



#5022 ~ Retail Properties

**78-80 Bethany Road
Hazlet, NJ 07730**

Commercial/Retail

**Block: 239
Lot: 11, 11.01**

**Land Size: 1.65 Acres
Building Size: 13,714 Sq. Ft.**

Tax Information

Land Assessment:	\$ 1,304,100.
Improvement Assessment:	\$ 1,163,100.
Total Assessment:	\$ 2,467,200.
Taxes:	\$ 59,854.
Tax Year:	2022
Tax Rate:	2.326/\$100
Equalization Ratio:	90.19%
Updated:	05/10/2023

Zoning: B-N (1) ~ Business Neighborhood District

Remarks: 12,214 Sq. Ft. Eight Tenant Strip Shopping Center and 1,500 Sq. Ft. Gas Station on 1.65 Acres Located at the Intersection of Bethany Road and Hazlet Avenue. Possibilities Include Building a Two-Lane Drive Thru or Add More Retail Space by Replacing the Gas Station to Increase Income Potential. Easy Access to Highway 35, 36 and the Garden State Parkway.

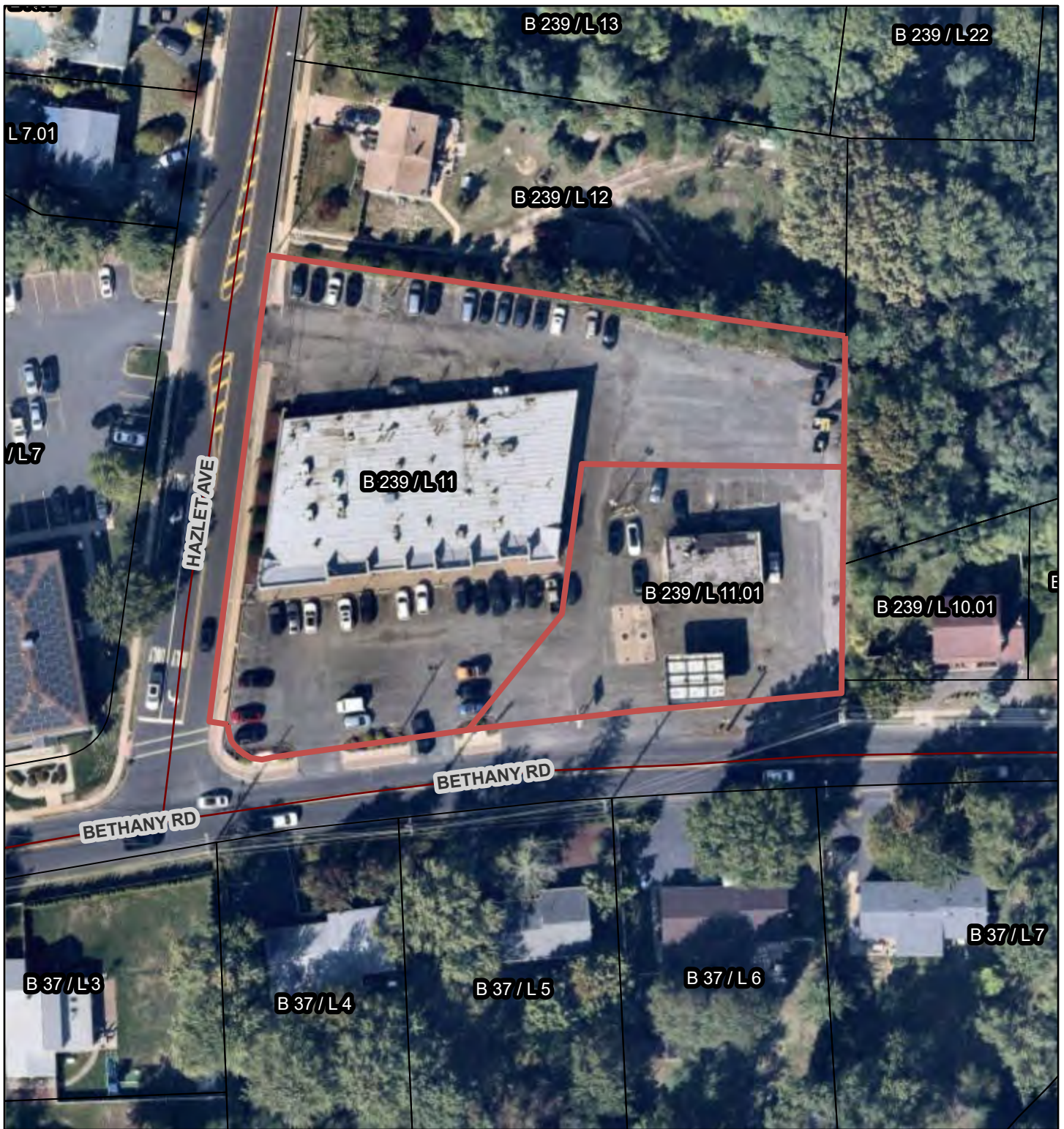
Price: \$ 7,888,000. ~ Sale

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

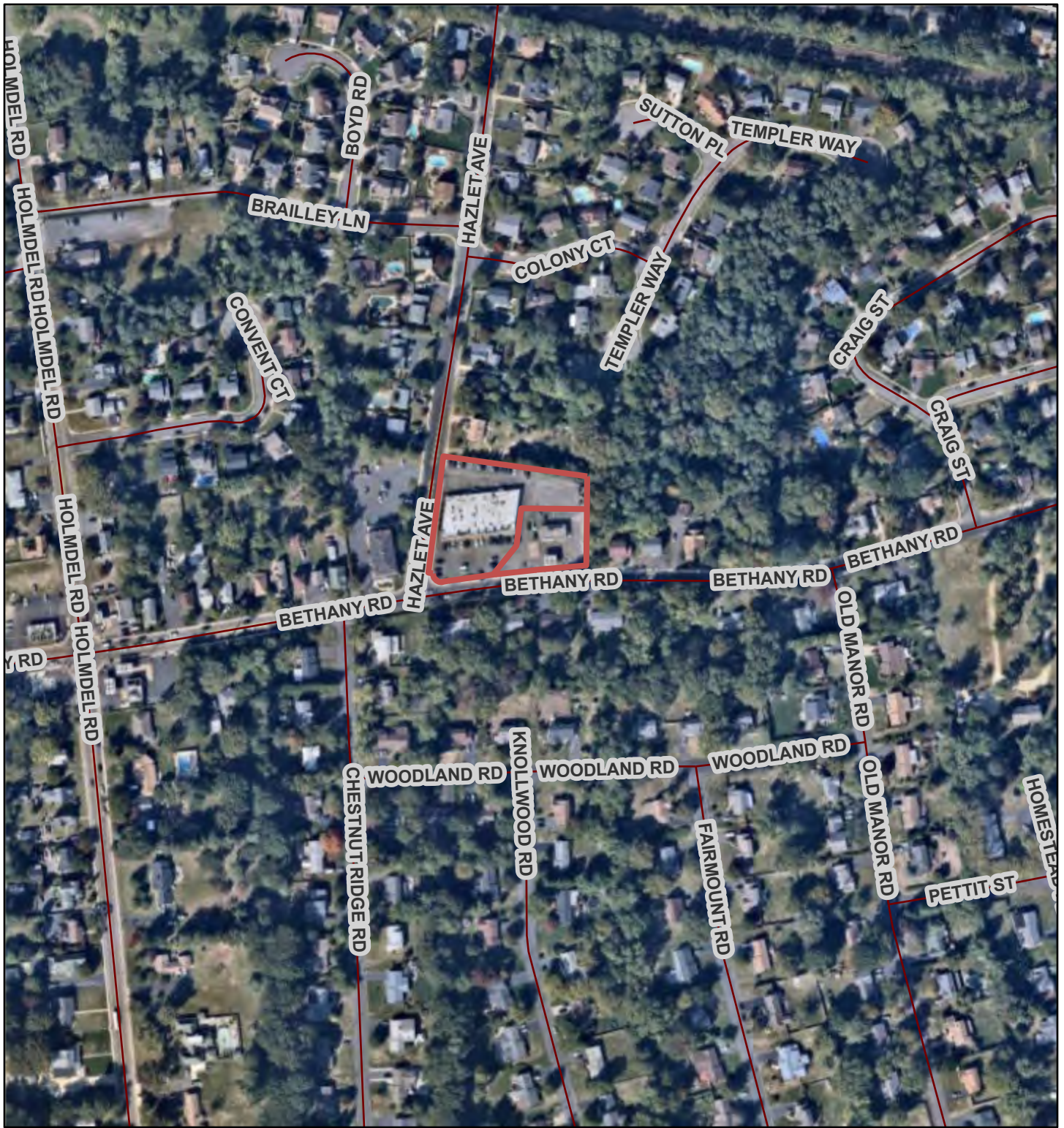
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation 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.

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4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines

Property Summary



PROPERTY DESCRIPTION

The Shoppes on Bethany is a neighborhood strip center located at 80 Bethany Road. The center has an attractive mix of local service tenants with an historical 100% occupancy.

