

## **#3478 ~ Big Red Property**

**119 Newman Springs Road  
Shrewsbury, NJ 07702**

**Commercial/Retail**

**Block: 5  
Lot: 34, 35**

**Land Size: 0.5165 Acre (150 x 150)  
Building Size: 6,200 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 540,000.  
Improvement Assessment: \$ 459,000.  
Total Assessment: \$ 999,000.**

**Taxes: \$ 18,821.  
Tax Year: 2023  
Tax Rate: 1.934/\$100  
Equalization Ratio: 92.04%  
Updated: 12/21/2023**

**Zoning: B-1 ~ Business Zone District**

**Remarks: 6,200 Sq. Ft. Retail Building on Busy Highway. Plenty of Parking On Site.  
Major Thoroughfare Between the Garden State Parkway and Highway 35.**

**Price: \$ 1,999,000. ~ 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.

**530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444  
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732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)**







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

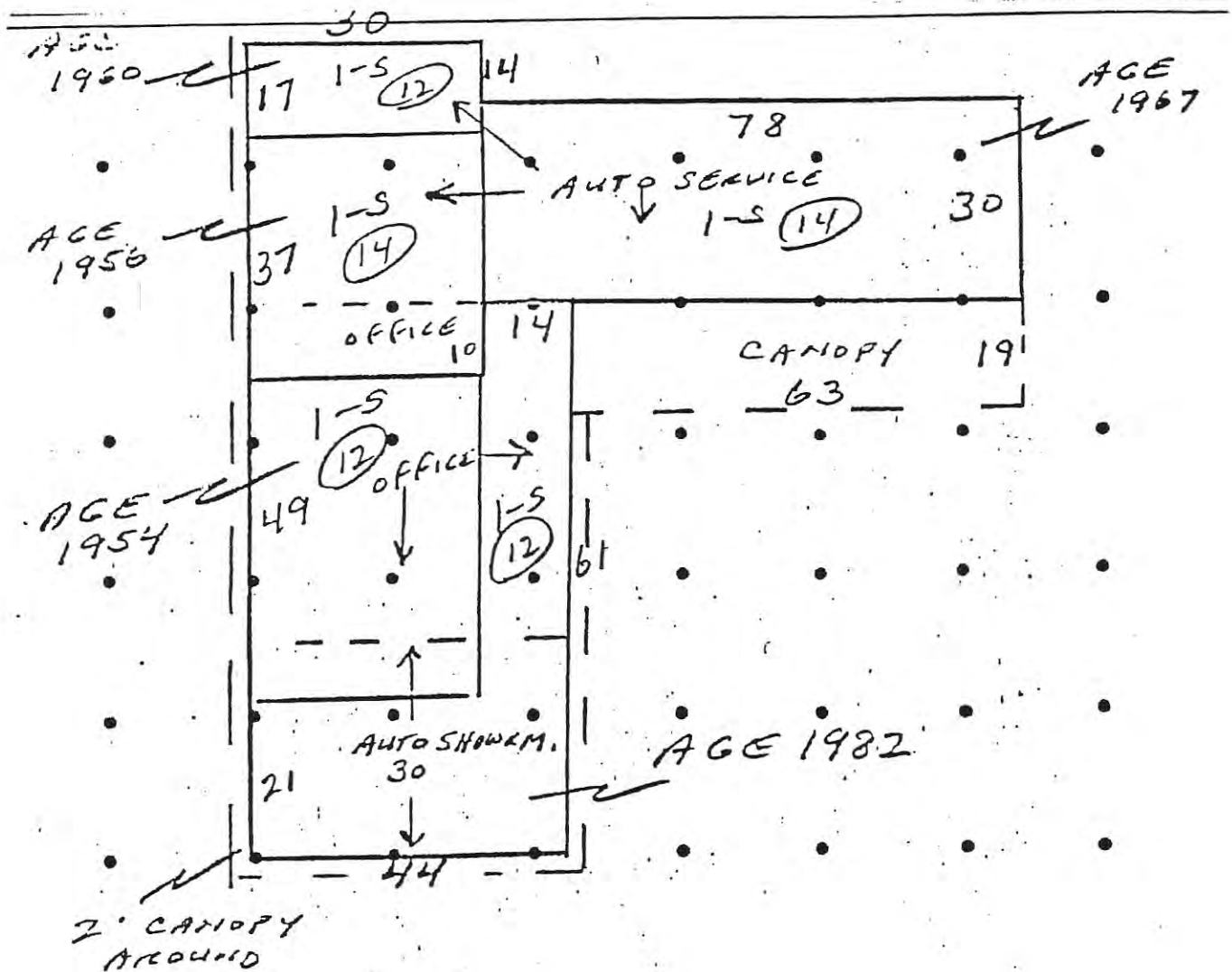




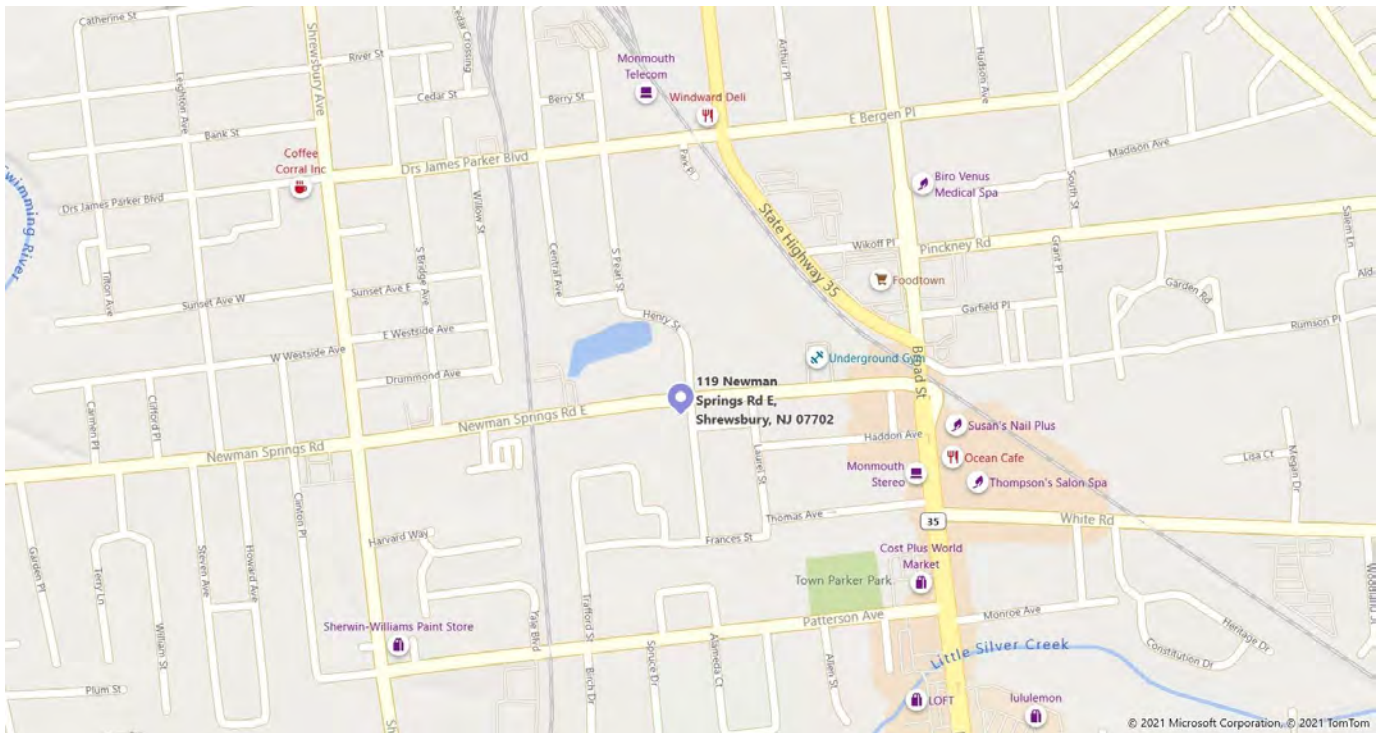
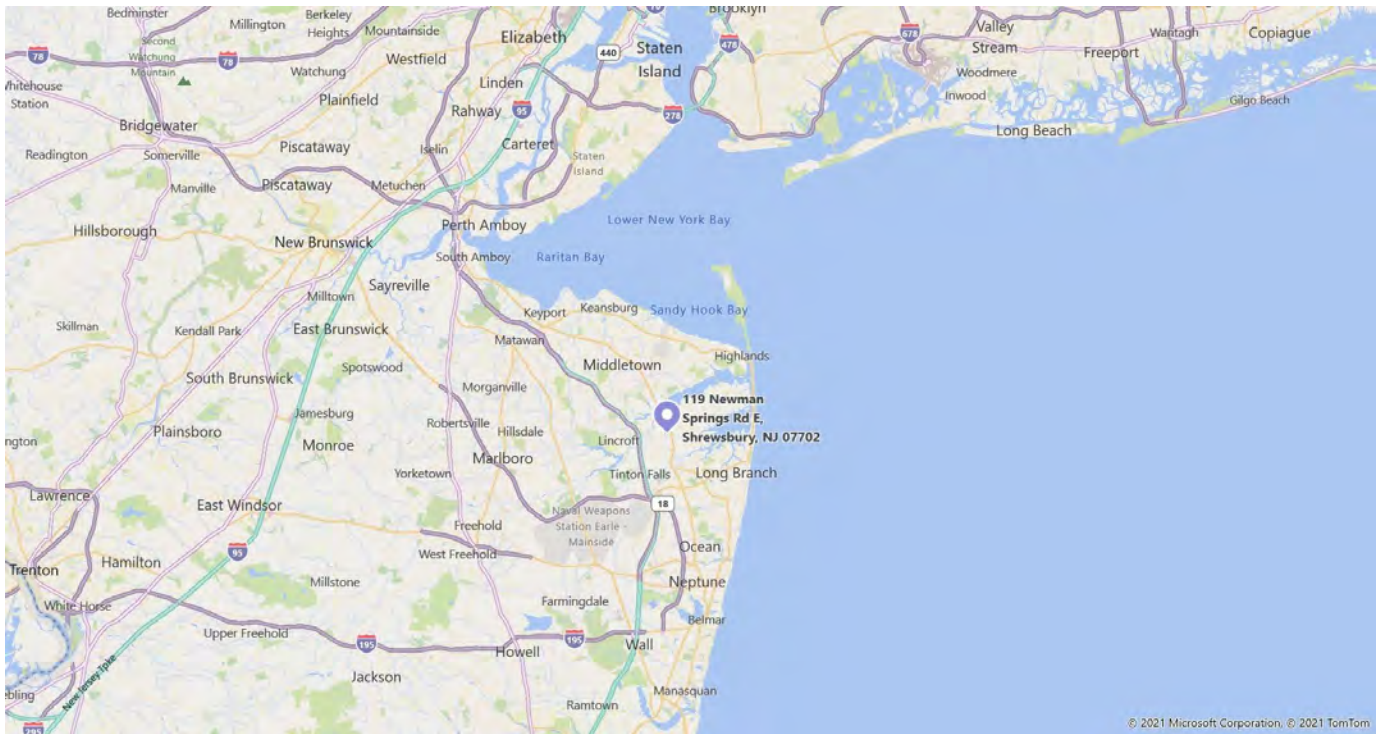
— Road Centerlines

