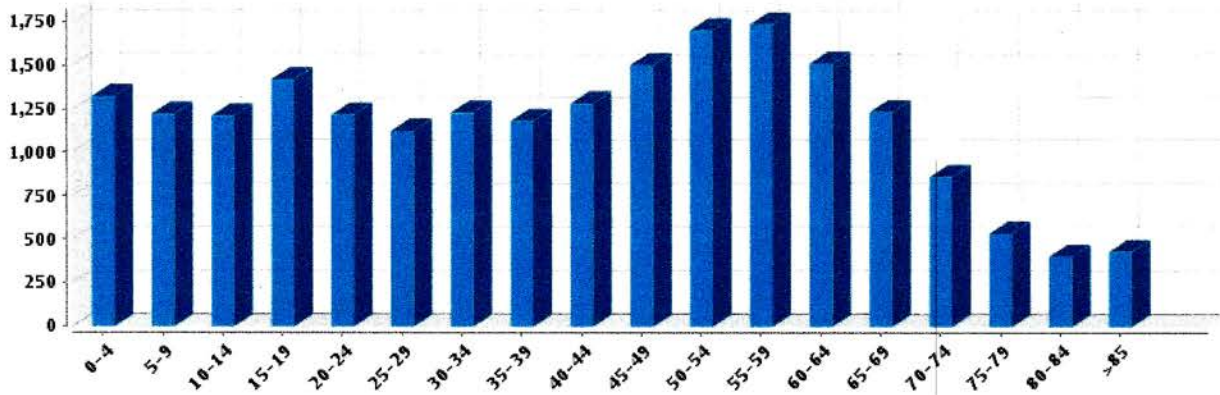
Population Summary

Estimated Population: **21,124**
 Population Growth (since 2010): **-3.8%**
 Population Density (ppl / mile): **1,703**
 Median Age: **42.46**

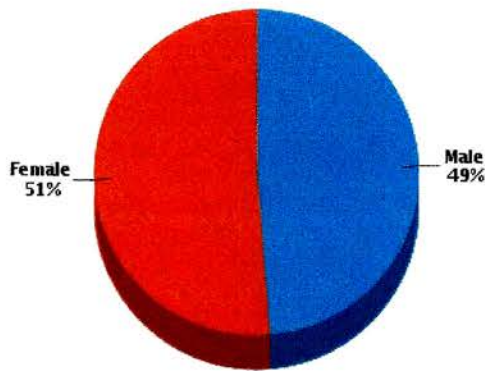
Household

Number of Households: **8,657**
 Household Size (ppl): **2**
 Households w/ Children: **2,468**