Immediately adjacent to the strip center, at 78 Bethany Road is a 1,500 sf gas station. This investment offers an value added opportunity to either build a two lane drive thru or add more retail space to replace the gas station increasing the income potential of the property.

PROPERTY HIGHLIGHTS

- Situated on busy Bethany Road with a daily traffic volume of 10,480 VPD
- In close proximity to Hazlet Train Station, State Route 35, the Garden State Parkway (Exit 117), PNC Arts Center, Bayshore Hospital, Offices and Medical complexes.
- Several lease expirations enable new owner to negotiate higher rents
- New roof installed in 2023
- Environmentally clean property

OFFERING SUMMARY

Sale Price:

\$7,888,000

NOI:

\$286,123

The Shoppes On Bethany - 80 Bethany Road

Block/Lot:

239/11

Lot Size:

1.22 Acres

Zoning:

BN-1

Building Size:

12,214 SF

Citgo Gas Station - 78 Bethany Road

Block/Lot:

239/11.01

Lot Size:

.43 Acres

Zoning:

R70

Income & Expenses

INCOME SUMMARY

Gross Scheduled Base Rent	\$363,883
Total Expense Recoveries	\$13,020
Vacancy Cost	\$0

NET INCOME

\$376,903

EXPENSES SUMMARY

CAM (2022)	\$5,120
Insurance (2022)	\$19,125
Real Estate Taxes (2022)	\$47,146
Repairs (2022)	\$810
Utilities (2022)	\$1,571
Trash Removal (2022)	\$17,008

