



#3556 ~ The Spencer Building

1405 Highway 35
Ocean, NJ 07712

Commercial/Office/Investment

Block: 197
Lot: 8

Land Size: 0.83 Acre
Building Size: 12,000 Sq. Ft.

Tax Information

Land Assessment: \$ 538,600.
Improvement Assessment: \$ 965,300.
Total Assessment: \$ 1,503,900.

Taxes: \$ 26,529.
Tax Year: 2022
Tax Rate: 1.728/\$100
Equalization Ratio: 84.18%
Updated: 10/19/2023

Zoning: O-1/40 ~ Office/Research Zone

Remarks: 12,000 Sq. Ft. Beautifully Maintained Professional/Medical Office Building in High Visibility and High Traffic Location. Reception and Billing Areas, Individually Controlled HVAC, Opening Windows, Fully Wired and Elevator. Parking for 60 Cars. Easy Access to Highway 18, 36, 66 and the Garden State Parkway.

Price: \$ 2,395,000. ~ Sale

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











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



— Road Centerlines

Spencer on Hwy 35 LLC

Profit & Loss

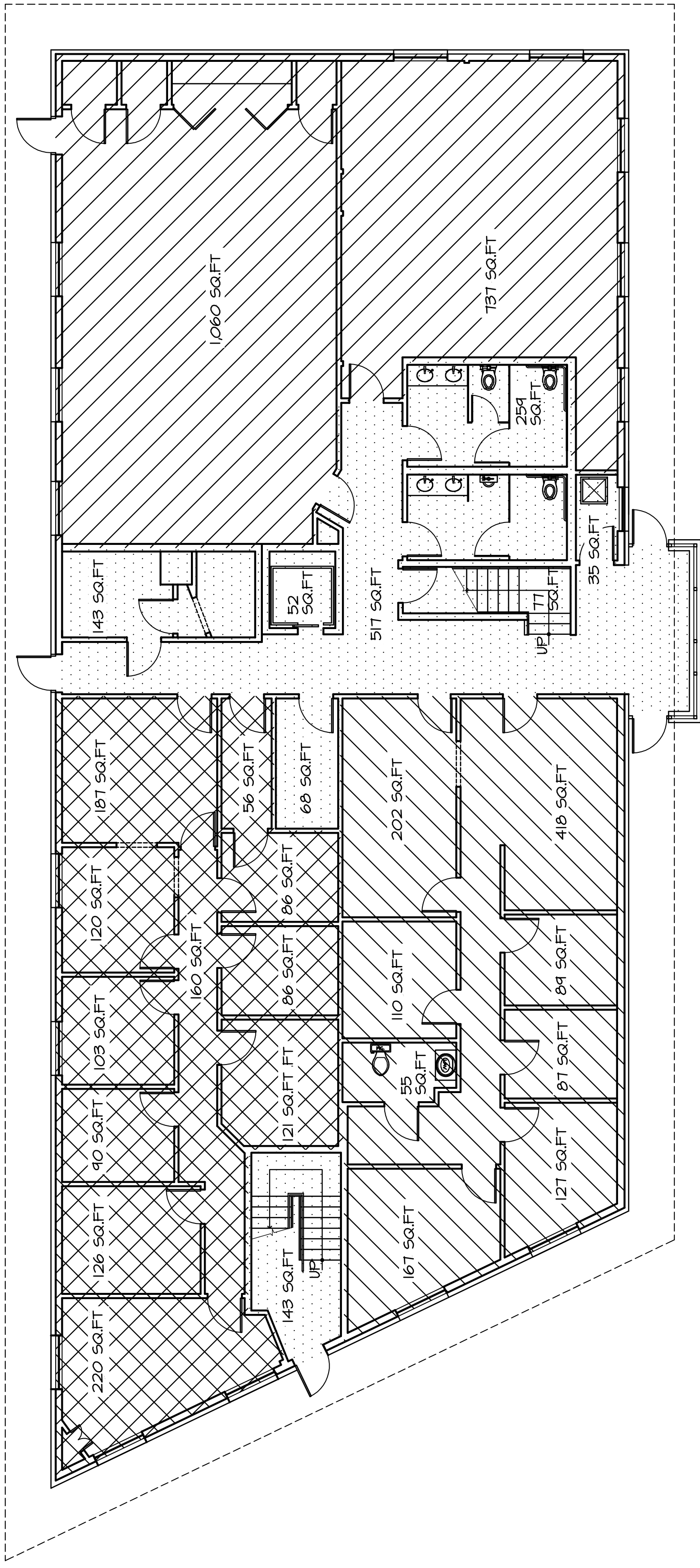
10/18/23

October 2022 through September 2023

Accrual Basis

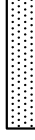



	Oct '22 - Sep 23
Ordinary Income/Expense	
Income	
Rental	227,093.69
Total Income	227,093.69
Gross Profit	227,093.69
Expense	
Bank Fee	30.00
Business Licenses and Permits	262.00
Exterminating	2,596.32
Finders Commision	3,180.00
Insurance Expense	7,039.31
Interest Expense	72,291.13
Landscaping and Groundskeep...	7,125.97
Miscellaneous Expense	-600.00
Monthly Maintenance	
Elevator Maintenance	1,852.06
Janitorial	14,427.00
Waste Services	2,003.40
Monthly Maintenance - Other	2,079.25
Total Monthly Maintenance	20,361.71
Professional Fees	150.00
Repairs and Maintenance	5,051.19
Supplies	1,014.90
Taxes- Sewer	1,892.66
