

#4475 ~ Office Building

**20 Avenue At The Common
Shrewsbury, NJ 07702**

Commercial/Office

**Block: 73
Lot: 1**

**Land Size: 2.86 Acres
Building Size: 12,312 Sq. Ft.**

Tax Information

Land Assessment:	\$ 778,700.
Improvement Assessment:	\$ 1,168,000.
Total Assessment:	\$ 1,946,700.
Taxes:	\$ 37,980.
Tax Year:	2022
Tax Rate:	1.934/\$100
Equalization Ratio:	92.04%
Updated:	07/14/2023

Zoning: LIR-88 ~ Limited Industrial and Research Zone District

Remarks: 12,312 Sq. Ft. Office Building on 2.86 Acres in Office Park Setting. Six Separate Units with Each Unit Separately Zoned for Utilities and Key Carded for Security. Each Unit Has a Reception Area and Conference Room. Building Can Have Multiple Tenants or One Tenant Can Lease the Entire Building. Ample Parking. Good Income Opportunity. Fully Leased for \$177,000./Year NNN Until 2025. Close to Highway 35. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

**Price: \$ 2,500,000. ~ Sale
\$ 14.50/Sq. Ft. NNN ~ Lease**

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

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





20 Ave at the Cmns

MedForce

PharmForce

Cantor Fitzgerald

John Blumberger

Metallix

Ave at the Cr

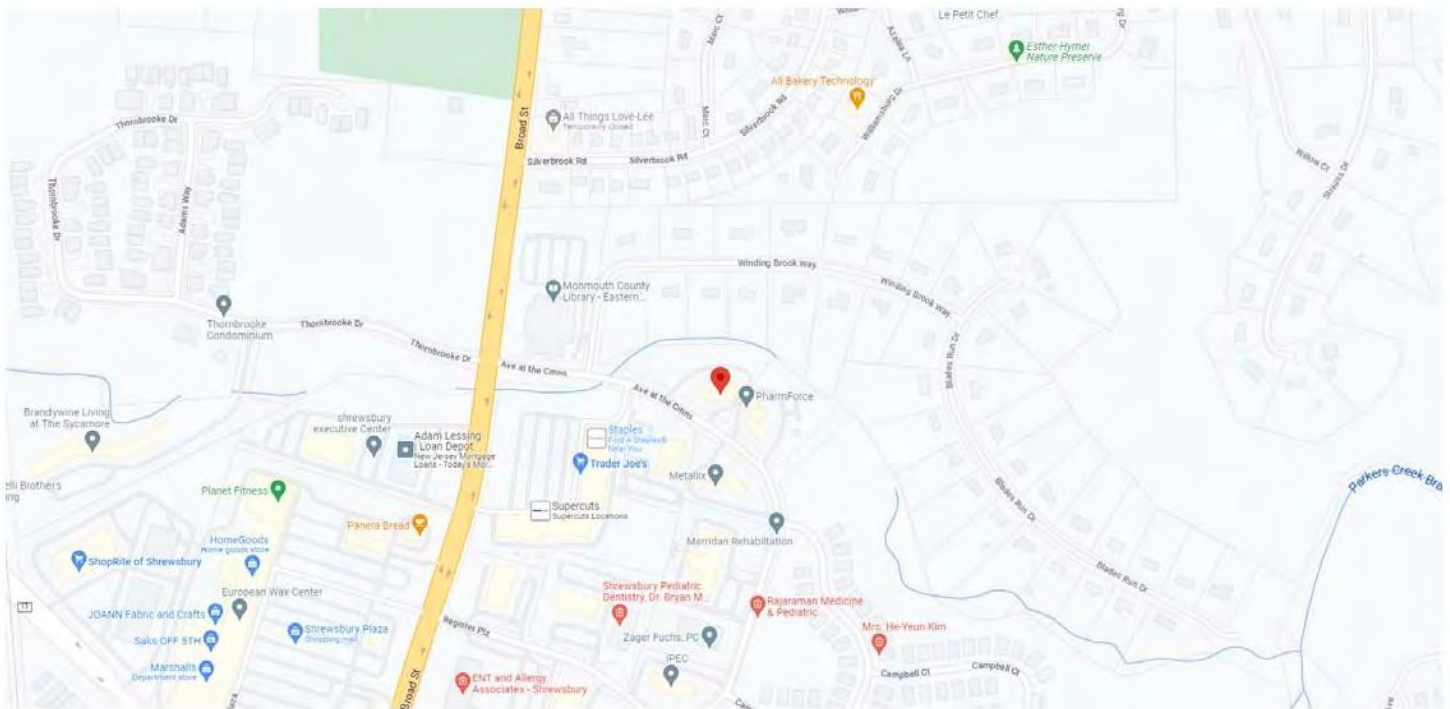
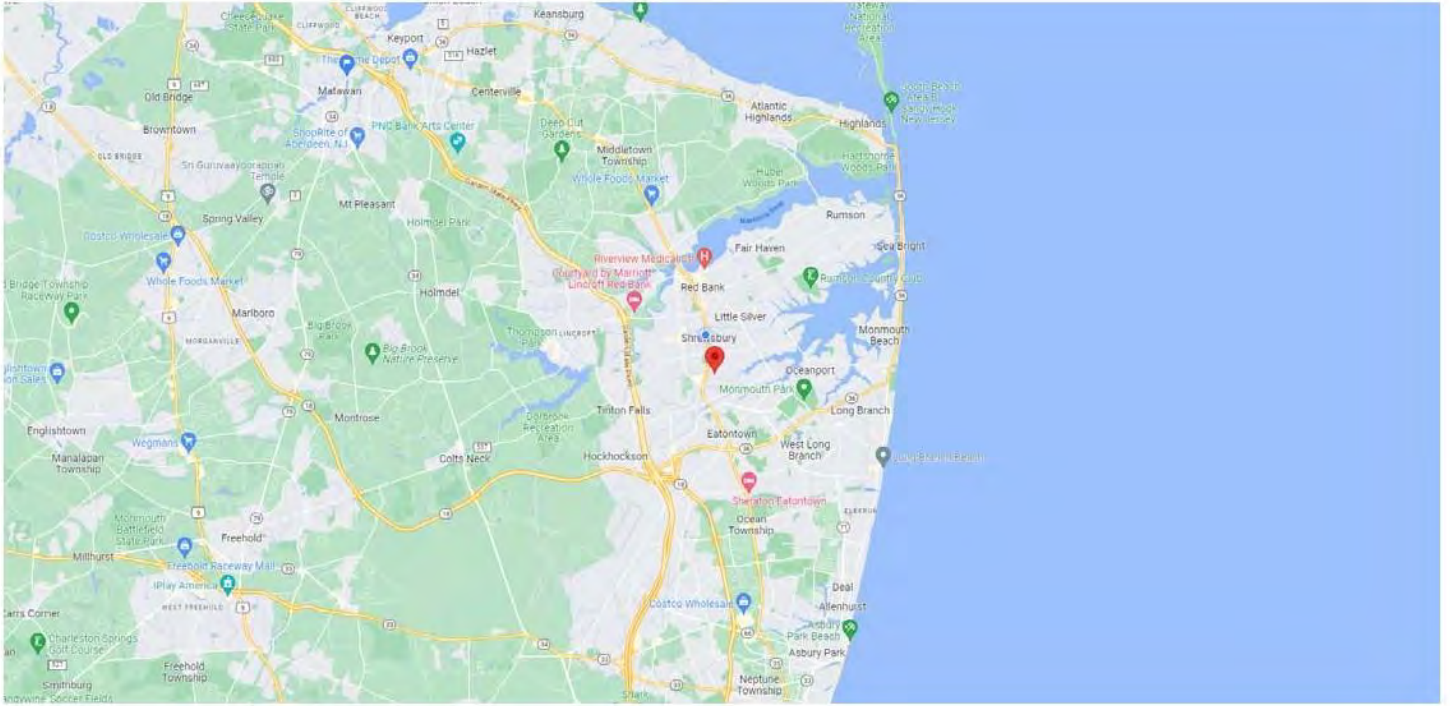
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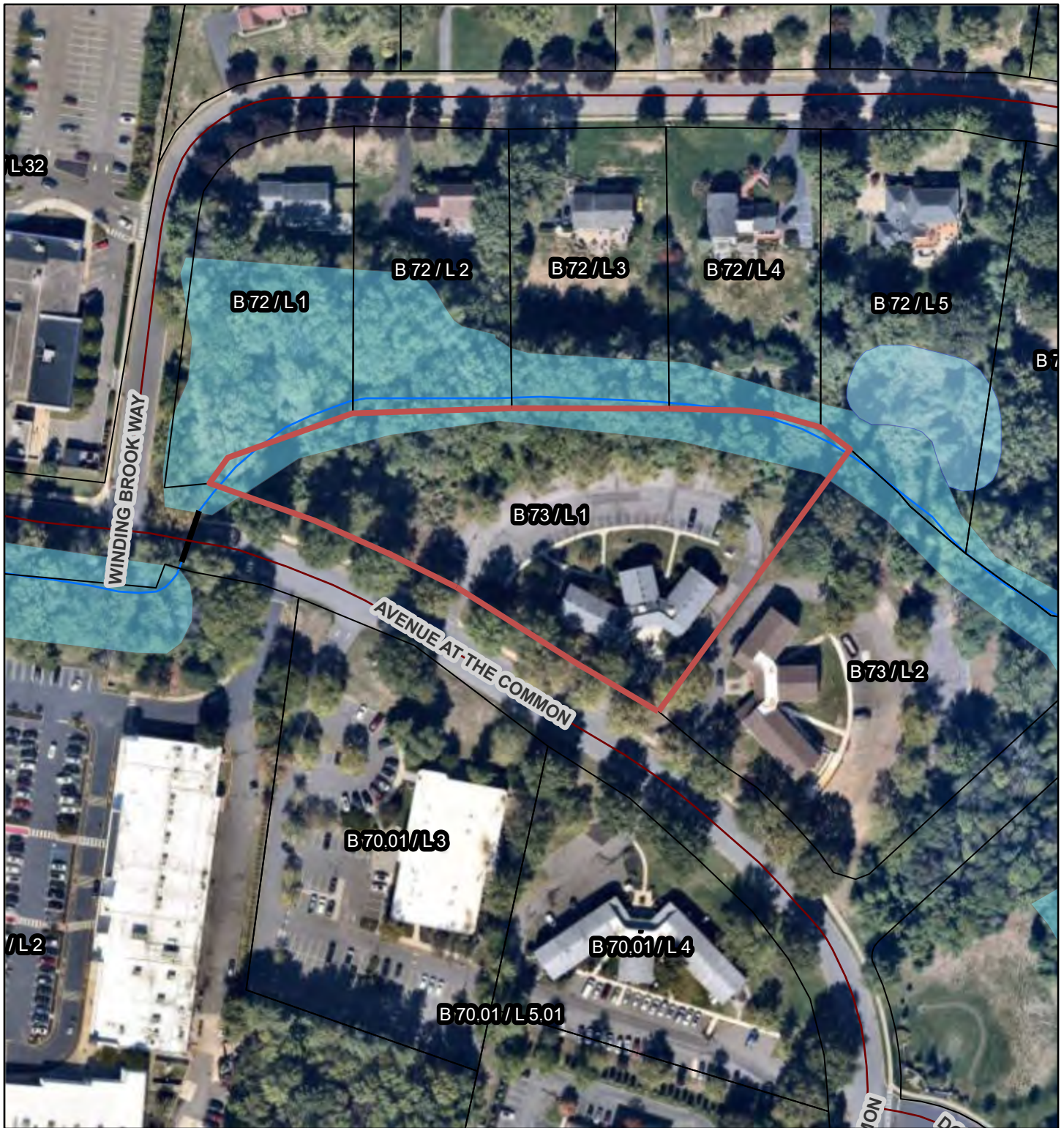
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines

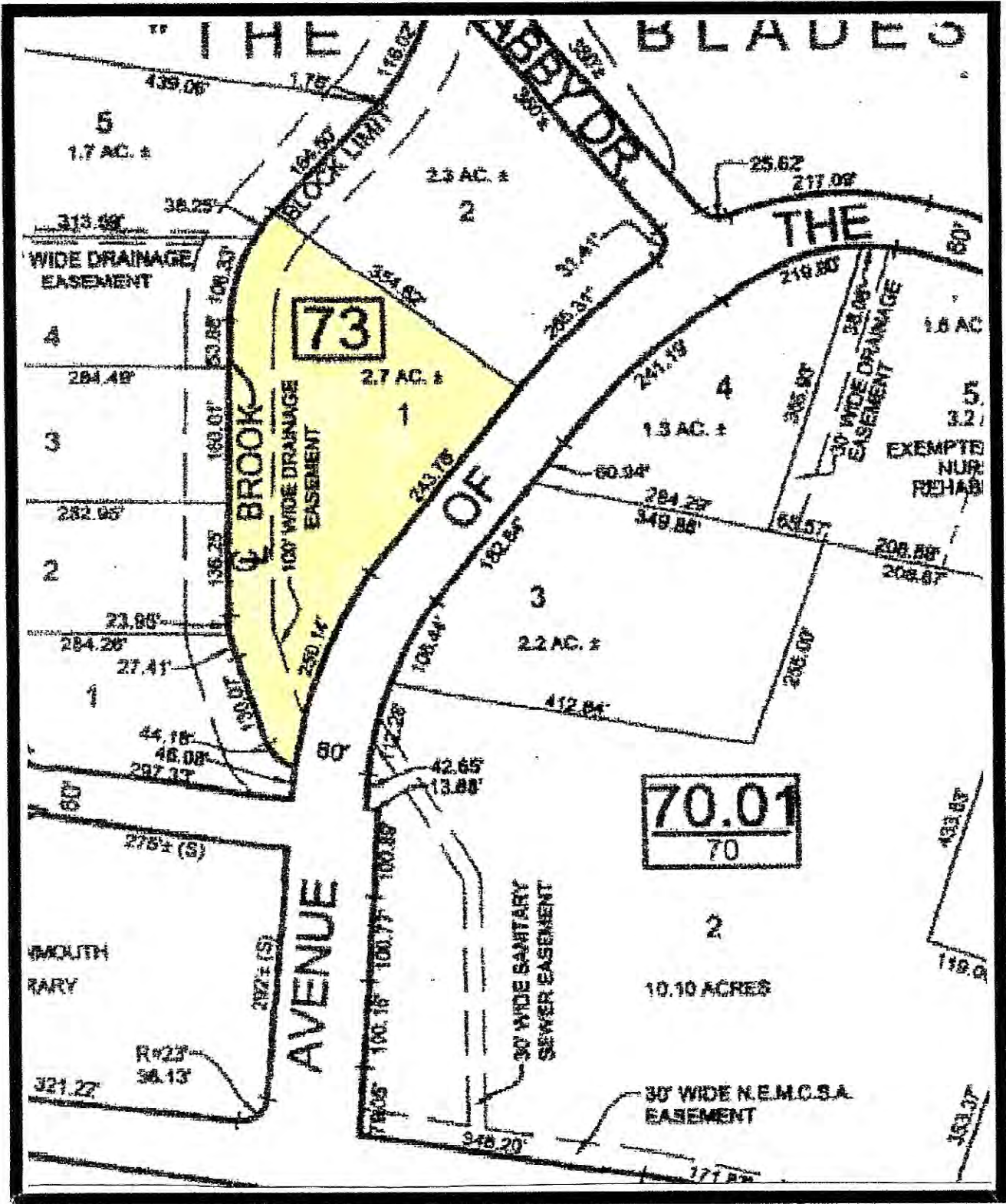


WETLANDS MAP

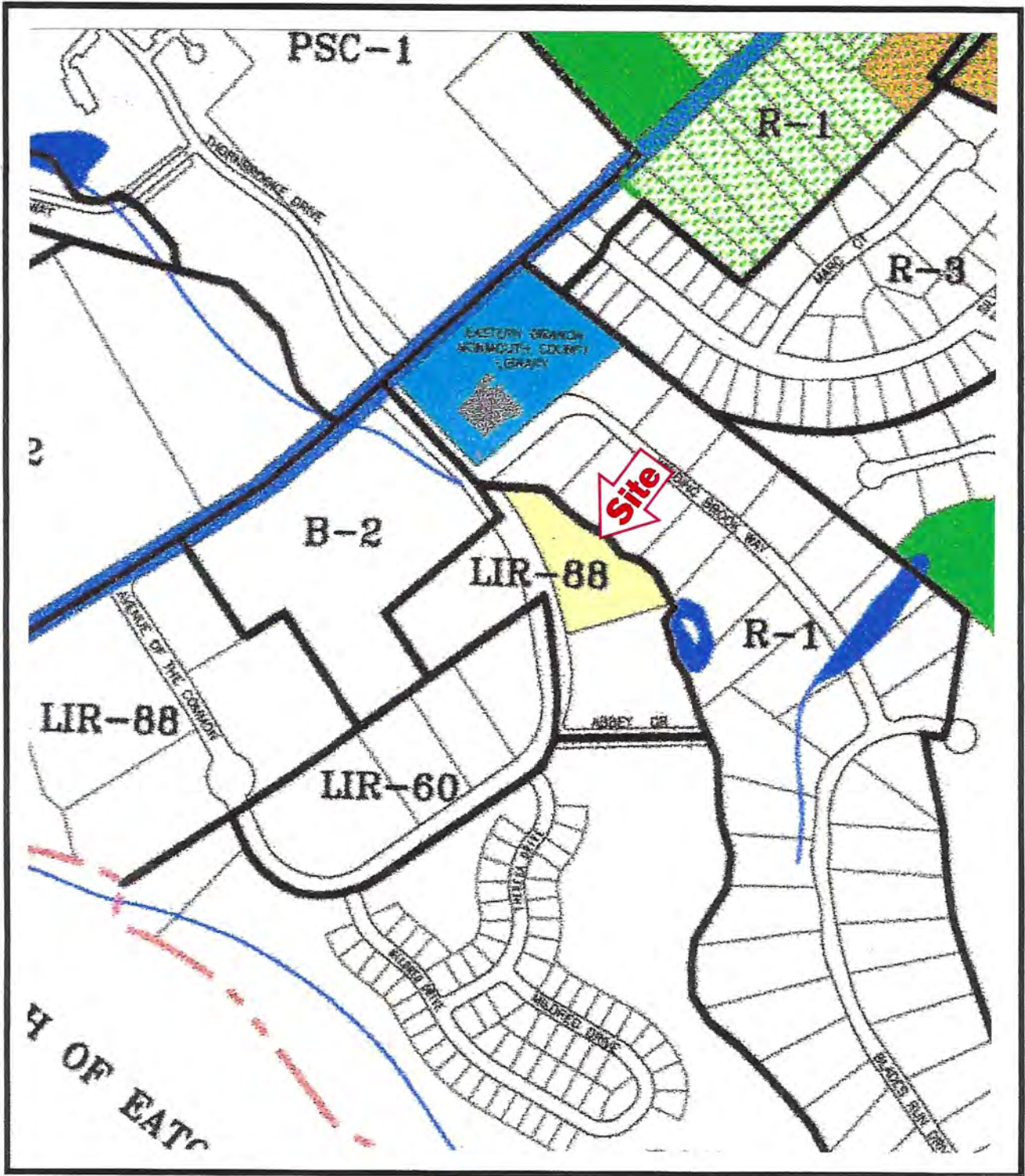


- Road Centerlines
- ▭ Parcels (cadastral non-survey)

Tax Map Location



Zoning Map



- (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 the principal building.
 - (3) Signs, subject to § 94-8.34.
 - (4) Fences and hedges, subject to § 94-8.16.
 - (5) Off-street loading, subject to § 94-8.25.
 - (6) Off-street parking, subject to § 94-8.26.
- D. Conditional uses, subject to the provisions of Article **IX** of this chapter.
- (1) Public utilities.
 - (2) Sexually oriented business is a conditionally permitted use subject to the provisions of Article **IX**.
[Added 10-1-2012 by Ord. No. 989]
- E. Standards and regulations shall be in accordance with the schedule referred to in § **94-10.1** and contained in this chapter.

§ 94-10.12. LIR-60 and LIR-88 Limited Industrial and Research Zone Districts.

Regulations controlling the LIR-60 and LIR-88 Limited Industrial and Research Zone Districts shall be as follows:

- A. Permitted uses.
- (1) Office buildings for a scientific research or engineering facility.
 - (2) Office buildings for executive, administrative, business or professional users and purposes, provided that the same are of a nonmanufacturing nature. The permitted uses are such as, but not limited to, insurance, banking, data processing and computer operations.
- B. Permitted accessory uses.
- (1) Private garage space for the storage of vehicles utilized in conjunction with a permitted used within the principal building(s).
 - (2) Off-street parking, subject to the provisions of § 94-8.26 and Subsection **D(2)** below.
 - (3) Signs, subject to the provisions of § 94-8.34.
 - (4) Fences and hedges, subject to the provisions of § 94-8.16.
 - (5) Buffers, subject to the provisions of § **94-8.6**.
- C. Conditional uses, subject to the provisions of Article **IX** of this chapter.
- (1) Public utilities.
 - (2) Places of worship.
- D. Standards and regulations in accordance with the schedule referred to in § **94-10.1** and a part of this chapter and also as follows:
- (1) No building shall be constructed within 150 feet of any property zoned for residential use in a LIR-88 Zone District or 75 feet in a LIR-60 Zone District.
 - (2) Parking. Off-street parking shall be provided in accordance with § 94-8.26 and shall be located as follows:
 - (a) Within 800 feet of Broad Street in any yard not closer than 20 feet to any street line or rear property line.