OPERATING EXPENSES

\$90,780

NET OPERATING INCOME

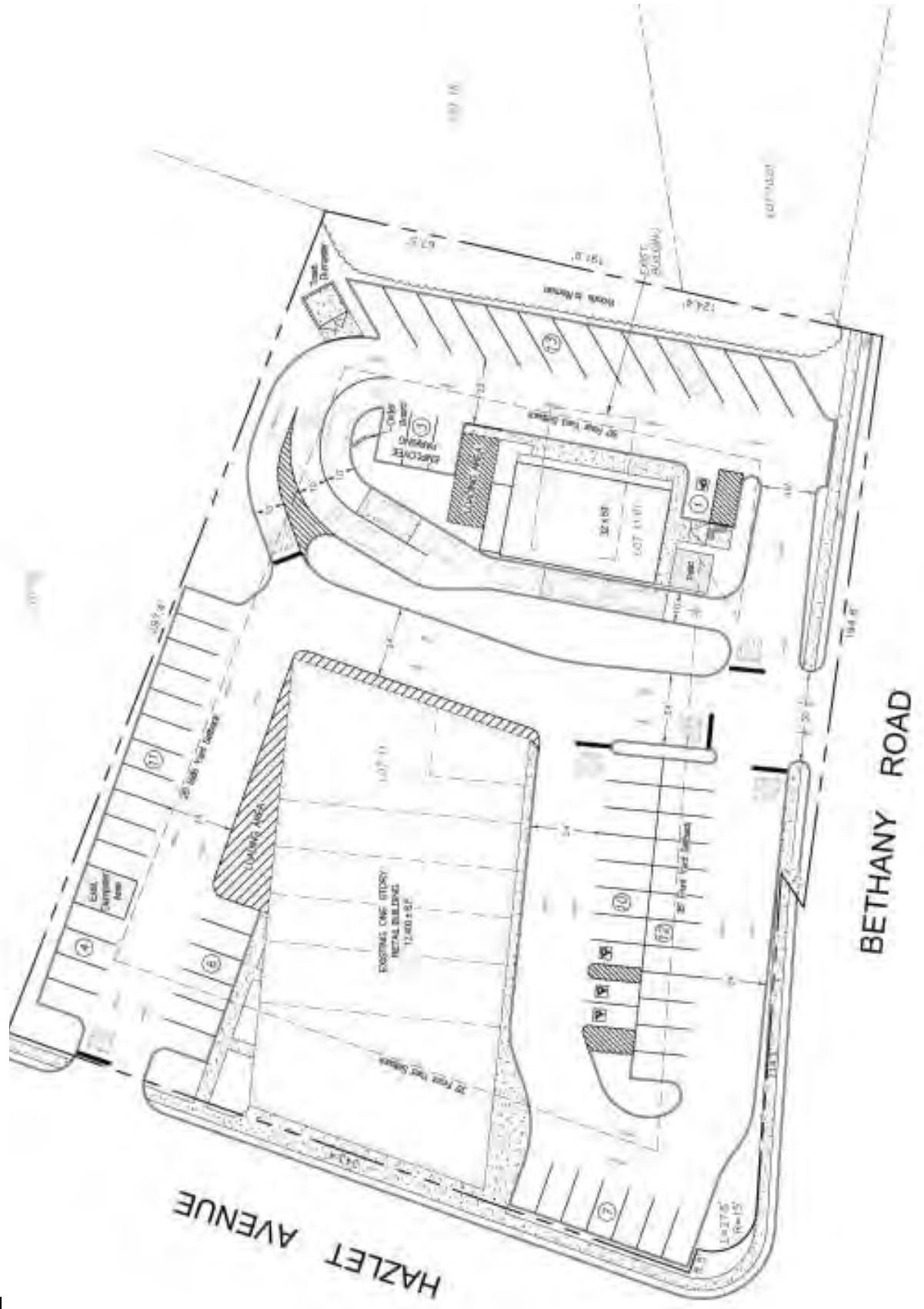
\$286,123

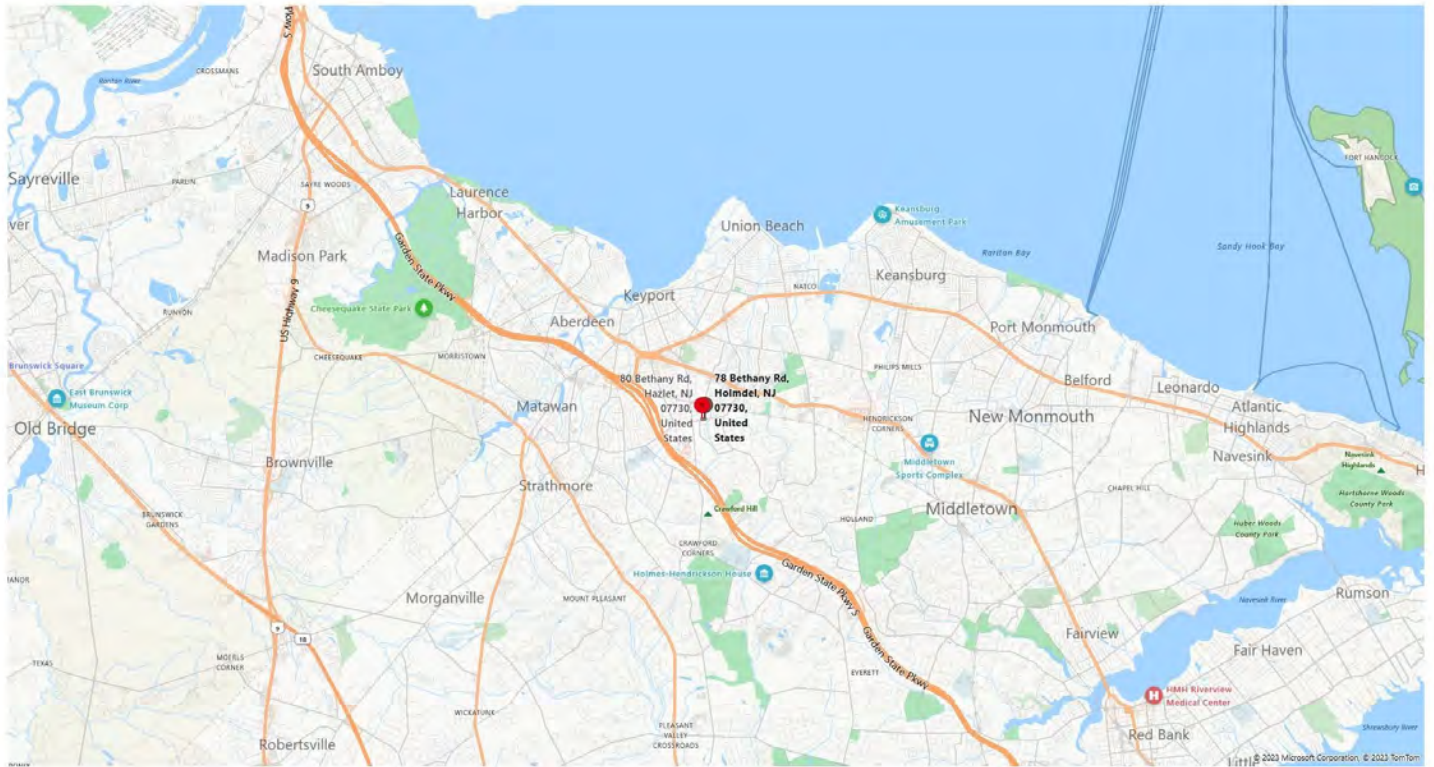
Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
80A	In the Cut Barber	582 SF	4.24%	\$20.62	\$12,000	02/01/2021	06/30/2026
80B	Cornerstone Jewelers	2,444 SF	17.82%	\$10.31	\$25,200	10/01/2013	-
80C	Saterno's Pizzeria	1,896 SF	13.83%	\$24.40	\$46,263	01/01/2010	01/01/2025
80D	Carousel Bakery	1,200 SF	8.75%	\$30.63	\$36,751	01/06/2021	-
80E	Bethany Cleaners	1,300 SF	9.48%	\$32.31	\$42,000	01/01/2020	01/01/2025
80F	Lui's Garden Chinese Restaurant	1,200 SF	8.75%	\$31.00	\$37,200	06/13/2019	02/20/2023
80G	New Luxury Nail & Spa	1,760 SF	12.83%	\$26.97	\$47,460	12/13/2019	12/12/2024
80H	Dunkin Donuts	1,832 SF	13.36%	\$36.00	\$66,953	05/22/2009	-
-	Globe Petroleum Gas Station	1,500 SF	10.94%	\$34.04	\$51,056	01/01/2021	-
TOTALS		13,714 SF	100%	\$246.27	\$363,883		