JOHN D. LAZARUS APPRAISAL ASSOCIATES

Sketch of Building

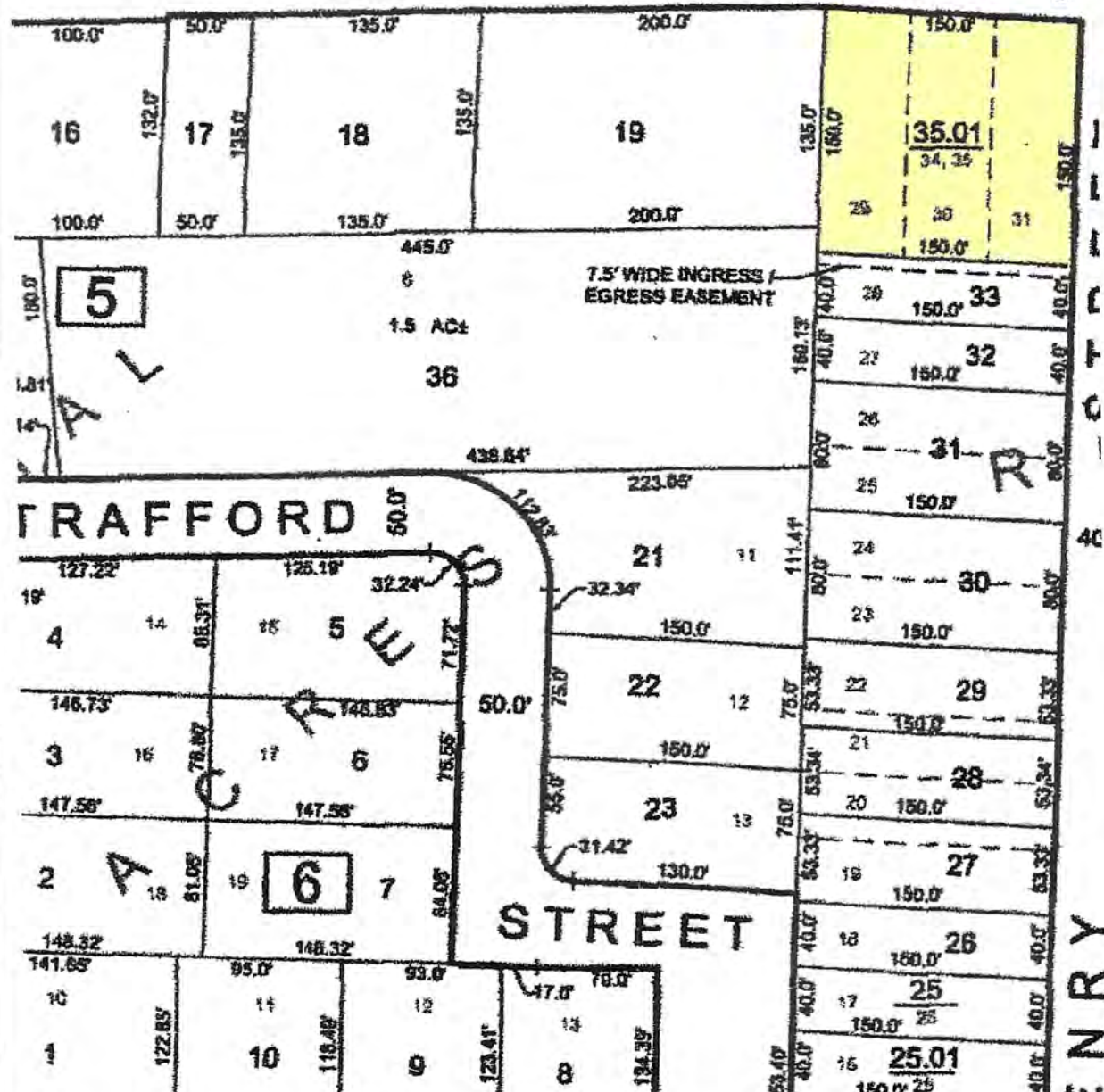






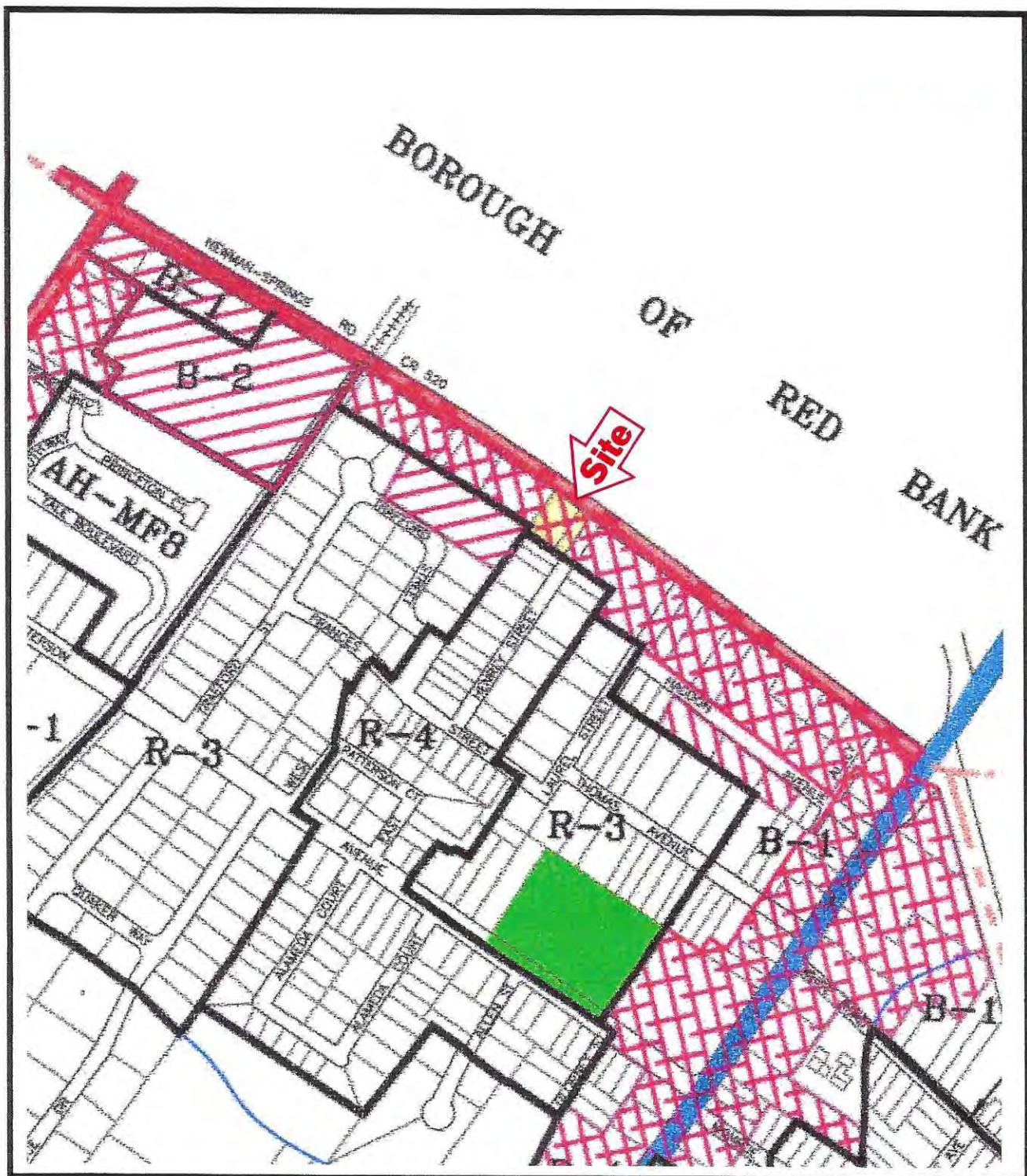
BOROUGH  
MONMOUTH

# EW MAN





## Zoning Map





## § 94-10.7. Business Zones

[Amended 12-15-2008 by Ord. No. 925<sup>[1]</sup>]