- (b) In the area beyond the eight-hundred-foot line, in any yard, but not in any front or side yard, except for the installation of a parking area for visitors and the handicapped, but not closer than 50 feet to any street line or property line.
- (c) Within an LIR-60 Zone District, within any side or rear yard but not in a front yard nor closer than 15 feet to any property line.

§ 94-10.13. Areas of special flood hazard.

[Amended 8-18-2003 by Ord. No. 811; 12-7-2020 by Ord. No. 2020-1077]

A. Purpose.

- (1) The flood hazard areas of the Borough of Shrewsbury are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affects the public health, safety and general welfare. These flood losses are caused by the cumulative effect of obstructions in areas of special flood hazard which increase flood heights and velocities and, when inadequately floodproofed, elevated or otherwise protected from flood damage, also contribute to the flood loss.
- (2) It is the purpose of this section to promote the public health, safety and general welfare and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:
 - (a) Protect human life and health.
 - (b) Minimize expenditure of public money for costly flood-control policies.
 - (c) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public.
 - (d) Minimize prolonged business interruptions.
 - (e) Minimize damage to public facilities and utilities, such as water and gas mains, electric, telephone and sewer lines, streets and bridges, located in areas of special flood hazard.
 - (f) Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future flood blight areas.
 - (g) Ensure that potential buyers are notified that property is in an area of special flood hazard.
 - (h) Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

B. Applicability. Any and all lands or portions of lands which extend into, traverse or lie within the areas of special flood hazard or floodplains as delineated and defined below shall be subject to the rules and regulations as set forth herein as well as the other development regulations applicable to the zone district in which said lands are placed:

- (1) The areas of special flood hazard identified on the Flood Insurance Rate Map by the Federal Insurance Administration for the Borough of Shrewsbury, Monmouth County, New Jersey, dated August 1, 1979, and as may be amended.
- (2) Maps prepared in 1980 and 1981 by the New Jersey Department of Environmental Protection delineating flood hazard areas which are on file with the Borough Clerk.
- (3) In areas which are not mapped, flood-prone areas may be delineated by engineering calculation for a 100-year design storm in a manner acceptable to the Borough Engineer.
- (4) In cases where there are conflicts between maps and/or design storm calculations, the more-stringent shall apply.

C. Prohibited uses. No person shall hereafter engage in or cause other persons to engage in any of the following prohibited activities or land uses within any portion of a flood hazard area, except as permitted as a lawful preexisting use pursuant to Article **IV** of this chapter:

20 Avenue At The Cmn, Shrewsbury, NJ 07702-4801, Monmouth County

APN: 44-00073-0000-00001 CLIP: 4900614534

POPULATION

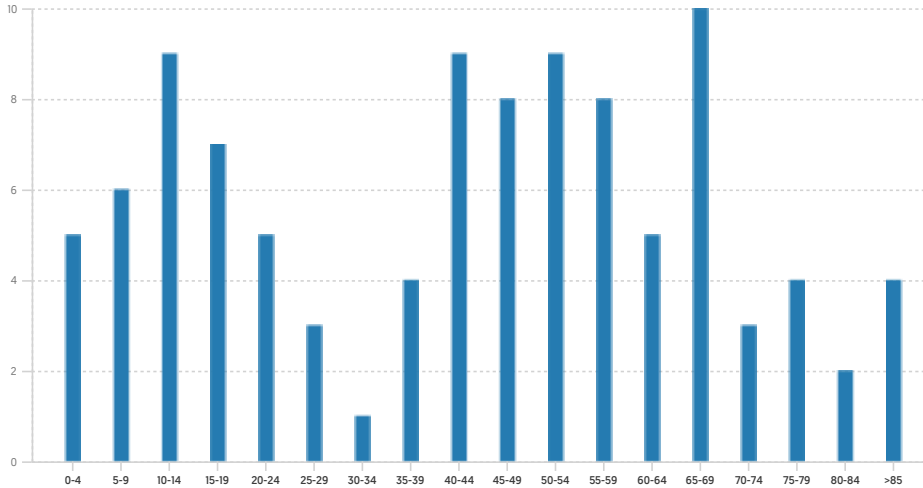
SUMMARY

Estimated Population	4,088
Population Growth (since 2010)	6.2%
Population Density (ppl / mile)	1,864
Median Age	46.8