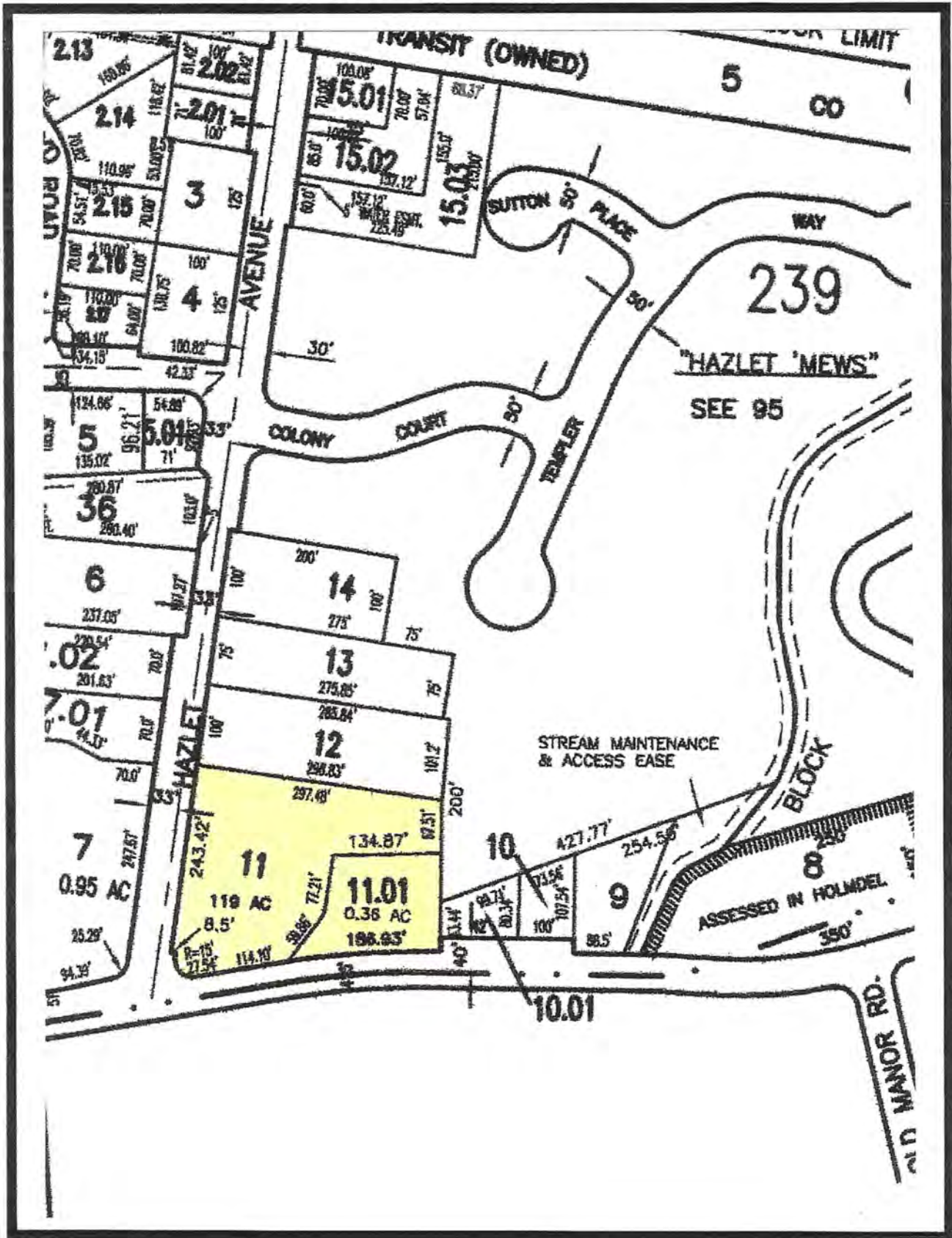
AVERAGES		1,524 SF	11.11%	\$27.36	\$40,431
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SITE PLAN