Telephone Expense	387.99
Utilities	
Electric	
Electric Installment back pay	6,440.00
Electric - Other	11,870.29
Total Electric	18,310.29
Water	1,366.23
Utilities - Other	4,065.74
Total Utilities	23,742.26
Total Expense	144,525.44
Net Ordinary Income	82,568.25
Net Income	<u>82,568.25</u>

<u>Spencer</u>		<u>Unit</u>	<u>Tenant Name</u>	<u>Lease start</u>	<u>Lease ends</u>	<u>Monthly R</u>	<u>Yearly Rent</u>	<u>Rate</u>	<u>Projected</u>
sq ft	1254	101	Vicki Raab, MD, LLC	April 2013	March 2024	\$3,023.00	\$36,276.00	\$28.93	
	1354	102	Pediatrics	May 2011	April 2022	\$3,050.00	\$36,600.00	\$27.03	
	737	103	Shore Holistic Nutrition	May 2023	April 30 2025	\$1,475.00	\$17,700.00	\$24.02	
	1060	104	Yigal Behar	Sept 2023	Aug 2024	\$1,600.00	\$19,200.00	\$18.11	
	174	203	Henri Cristain Louis	Sept 15 2022	Sept 14 2023	\$600.00	\$7,200.00	\$41.38	
	180	204	Mann Capital Advisors	October 2021	November 2022	\$550.00	\$6,600.00	\$36.67	
	180	205	Weight No More Diet Center	March 2018	February 2020	\$550.00	\$6,600.00	\$36.67	
	239	206	Harpen Brands Holdings	Feb 15 2022	February 14 2024	\$600.00	\$7,200.00	\$30.13	
	185	207	Vacant			\$0.00	\$0.00	\$30.00	\$ 5,550.00
	605	208 & 209	Lataz LLC	June 2017	May 2019	\$1,000.00	\$12,000.00	\$19.83	
	182	210	Hyquality INC	November 2017	October 2019	\$475.00	\$5,700.00	\$31.32	
	183	211	Vacant			\$0.00	\$0.00	\$30.00	\$ 5,490.00
	182	212	MGI Risk Services	July 2018	June 2021	\$550.00	\$6,600.00	\$36.26	
	2653	201	Prevention First/Vacant	March 2015	March 2023	\$0.00	\$0.00	\$30.00	\$ 79,590.00
	Current Annual Total						\$161,676.00		
	Projected Annual Total:						\$252,306.00		\$ 90,630.00

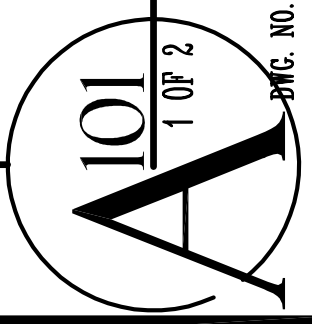


FIRST FLOOR PLAN

1/8" = 1'-0"