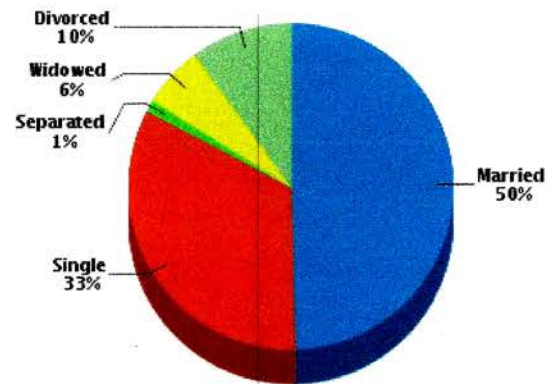
Age



Gender



Marital Status



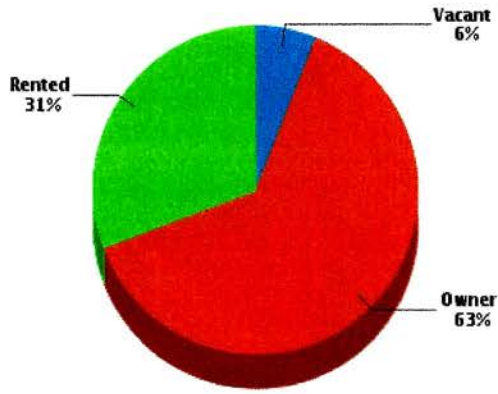
Housing Summary

Median Home Sale Price: **\$322,562**
 Median Year Built: **1972**

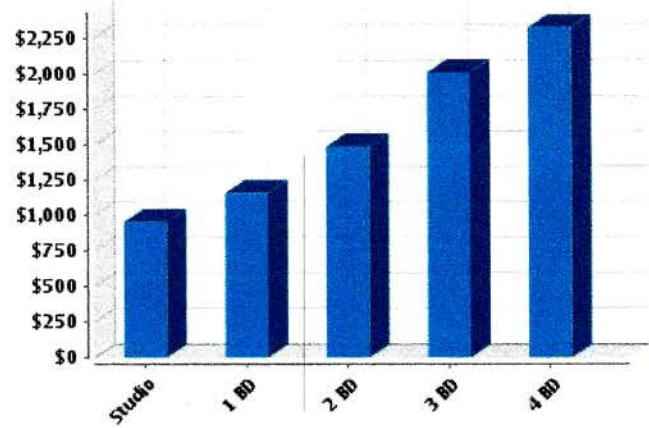
Stability

Annual Residential Turnover: **9.24%**

Occupancy



Fair Market Rents (County)

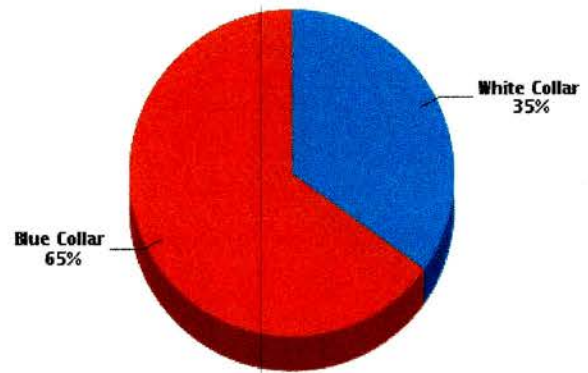


Quality of Life

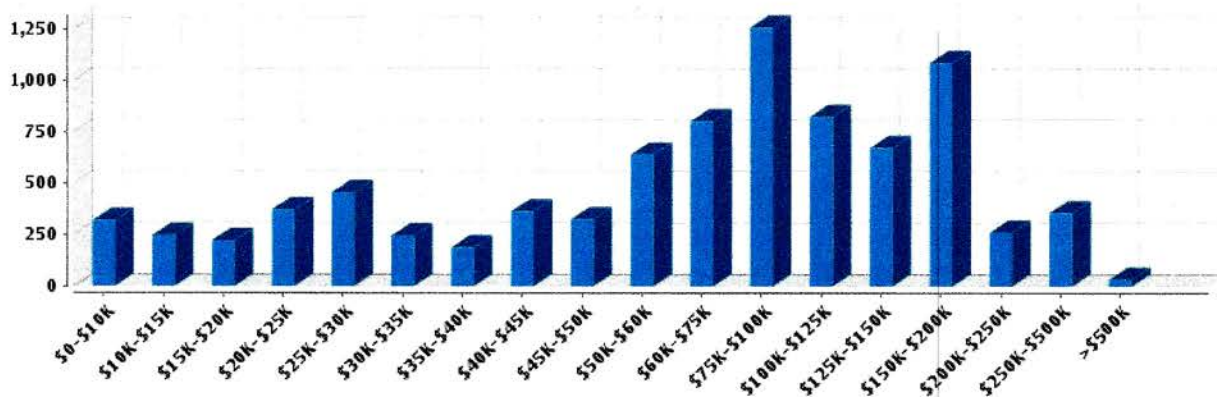
Workers by Industry

Agricultural, Forestry, Fishing:	25
Mining:	29
Construction:	946
Manufacturing:	2,039
Transportation and Communications:	348
Wholesale Trade:	180
Retail Trade:	6,044
Finance, Insurance and Real Estate:	576
Services:	998
Public Administration:	1,150
Unclassified:	170

Workforce



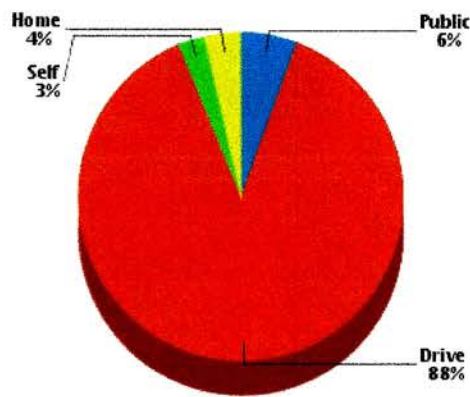
Household Income



Average Household Income: **\$99,713**

Average Per Capita Income: **\$41,246**

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:	534
Some High School:	504
High School Graduate:	3,649
Some College:	3,080
Associate Degree:	1,121
Bachelor's Degree:	3,507
Graduate Degree:	2,337