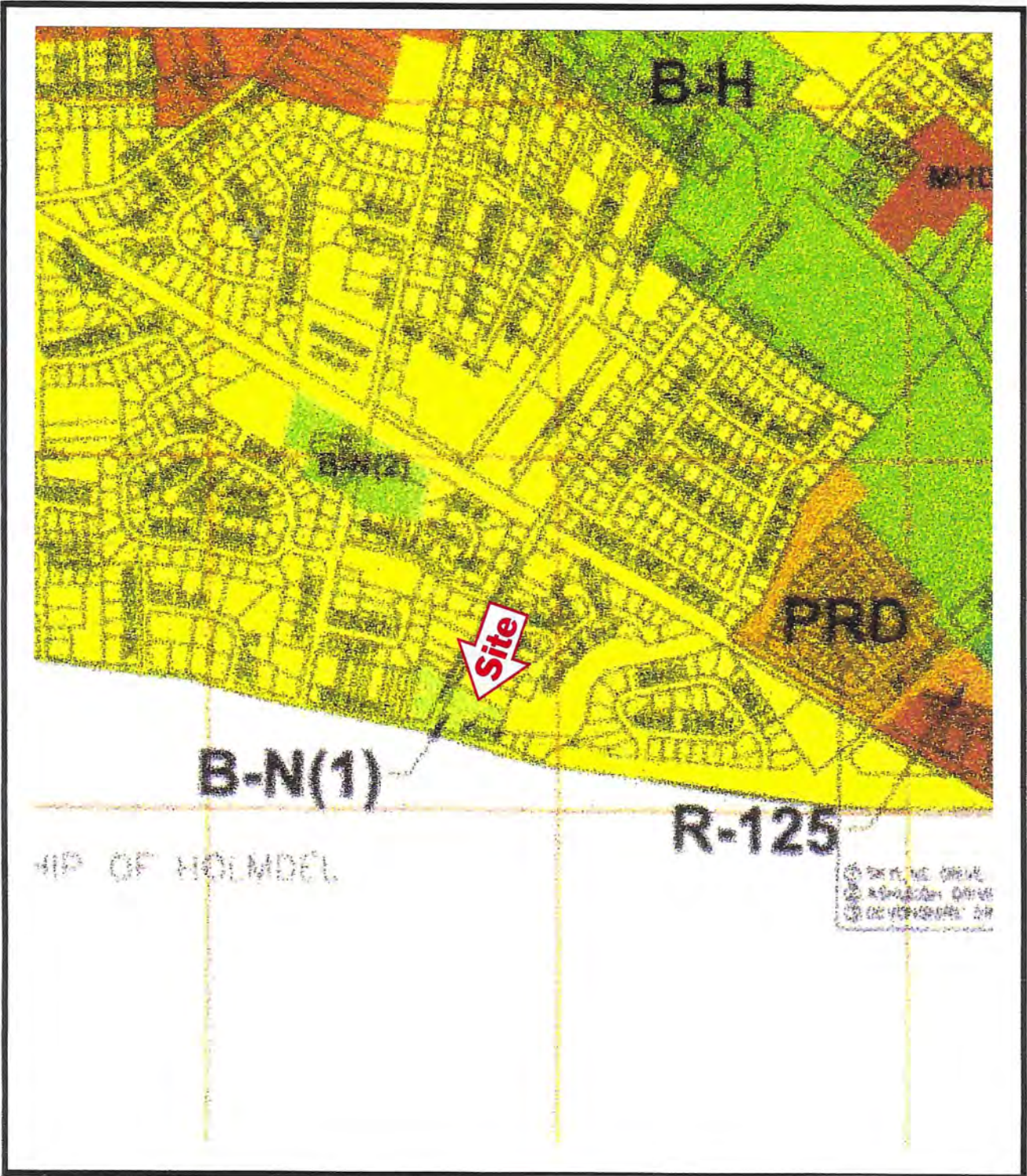




TAX MAP LOCATION



Zoning Map



(c) Min: 0.2 foot candles.

6. Section 181-512B2 — Parking in a front yard setback is permitted. Driveways and utility infrastructure in the front yard setback is permitted.
 7. Section 181-512B8(f) and (g) — Not applicable to this tract.
 8. Section 181-519B1 — Not applicable to this tract.
 9. Section 181-519B4 — Not applicable to this tract.
 10. Section **181-526C** — Not applicable to this tract.
 11. Section **181-502C** — Not applicable to this tract.
 12. Section **181-502G** — Not applicable to this tract.
 13. Section **181-502H** — Not applicable to this tract.
- [3] *Editor's Note: As applicable to the tract in this ordinance.*

§ 181-404. COMMERCIAL/MIXED USE/INDUSTRIAL ZONE DISTRICTS.

§ 181-404.01. B-N (1) Business Neighborhood District.

- A. Purpose. The B-N (1) Zone District intends to serve the needs of specific surrounding residential neighborhoods by providing for retail sale and service uses. The need to complement and preserve the character of the surrounding residential neighborhoods is paramount.
- B. Permitted Uses.
 1. Bank.
 2. Child care center.
 3. Community center¹.
 4. Family day care.
 5. Funeral home.
 6. Garden center/nursery.
 7. Instruction of art, music, dance or martial arts.
 8. Municipal offices.
 9. Parks and playgrounds.
 10. Business and Professional offices.
[Ord. No. 1612-2017]
 - a. Lawyer's Office.
 - b. Doctor's Office.
 - c. Dentist's Office.
 - d. Accountant's Office.
 11. Recreational facility.
 12. Restaurant.
 13. Retail Sales and Services.
[Ord. No. 1612-2017]
 - a. Pharmacy.
 - b. Bakeshop.
 - c. Barber or Beauty Shop.
 - d. Snack Shop (Sweet Shop).
 - e. Gift Shop.
 - f. Book Store.
 - g. Income Tax Service Office.
 - h. Clothing and Necessaries Shop.
- C. Conditional use. Public Utility Facility.
- D. Accessory Uses.
 1. Uses customarily incidental and accessory to a principal permitted use.
 2. Outdoor dining facility.