	COMMON AREAS	=	1,296 SQ.FT
	TENANT 1	=	1,254 SQ.FT
	TENANT 2	=	1,352 SQ.FT
	TENANT 3	=	1,797 SQ.FT
FIRST FLOOR		=	5,703 SQ.FT
(STAIRS & ELEVATOR)		=	212 SQ.FT
TOTAL FIRST FLOOR		=	5,431 SQ.FT

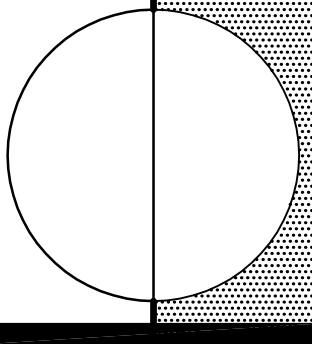
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 CHECKED BY: ---
 JOB NO. 131.15
 DATE: 7.1.15

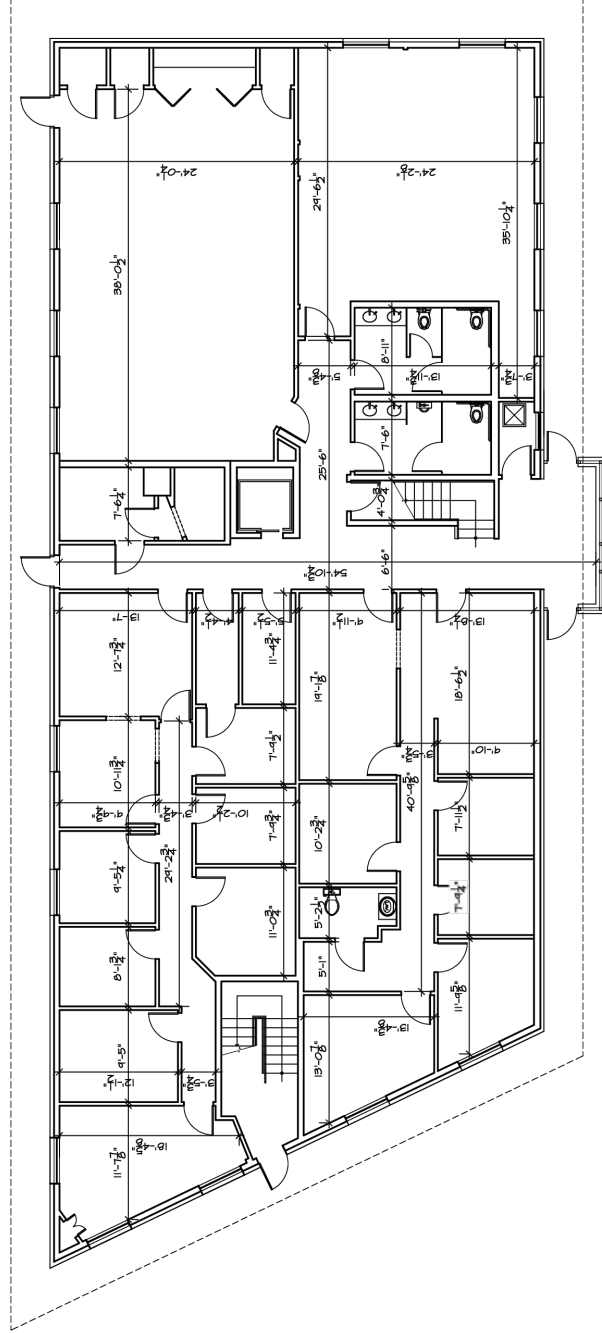
ASBUILTS FOR:
1405 HNY 35 NORTH
 OCEAN, NEW JERSEY

- NJ LIC. NO. 12132
- NY LIC. NO. 026417
- PA LIC. NO. RA017083
- FLA. LIC. NO. 0016221
- N.C.A.R.B. LIC. NO. 43377
- CT LIC. NO. AR11059
- MA LIC. NO. 30598