[1] *Editor's Note: This ordinance amended this section to consist of only this heading. See also §§ 94-10.7.1 through 10.7.3*

### § 94-10.7.1. B-1 Business Zone District.

[Amended 12-15-2008 by Ord. No. 925]

Regulations controlling the B-1 Business Zone District shall be as follows:

#### A. Permitted uses.

- (1) Within any B-1 Zone, no building or land shall be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:
  - (a) Stores and shops for the conduct of any retail trade or service use, such as but not limited to general merchandise stores; furniture, home furnishings and equipment stores; household appliance, radio and television and music stores; apparel and accessory stores; drugstores; jewelry stores; barbershops; shoe repair shops; bakeries; laundromats; florist shops; beauty shops; tailor shops; and similar service uses.
  - (b) Banks, fiduciary institutions and indoor theaters.
  - (c) Business and professional offices.
  - (d) Telephone exchanges, telegraph and express offices.
  - (e) Residential uses, either as a mixed use or as separate dwelling units.  
[Added 10-1-2012 by Ord. No. 989]
- (2) For the above uses, no wholesale merchandising or distributing shall be permitted and no merchandise shall be carried or stored in or about the building, structure, enclosure or land other than that intended to be sold at retail within such building, structure, enclosure or land. No business or use shall be carried on in connection with any merchandising establishments or permitted in any building, structure or upon any land which is or is likely to be injurious, obnoxious, offensive or dangerous, by reason of noise, smoke, odor, gas, dust or other objectionable or hazardous features, or which for any reason would hinder, interfere with or detrimentally affect the health, safety, comfort or general welfare of the Borough.
- (3) Only electric motive power shall be used for operating any machinery used incidentally to a permitted use. No junk, defunct motor vehicles, scrap materials or motor vehicles advertised for sale or held as stock-in-trade shall be stored or allowed to remain out of doors.

#### B. (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former § 94-10.7B, Prohibited uses, was repealed 10-1-2012 by Ord. No. 989.*

#### C. Permitted accessory uses.

- (1) Private garages subject to the provisions of § 94-8.19.
- (2) Other customary accessory uses and buildings, subject to § 94-5.8, provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory use shall be located on the same lot as principal building.
- (3) Signs, subject to the provisions of § 94-8.34.
- (4) Fences and hedges, subject to the provisions of § 94-8.16.
- (5) Off-street parking, subject to the provisions of § 94-8.26.

#### D. Conditional uses, subject to the provisions of Article IX of this chapter.

- (1) Places of worship.
- (2) Educational uses.
- (3) Public utilities.

#### E. Standards and regulations shall be in accordance with the provisions of this chapter and with the schedule referred to in § 94-10.1 and contained herein.

ZONING AND LAND DEVELOPMENT

94 Attachment 14

Borough of Shrewsbury

Schedule of Zoning District Regulations

[Adopted 5-11-1987 as part of Ord. No. 555; amended 6-8-1992 by Ord. No. 644; 3-14-1994 by Ord. No. 675; 11-13-1995 by Ord. No. 708  
7-14-1997 by Ord. No. 737; 4-2-2001 by Ord. No. 778; 6-21-2004 by Ord. No. 837; 6-5-2006 by Ord. No. 873; 12-15-2008 by Ord. No. 924; 12-15-2008 by Ord. No. 925]