3. Surface level parking areas.

E. Bulk Regulations. See Schedule B, Bulk Regulations.^[1]

[1] *Editor's Note: Schedule B, Bulk Regulations, can be found as an attachment to this chapter.*

§ 181-404.02. B-N(2) Business Neighborhood District.

A. Purpose. The B-N (2) Zone District permits neighborhood shopping centers that include at least four or more uses permitted in the B-N (1) zone within a planned integrated development, as well as free standing independent uses permitted in the B-N (1) Zone.

B. Permitted Uses.

1. Bank.
2. Child Care Center.
3. Community Center.
4. Computer Training Center.
5. Family Day Care.
6. Funeral Home.
7. Garden center/nursery.
8. Instruction of art, music, dance or martial arts.
9. Municipal offices.
10. Parks and playgrounds.
11. Professional Office.
12. Restaurant.
13. Retail sales and Personal services rendered.

C. Conditional Uses. Public Utility Facility.

D. Accessory Uses.

1. Uses customarily and incidental and accessory to the principal permitted use.
2. Surface level and structured parking areas.

E. Bulk Regulations. See Schedule B, Bulk Regulations.^[1]

[1] *Editor's Note: Schedule B, Bulk Regulations, can be found as an attachment to this chapter.*

§ 181-404.03. B-H Business Highway District.

A. Purpose. The B-H Zone District seeks to accommodate business uses that primarily serve highway traffic.

B. Permitted Uses.

1. Automobile Dealerships, except Automobile Service Stations and Used Automobile Dealerships.

[Ordinance No. 1421-07 adopted 10-16-2007]^[1]

[1] *Editor's Note: Schedule B, Bulk Regulations, can be found as an attachment to this chapter.*

2. Bank.
3. Child care center.
4. Community center.
5. Computer training facility.
6. Family day care.
7. Garden center/nursery.
8. Health and fitness club.
9. Hotels.
10. Hotels, extended stay lodging facilities.
11. Professional offices.
12. Restaurant.
13. Restaurant, fast-food.
[Ord. No. 1612-2017]
14. Retail sales and services.
[Ord. No. 1612-2017]

DEVELOPMENT REVIEW ORDINANCE

181 Attachment 4

Township of Hazlet

**SCHEDULE B Bulk Regulations
(Section 181-406)**

HAZLET ZONING SCHEDULE B — ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Principal Building				Accessory Building				Maximum Percentage Building Coverage	Maximum Percentage Lot/Impervious Coverage	Maximum Number of Stories	Maximum Building Height (feet)	
					Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)						
B-N(1)																	
Neighborhood Shopping Centers	125,000	250	250	500	75	30	75	50	75	30	60	60	45%	65%	2.5	35	
Other Uses	30,000	150	150	200	50	25	50	50	50	25	60	60	45%	65%	2	25	
B-N(2)																	
Neighborhood Shopping Centers	200,000	400	400	500	75	75	150	75	75	75	75	75	50%	75%	2	25	
Freestanding Business Uses	40,000	150	150	200	50	25	50	50	50	25	50	50	25%	45%	2	25	
Other Uses	40,000	150	150	200	50	20	50	50	50	20	50	50	25%	45%	2	25	
B-H																	
Freestanding Retail Sales Uses	40,000	150	150	200	50	20	40	25	50	20	25	25	40%	55%	2	25	
Office Uses	20,000	100	100	200	50	20	40	25	50	20	20	20	40%	55%	2	25	
Multi-tenant Business Uses	100,000	300	300	300	75	50	100	50	75	35	35	35	50%	65%	2	25	
Shopping Centers	400,000	500	500	750	150	100	200	100	75	50	75	75	60%	85%	2	25	
Other Uses	40,000	150	150	200	50	20	40	25	50	20	25	25	40%	55%	2	25	
BP-1	3 acres	200	200	600	60	25	50	80	75	15	10	10	50%	80%	3	40	
BP-2	30,000	150	150	200	50	25	50	50	50	25	50	50	40%	50%	2	25	
BP-3																	
I-M																	
Marine Business Uses	20,000	100	100	100	25	10	20	25	25	10	25	25	30%	75%	2	30	
Boating Clubs	15,000	100	100	100	25	10	20	25	25	10	25	25	30%	75%	2	30	
Public Parking Lots	40,000	150	150	150	25	20	40	25	25	20	25	25	30%	75%	15		
Other Uses	40,000	150	150	150	25	20	40	25	25	20	25	25	30%	75%	2	25	
I-A																	
I.O.C. Parks					50	40	100	50	50	30	40	40	35%	50%			
Other Uses	20,000	100	100	100	25	10	20	25	25	10	25	25	35%	50%	2	35	
PC Public Conservation					Not Applicable												

HAZLET CODE

	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Principal Building				Accessory Building			Maximum Percentage Building Coverage	Maximum Percentage Lot/Impervious Coverage	Maximum Number of Stories	Maximum Building Height (feet)	Min. Net Floor dwelling Unit (Square Feet)		
					Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Rear Yard Setback (feet)					One Story	Two Story	
R-125																		
Single Family	18,750	125	125	150	30	20	40	30	30	15	30	20% (A)	25% (B)	2.5	35	1,000	1,600	
Other uses	40,000	150	150	150	35	20	50	30	35	10	25	20% (A)	25% (B)	2	25	N/A	N/A	
R-100																		
Single Family	12,500	100	100	100	25	15	35	25	25	10	10	25% (A)	35% (B)	2.5	35	1,000	1,600	
Other Uses	40,000	150	150	150	35	20	50	30	35	10	25	25% (A)	35% (B)	2	25	N/A	N/A	
R-70																		
Single Family	7,000	70	70	100	25	10	20	25	25	10	10	35% (A)	40% (B)	2.5	35	900	1,500	
Other Uses	40,000	150	150	150	35	20	50	30	30	10	20	35% (A)	40% (B)	2	25	N/A	N/A	
R-50																		
Single Family	5,000	50	50	100	20	5	15	20	10	5	10	40% (A)	45% (B)	2	25	720	1,250	
Other Uses	40,000	150	150	150	25	10	20	25	30	10	25	40% (A)	45% (B)	2	25	N/A	N/A	
MDR																		
BRZ																		
MHD																		
SC-1																		
SC-2																		
PRD																		
PAC																		
AH-1																		