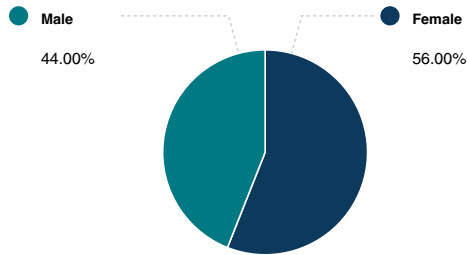
HOUSEHOLD

Number of Households	1,454
Household Size (ppl)	3
Households w/ Children	996

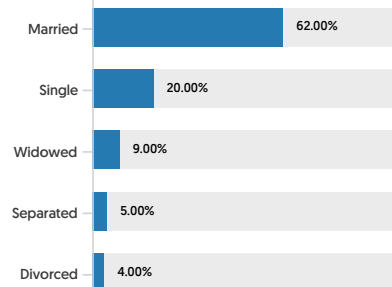
AGE



GENDER



MARITAL STATUS



HOUSING

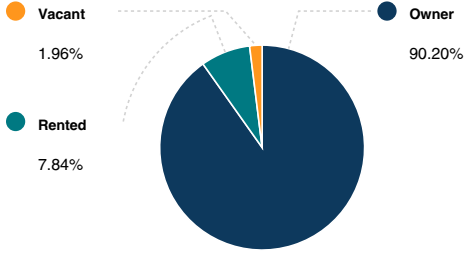
SUMMARY

Median Home Sale Price	\$575,600
Median Year Built	1960

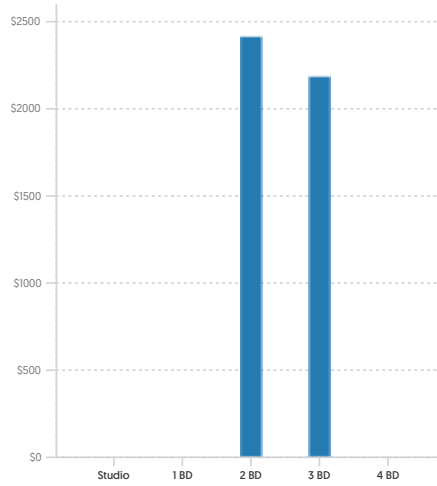
STABILITY

Annual Residential Turnover	5.83%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

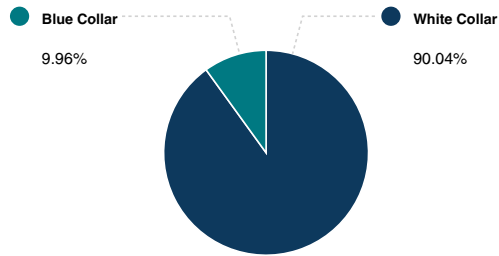


QUALITY OF LIFE

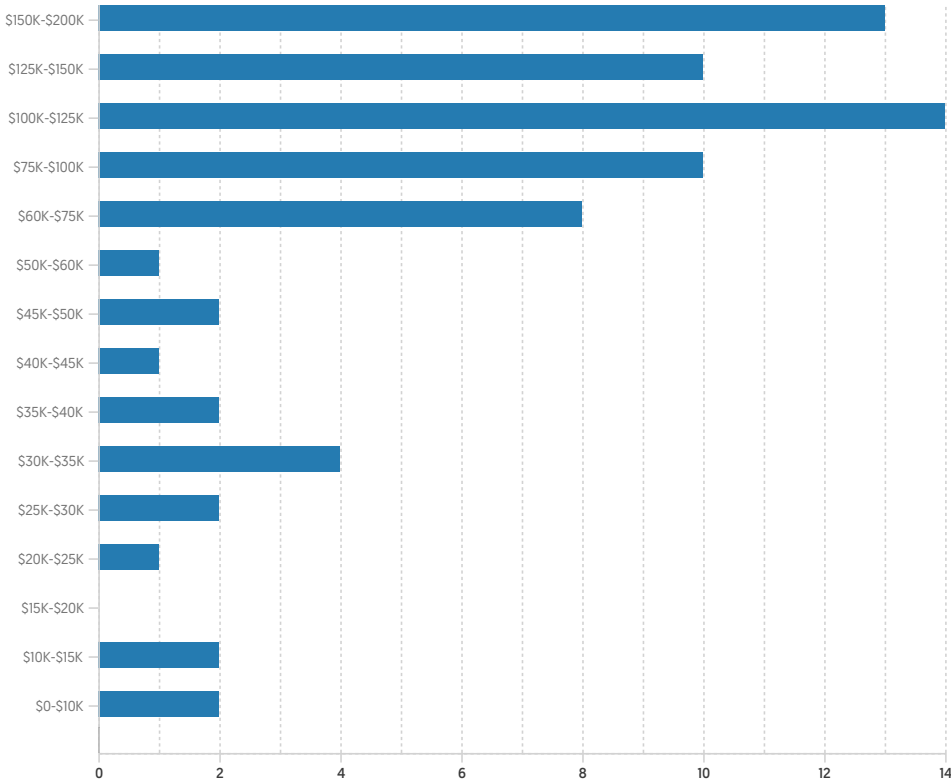
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	8
Mining	
Construction	139
Manufacturing	149
Transportation and Communications	33
Wholesale Trade	64
Retail Trade	113
Finance, Insurance and Real Estate	342
Services	651
Public Administration	108
Unclassified	