(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

School Name	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Bayshore Jointure Commission						
Developmental Learning 100 Tornillo Way	1.35	Pre-K-12th	46	Not Reported		
Eatontown School District						
<u>Margaret L. Vetter Elementary School</u> 3 Grant Ave	1.6	K-6th	289	14	2	
<u>Woodmere Elementary School</u> 65 Raleigh Ct	1.78	K-6th	235	16	2	
Tinton Falls School District						
<u>Mahala F. Atchinson Elementary School</u> 961 Sycamore Ave	1.85	Pre-K-2nd	500	15	3	

Public - Middle/High

<i>Bayshore Jointure Commission</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Developmental Learning 100 Tornillo Way	1.35	Pre-K-12th	46	Not Reported		
<i>Eatontown School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<u>Memorial Elementary School</u> 7 Grant Ave	1.6	7th-8th	222	12	2	
<i>Monmouth County Vocational School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<u>Class Academy</u> 537 Tinton Ave	0.88	10th-12th	51	9		
<i>Monmouth Regional H.s. District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<u>Monmouth Reg High School</u> 1 Norman J Field Way	0.86	9th-12th	1,013	11	4	★★★★☆
<i>Monmouth-Ocean Educationa School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<u>Regional Alternative School</u> 100 Tornillo Way	1.35	6th-12th	50	Not Reported		
<i>Office Of Education Department Of Children And Families</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<u>Monmouth Campus</u> 1076 Wayside Rd	1.69	9th-12th	8	7		
<i>Tinton Falls School District</i>	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
<u>Tinton Falls Middle School</u> 674 Tinton Ave	1.13	6th-8th	510	13	4	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
<u>Trinity Hall</u> 101 Corregidor Rd	0.83	9th-9th	30		
<u>Ranney School</u> 235 Hope Rd	1.42	Pre-K-12th	821		★★★★★
Dorothy B Hersh High School 1158 Wayside Rd	1.46	9th-12th	14		
Winding Brook School 1044 Sycamore Ave	1.63	Pre-K-Pre-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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Local Businesses

Radius: **2.00 mile(s)**

Eating - Drinking

	Address	Phone #	Distance	Description
Applebee's	14 Park Rd	(732) 935-1158	0.64	Restaurants - Steak Houses
7-Eleven	1128 Pine Brook Rd	(732) 542-5711	0.65	Convenience Stores
Aqua Restaurant & Lounge	700 Hope Rd	(732) 544-9300	0.7	Bars
Doubletree	700 Hope Rd	(732) 544-9300	0.7	Restaurants
Sterling Ballroom At	700 Hope Rd # A	(732) 544-9305	0.7	Banquet Rooms
Pinebrook Liquor & Deli	187 Wayside Rd	(732) 544-8808	0.75	Delicatessens
Jersey Shore Deli	613 Hope Rd # 8	(732) 544-8838	0.75	Grocers - Retail
Kwong Fat Restaurant	613 Hope Rd # 18	(732) 389-8222	0.75	Restaurants - Chinese
Maurizio Pizzeria & Italian	613 Hope Rd	(732) 578-9280	0.75	Pizza
Players Billiards	613 Hope Rd # 5	(732) 542-1322	0.75	Restaurants

Shopping

	Address	Phone #	Distance	Description
Aj Perri	1162 Pine Brook Rd	(732) 380-1120	0.54	Home And Garden
Systems 3000 Inc	615 Hope Rd # 4a	(732) 870-3000	0.74	Computer Software
Kas Danceworks	613 Hope Rd # 17	(732) 389-9494	0.75	Childrens And Infants Wear - Retail
Kelly's Dance Boutique	613 Hope Rd	(732) 389-9494	0.75	Clothing - Retail
Aaski Technology	1 Radar Way	(732) 493-1700	0.82	Electronic Equipment And Supplies - Retail
Cjo Computer Systems Inc	Po Box 1110	(732) 389-1130	0.82	Computer And Equipment Dealers
Comm Vault Systems Inc	1 Commvault Way	(732) 870-4000	0.82	Computer Parts And Supplies
Sun Eagles Golf Club	2000 Lowther Dr	(732) 389-4300	0.82	Sporting Goods
Dish Network	539 Tinton Ave	(732) 576-7701	0.88	Satellite Equipment And Systems - Retail
Trustkill Records	11 Marissa Ln	(732) 842-3048	1	Records Tapes And Compact Discs - Retail

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