MONTEFORTE
 ARCHITECTURAL STUDIO, LLC

708 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

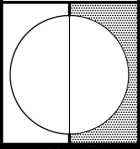


FIRST FLOOR PLAN 1/8" = 1'-0"

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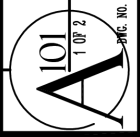
MONTEFORTE
ARCHITECTURAL STUDIO, LLC
708 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900

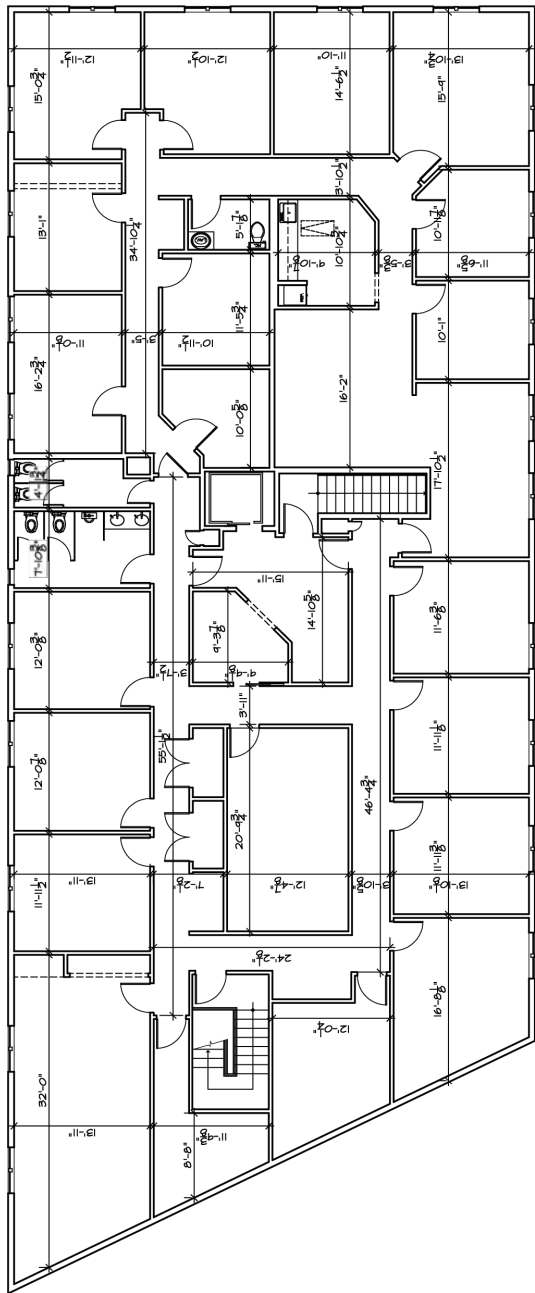


- NJ LIC. NO. 12132
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- PA LIC. NO. 94017083
- FLA. LIC. NO. 0016221
- N.C.A.R.B. LIC. NO. 43377
- CT LIC. NO. AR110559
- MA LIC. NO. 30598

ASBULTS FOR:
1405 HWY 35 NORTH
OCEAN NEW JERSEY

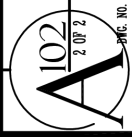
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JOB NO. 131.15
DATE: 7.1.15





SECOND FLOOR PLAN 1/8" = 1'-0"