Zone District		Minimum Net Lot Area (square feet)	Minimum Lot Width and Frontage (feet)	Minimum Yard Requirements (feet)				Minimum Lot Depth (feet)	Maximum Building Height <sup>2</sup>		Minimum Gross Habitable Living Area (square feet)				Minimum Gross Floor Area (square feet)	Maximum Coverage- Impervious Surfaces (percent)	Maximum Coverage- Buildings (percent)	Maximum Floor Area Ratio			
Residential				Front	Principal	Rear	Side Principal Accessory		Feet	Stories	1- story	1 1/2- story	Split Level	2- story							
R-1	Single-Family	45,000	150	50	50	20	30		(2)	2 1/2	1,800	2,000	2,000	2,200	N/A	20%	10%	N/A			
R-1A	Single-Family Cluster	45,000	150	50	50	15	30		35	2 1/2	1,800	2,000	2,200	2,200	N/A	20%	10%	N/A			
		22,500	150	50	50	15	25		35	2 1/2	1,500	1,600	1,650	1,800	N/A	20%	10%	N/A			
R-1B	Single-Family Senior Citizen	5 acres	400	75	50 <sup>1</sup>	25 <sup>2</sup>	50 <sup>1</sup>		35	2 1/2 <sup>1</sup>	N/A	N/A	N/A	N/A	N/A	40%	20%	0.50			
R-2	Single-Family	22,500	150	50	50	15	25		35	2 1/2	1,500	1,600	1,650	1,800	N/A	20%	10%	N/A			
R-3	Single-Family	15,000	100	35	35	10	15		35	2 1/2	1,200	1,300	1,300	1,400	N/A	20%	15%	N/A			
R-4	Single-Family	10,000	65	35	35	10	10		35	2 1/2	1,000	1,100	1,200	1,250	N/A	25%	20%	N/A			
R-4.5	Single-Family	8,000	60	30	35	10	9		35	2 1/2	900	1,100	1,200	1,250	N/A	25%	20%	N/A			
R-5	Single-Family	6,000	50	20	35	15	8		35	2 1/2	800	1,000	1,100	1,200	N/A	30%	25%	N/A			
PSC-3	Planned Senior Citizen Residential Zone								Please refer to § 94-10.15												
AH-MF-8	Affordable Housing-Multi-Family Overlay Zone																				

NOTES:

- <sup>1</sup> Five feet for fireproof accessory buildings not exceeding 100 square feet.
- <sup>2</sup> Accessory buildings and freestanding garages shall not exceed 16 feet nor one story in height.
- <sup>3</sup> Combined front and rear yards shall not be less than 175 feet.
- <sup>4</sup> No building shall be constructed within 75 feet of any property zoned for residential use.
- <sup>5</sup> Total width of side yards: 100 feet.
- <sup>6</sup> On ground floor level.



POPULATION

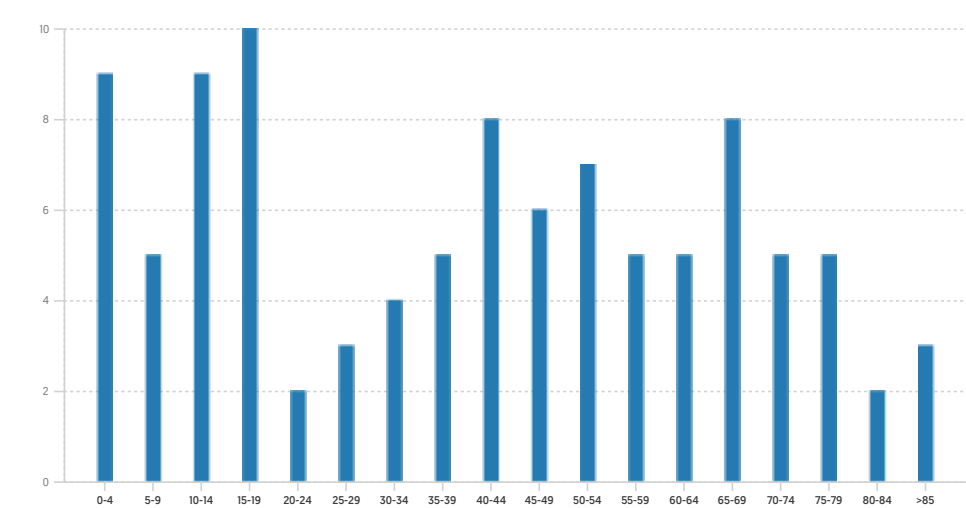
SUMMARY

Estimated Population	4,129
Population Growth (since 2010)	7.2%
Population Density (ppl / mile)	1,886
Median Age	42.3