Notes:

- (A) Building Lot Coverage; the area of a track covered by all structures, buildings and roofed areas.
- (B) Lot Coverage for all improvements (Impervious or Pervious) including all parking areas and automobile access driveways and internal roadways whether covered by an impervious or pervious material. Patios associated with an in ground or above-ground swimming pool, and surface area of an in-ground or an above-ground swimming pool above 800 square feet and all other impervious surfaces. (Exceptions as defined in Lot Coverage Definition Sec. 181-201) [Ord. No. 1571-2015]

78 Bethany Rd, Hazlet, NJ 07730-1630, Monmouth County

APN: 18-00239-0000-00011-01 CLIP: 7293812428

POPULATION

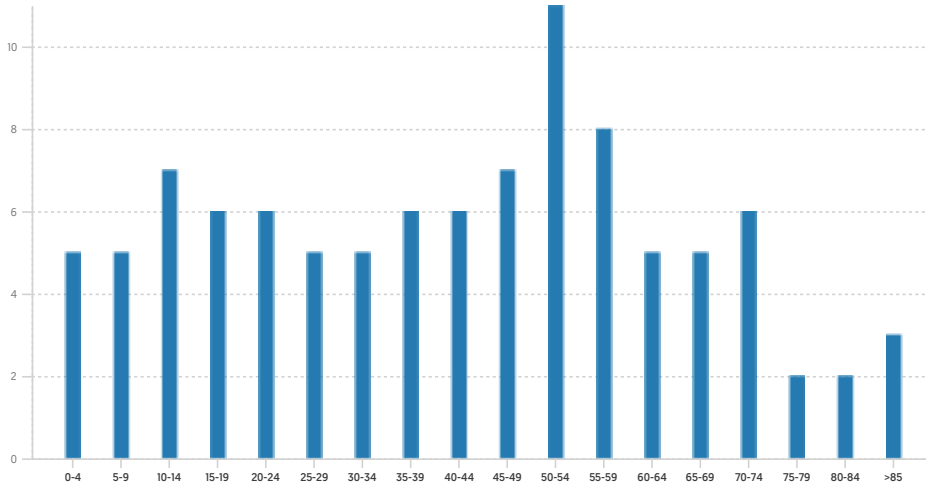
SUMMARY

Estimated Population	16,991
Population Growth (since 2010)	-10.5%
Population Density (ppl / mile)	3,423
Median Age	44.1

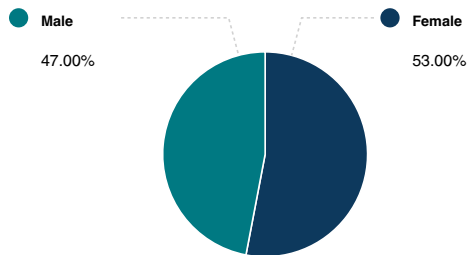
HOUSEHOLD

Number of Households	5,895
Household Size (ppl)	3
Households w/ Children	3,606

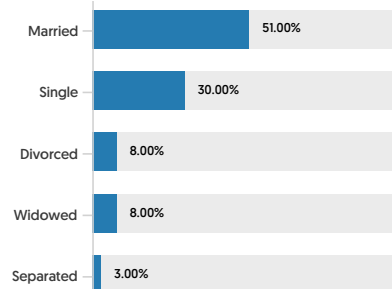
AGE



GENDER



MARITAL STATUS



HOUSING

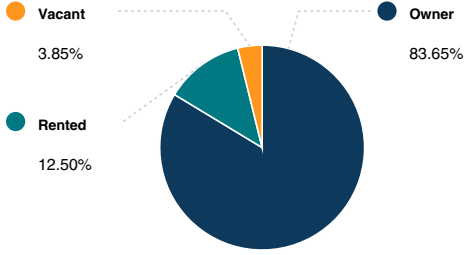
SUMMARY

Median Home Sale Price	\$331,200
Median Year Built	1965

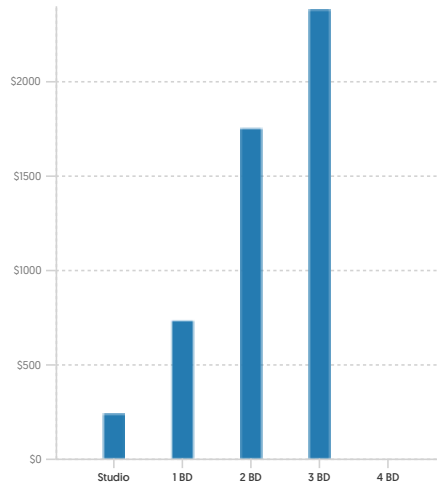
STABILITY

Annual Residential Turnover	6.17%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