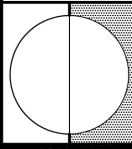
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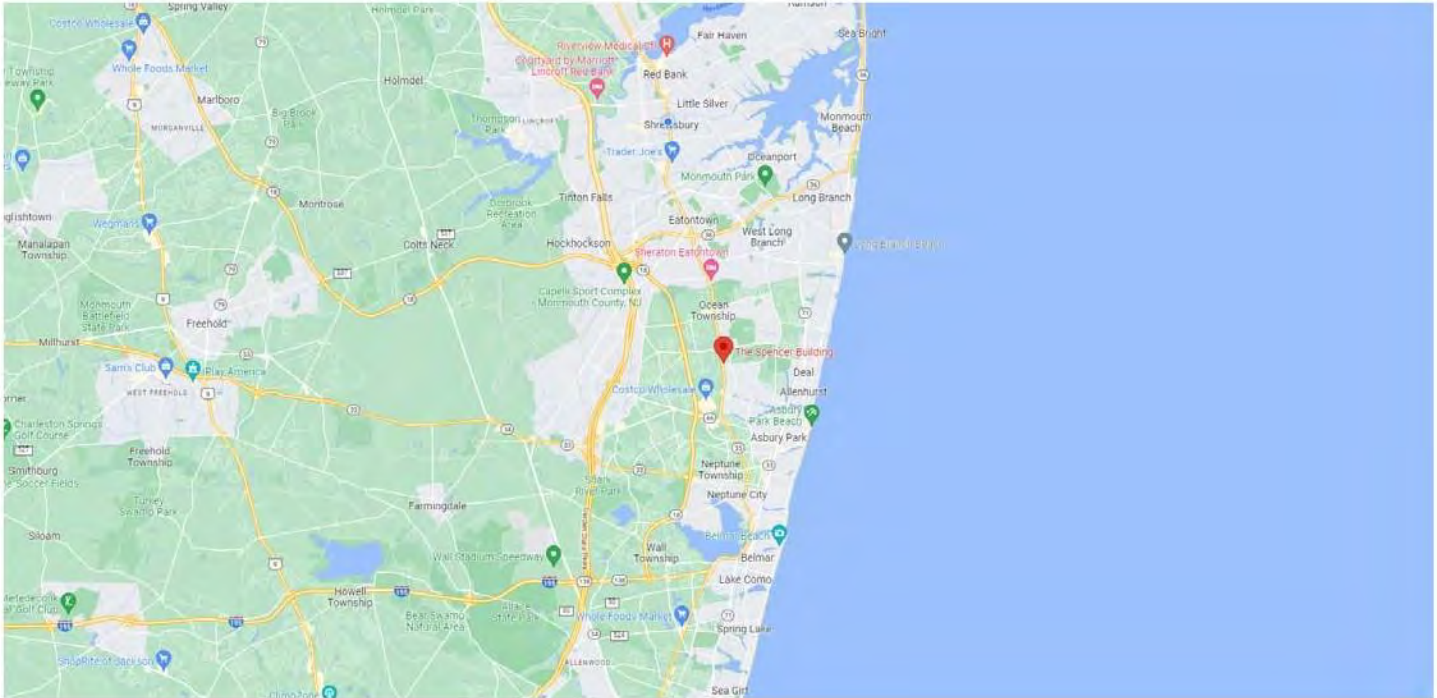
ASBUILTS FOR:
1405 HWY 35 NORTH
 OCEAN NEW JERSEY