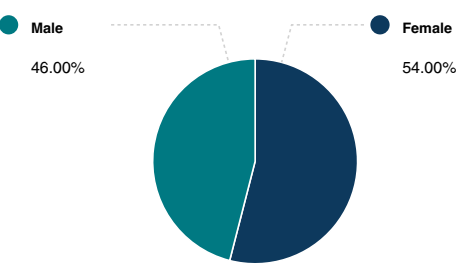
HOUSEHOLD

Number of Households	1,361
Household Size (ppl)	3
Households w/ Children	1,234

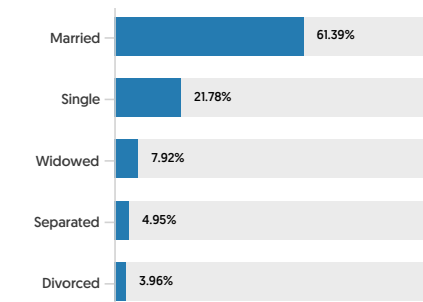
AGE



GENDER



MARITAL STATUS



HOUSING

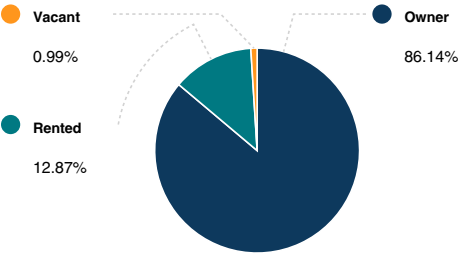
SUMMARY

Median Home Sale Price	\$642,300
Median Year Built	1959

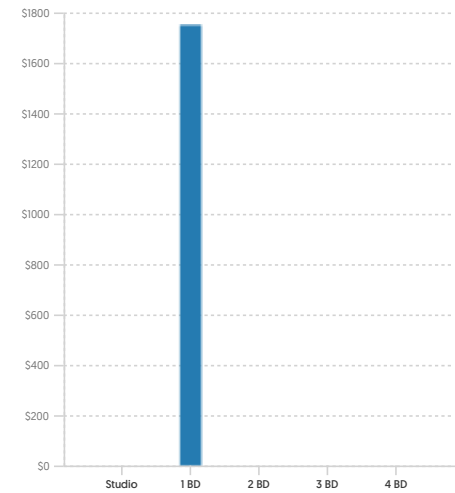
STABILITY

Annual Residential Turnover	9.84%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

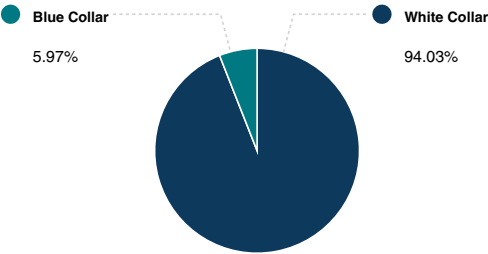


QUALITY OF LIFE

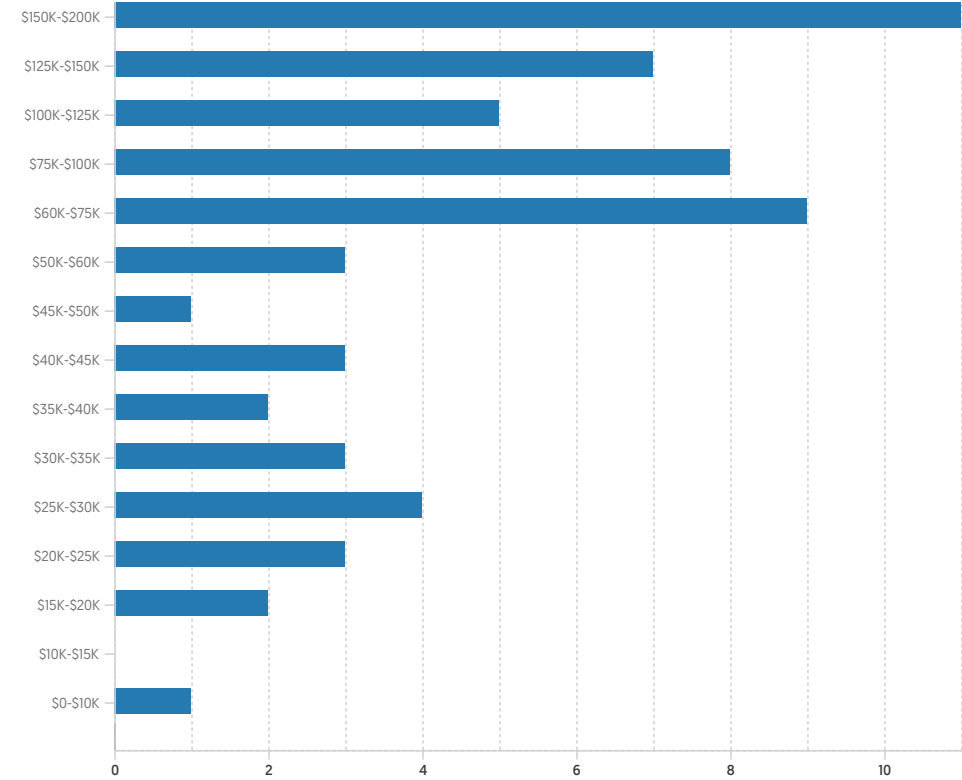
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	40
Manufacturing	68
Transportation and Communications	53
Wholesale Trade	19
Retail Trade	128
Finance, Insurance and Real Estate	374
Services	557
Public Administration	88
Unclassified	