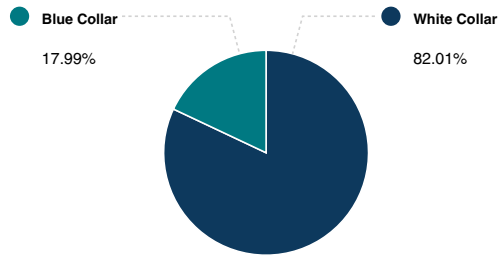


QUALITY OF LIFE

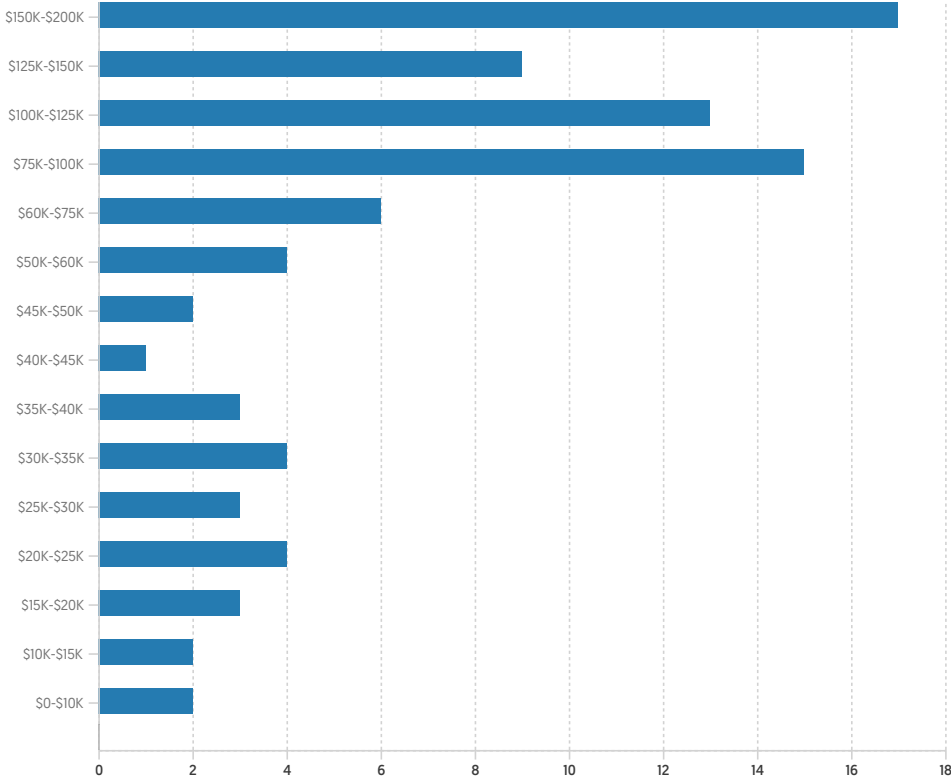
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	8
Mining	
Construction	500
Manufacturing	603
Transportation and Communications	668
Wholesale Trade	230
Retail Trade	969
Finance, Insurance and Real Estate	946
Services	3,075
Public Administration	427
Unclassified	

WORKFORCE



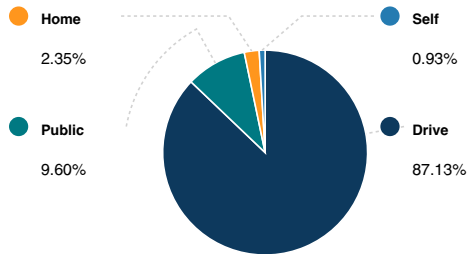
HOUSEHOLD INCOME



Average Household Income **\$101,118**

Average Per Capita Income **\$40,600**

COMMUTE METHOD



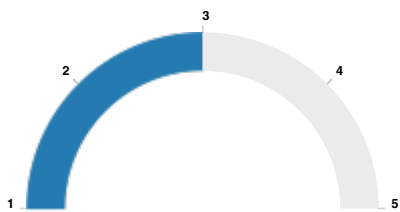
Median Travel Time **35 min**

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	123
Some High School	734
High School Graduate	4,172
Some College	1,909
Associate Degree	985
Bachelor's Degree	3,757
Graduate Degree	1,480

(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)
Indian Hill School	0.45	4th-6th	747	12	
Beers Street School	0.69	5th-6th	221	9	
Sycamore Drive Early Childhood Learning Center	0.79	Pre-K-K	300	14	
Raritan Valley School	0.99	1st-4th	255	12	2

Community Rating (2)

Indian Hill School	1
Beers Street School	
Sycamore Drive Early Childhood Learning Center	
Raritan Valley School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Monmouth Christian Academy	0.19	11th-11th	2		

(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

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

Address	Phone #	Distance	Description
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Carousel Bakery, Inc	78 Bethany Rd	(732) 888-9112	0.01	Cakes
Liu's Garden Restaurant	78 Bethany Rd	(732) 335-0003	0.01	Chinese Restaurant
Dunkin' Donuts	80 Bethany Rd	(732) 203-2014	0.05	Doughnuts
Salerno S Pizzeria	80 Bethany Rd	(732) 264-9515	0.05	Pizzeria, Independent
Bartholomew Enterprises	82 Bethany Rd	(732) 203-1000	0.06	Contract Food Services
Brooklyn Bagels Cafe And Grill	96 Bethany Rd	(848) 218-0706	0.13	Cafe
Kahn's Kitchen LLC	8 Fairmount Rd	(732) 615-8425	0.18	Eating Places
Canine Aquatic Center	738 Holmdel Rd	(609) 713-2126	0.44	Mexican Restaurant
Jersey Shore Restaurant Associates, Inc.	2 Lily Ct	(732) 335-8252	0.58	Eating Places
Giuseppe's Pizza & Restaurant	620 Beers St	(732) 888-2944	0.58	Pizzeria, Independent

SHOPPING

	Address	Phone #	Distance	Description
Olive & Bean	80 Bethany Rd	(732) 264-9515	0.05	Delicatessen Stores
Holmdel Deli & Groceries LLC	694 Holmdel Rd	(732) 470-3089	0.19	Grocery Stores
Gnc Kk 7354	3036 State Route 35	(732) 203-2100	0.61	Health And Dietetic Food Stores
Cerlione's Lawn & Garden Equipment Inc	3206 State Route 35	(732) 264-3430	0.65	Lawnmowers And Tractors
Costco Wholesale Corporation	2835 Route 35	(732) 335-3800	0.91	Warehouse Club Stores
Home Depot U.s.a., Inc.	3700 New Jersey 35	(732) 264-1661	0.96	Home Centers