- NJ LIC. NO. 12132
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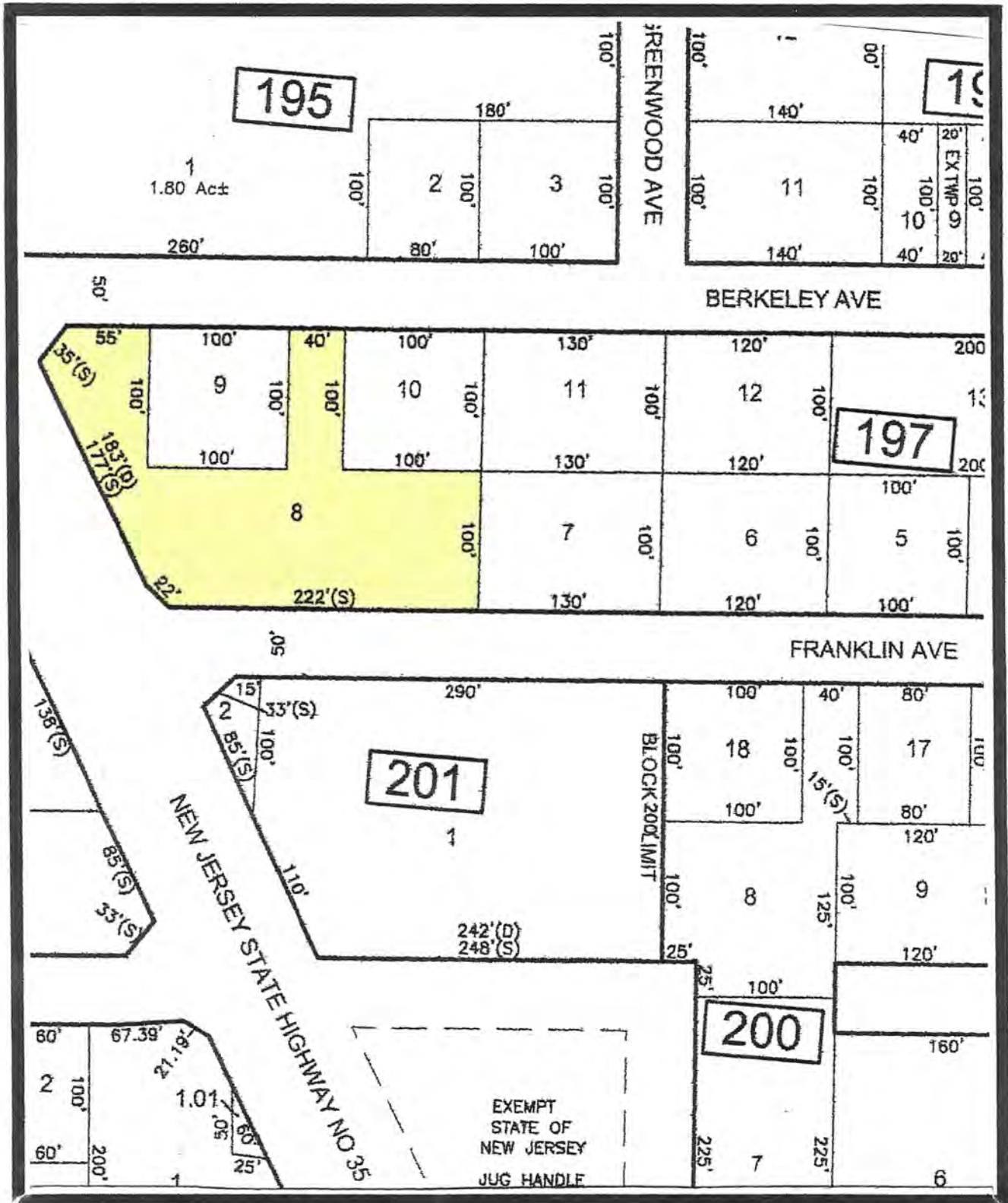