WORKFORCE



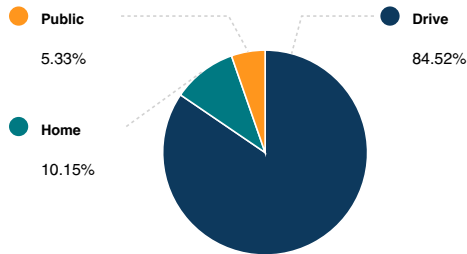
HOUSEHOLD INCOME



Average Household Income **\$124,500**

Average Per Capita Income **\$59,360**

COMMUTE METHOD



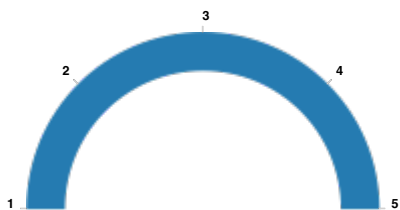
Median Travel Time **29 min**

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	33
Some High School	59
High School Graduate	454
Some College	274
Associate Degree	233
Bachelor's Degree	1,384
Graduate Degree	643

(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)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Shrewsbury Borough Elementary School	0.77	Pre-K-8th	490	10	5

Community Rating (2)

Shrewsbury Borough Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Shrewsbury Borough Elementary School	0.77	Pre-K-8th	490	10	5

Community Rating (2)

Shrewsbury Borough Elementary School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Creative Learning Center	0.28	Pre-K-1st	16		
Voyager's Community School	0.89	Pre-K-12th	53		

(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 Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved

EATING - DRINKING

	Address	Phone #	Distance	Description
Federico's Pizza Express	1026 Broad St Unit A	(732) 935-1380	0.17	Pizzeria, Independent
Subtotal Industries, Inc.	1026 Broad St Unit 20	(732) 542-3233	0.17	Sandwiches And Submarines Shop
For Goodness Cakes, LLC	1081 Broad St	(732) 239-4170	0.2	Cakes
Mangia Brick Oven Pizza	1087 Broad St	(732) 578-9000	0.2	Pizza Restaurants
Fuji Authentic Asian Cuisine	1093 Broad St	(732) 544-8828	0.2	Japanese Restaurant
American Bread Company LLC	1050 Broad St	(732) 935-1600	0.22	Cafe
Boston Market Corporation	1103 Broad St	(732) 544-1154	0.22	Fast-Food Restaurant, Chain
Qdoba Mexican Grill	1130 Broad St	(732) 389-2158	0.29	Mexican Restaurant
Chicken Kitchen	31 Shrewsbury Plz	(732) 542-8030	0.32	Chicken Restaurant
Walt Street Pub	913 Broad St	(732) 741-6530	0.37	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Saks Fifth Avenue LLC	1026 Broad St Unit 3	(732) 460-0020	0.17	Department Stores
Trader Joe's Company	1031 Broad St	(732) 389-2535	0.18	Grocery Stores, Chain
U Healthy	41 Silverbrook Rd	(732) 383-5364	0.19	Beverage Stores
Morris Plate Glass Corp	184 Shrewsbury Plz	(732) 741-1063	0.36	Glass
Shop Rite Shrewsbury	1151 Shrewsbury Ave	(732) 566-9111	0.44	Supermarkets, Chain
Dollar Tree Stores, Inc.	1026 Broad St Unit 26	(732) 389-3816	0.46	Variety Stores
Pet Valu 5440	490 Shrewsbury Plz	(848) 456-4610	0.47	Supermarkets
Jersey Shore Supplements	980 Shrewsbury Ave	(848) 208-2036	0.49	Vitamin Food Stores
Nutrishop	980 Shrewsbury Ave	(732) 440-4925	0.49	Health And Dietetic Food Stores
North Point Electrical Corporation Of New Jersey, Inc	812 Broad St	(732) 945-1303	0.57	Mobile Home Dealers