WORKFORCE



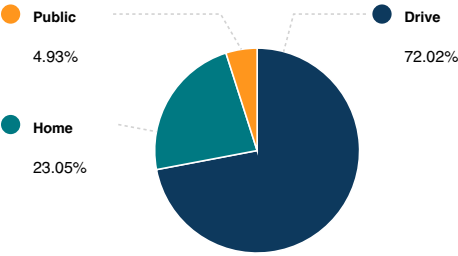
HOUSEHOLD INCOME



Average Household Income	\$149,792	Average Per Capita Income	\$65,408
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COMMUTE METHOD



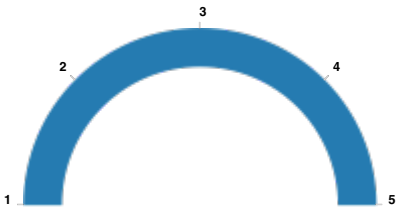
Median Travel Time 28 min

WEATHER

January High Temp (avg °F)	41.2
January Low Temp (avg °F)	23.9
July High Temp (avg °F)	82.7
July Low Temp (avg °F)	66.1
Annual Precipitation (inches)	48.66

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	12
Some High School	39
High School Graduate	460
Some College	267
Associate Degree	186
Bachelor's Degree	1,193
Graduate Degree	727

(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: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shrewsbury Borough Elementary School	0.7	Pre-K-8th	441	9	8/10
Red Bank Charter School	0.76	Pre-K-8th	198	9	3/10
Red Bank Middle School	0.77	4th-8th	651	11	4/10
Red Bank Primary School	0.84	Pre-K-3rd	619	10	5/10

Community Rating (2)

Shrewsbury Borough Elementary School	
Red Bank Charter School	2
Red Bank Middle School	5
Red Bank Primary School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shrewsbury Borough Elementary School	0.7	Pre-K-8th	441	9	8/10
Red Bank Charter School	0.76	Pre-K-8th	198	9	3/10
Red Bank Middle School	0.77	4th-8th	651	11	4/10

Community Rating (2)

Shrewsbury Borough Elementary School	
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Red Bank Charter School	2
Red Bank Middle School	5

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Vincent S Mastro Montessori Academy	0.37	Pre-K-7th	36		
St James Elementary School	0.73	Pre-K-8th	313		
Goddard School For Early Childhood Development	0.77	Pre-K-K	15		
Red Bank Catholic High School	0.81	9th-12th	915		
Oakwood School	0.95	7th-12th	33		
Tower Hill School	0.98	Pre-K-K	12		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(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: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Bayroot Cafe LLC	132 Trafford St	(732) 747-7724	0.09	Cafe
La Rocca Foods	160 Newman Springs Rd E	(732) 224-9350	0.13	Italian Restaurant
San Remo Restaurant Corp.	37 Newman Springs Rd E	(732) 345-8200	0.18	Italian Restaurant
Angelina's Restaurant & Pizzeria	168 Newman Springs Rd E	(732) 241-4908	0.19	Pizza Restaurants
Fredy's Jeremy LLC	168 Newman Springs Rd E	(732) 530-0211	0.19	Spanish Restaurant
Ajd Pizzeria Inc	15 Wikoff Pl	(732) 768-9018	0.23	Pizza Restaurants
Shrewsbury Donuts Inc	15 Newman Springs Rd E	(732) 842-9721	0.24	Doughnuts
Annie S Cafe	325 Maple Ave	(732) 915-0057	0.25	Cafe
Hot Bagels Brooklyn's Finest	368 Broad St	(732) 842-1397	0.26	Bagels
M N Bagel Store LLC	368 Broad St	(732) 842-1397	0.26	Bagels

SHOPPING

	Address	Phone #	Distance	Description
Earthly Botanical LLC	123 Trafford St	(908) 309-5669	0.09	Spices And Herbs
Lowe Lake House LLC	55 Thomas Ave	(732) 741-1547	0.17	Lumber And Other Building Materials
Food Circus Super Markets, Inc.	362 Broad St	(732) 747-6800	0.25	Supermarkets, Chain
Thompson's Hardware Inc	457 Broad St	(732) 747-3205	0.3	Hardware Stores
Red Bank Mart Inc	220 Newman Springs Rd E	(732) 219-7626	0.31	Convenience Stores, Independent
Deans Natural Food Market Inc	490 Broad St	(732) 842-8686	0.31	Health Foods
The Sherwin-Williams Company	471 Shrewsbury Ave Ste B	(732) 212-1047	0.37	Paint
Isacc Grocery Store LLC	128 Drs James Parker Blvd	(732) 747-0101	0.39	Grocery Stores
Pure Inventions LLC	64b Grant Pl	(732) 842-5777	0.4	Health Foods
Emu Hemp LLC	18 W Westside Ave	(240) 678-4195	0.4	Health And Dietetic Food Stores