MONTEFORTE
 ARCHITECTURAL STUDIO, LLC
 708 HIGHWAY 35, SUITE C OCEAN, NJ 07712 (732) 988-1900





Tax Map Location



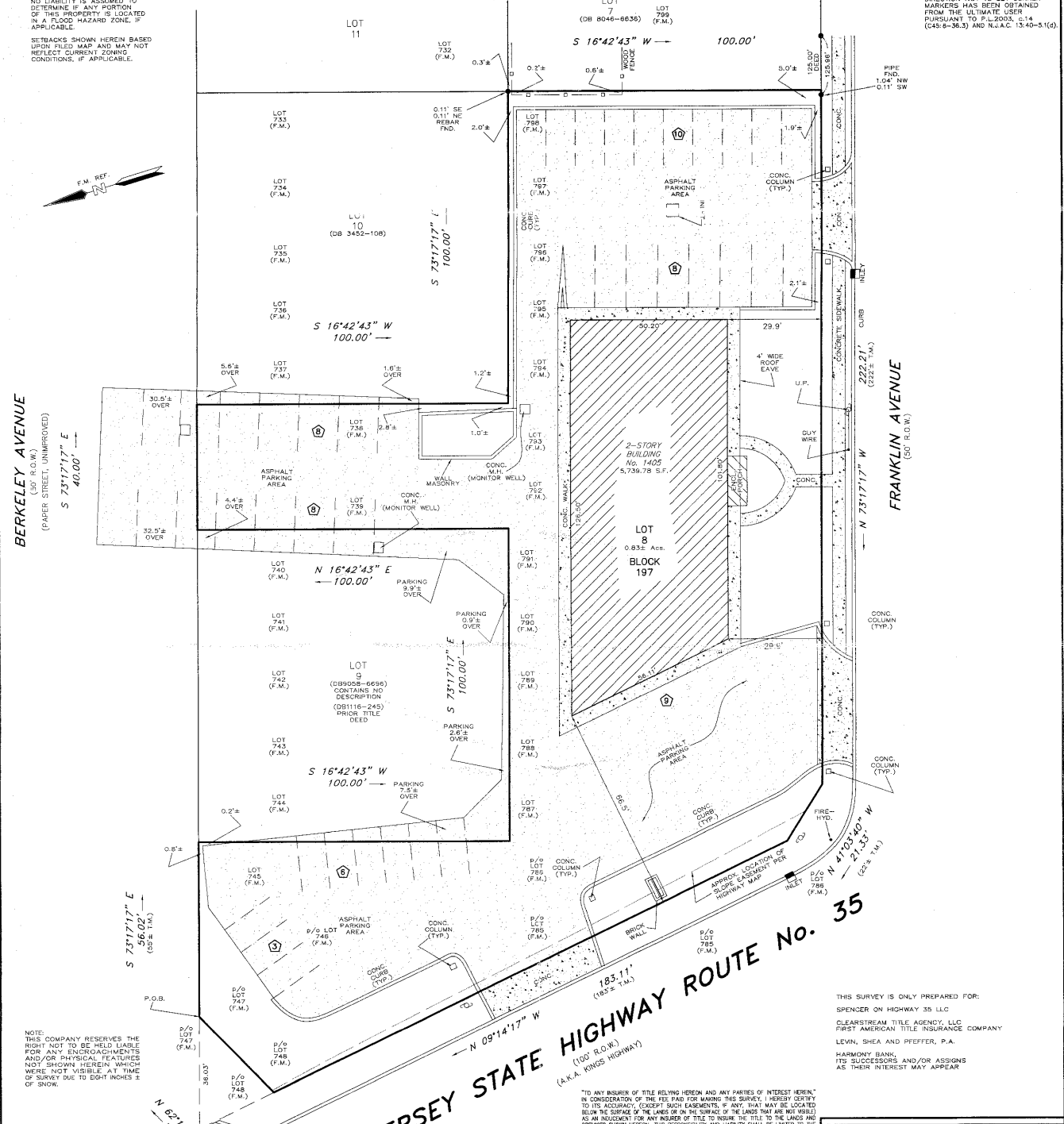
NOTE: NO ATTEMPT WAS MADE OR LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS ARE NOT LOCATED BY THIS SURVEY.

NO LIABILITY IS ASSUMED TO DETERMINE IF ANY PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE, IF APPLICABLE.

SETBACKS SHOWN HEREIN BASED UPON ZONING MAP AND MAY NOT REFLECT CURRENT ZONING CONDITIONS, IF APPLICABLE.

THIS SURVEY IS NOT FOR CONSTRUCTION PURPOSES!

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH AN ACCURATE TITLE SEARCH MIGHT DISCLOSE. PROPERTY CORNERS TO BE SET UNLESS A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2004, c. 14 (C45:6-36.3) AND N.J.A.C. 13:40-5.1(d).



NOTE: THIS COMPANY RESERVES THE RIGHT NOT TO BE HELD LIABLE FOR ANY ENCROACHMENTS AND/OR PHYSICAL FEATURES NOT SHOWN HEREIN WHICH WERE NOT VISIBLE AT TIME OF SURVEY DUE TO EIGHT INCHES ± OF SHOW.

DEED DESCRIPTION: BEING KNOWN AS P/O LOTS 745, 747, 748, 784, 785, 786 AND 787 AND ALL OF LOTS 736, 739, 745, AND LOTS 748, 749, 750, INCLUSIVE AS SHOWN ON A MAP ENTITLED, "FIRST MAP OF DEAL BEACH ESTATES, SOUTH SECTION, OCEAN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY," FILED IN THE MONMOUTH COUNTY CLERK'S OFFICE ON MARCH 9, 1918 IN CASE NO. 35, SHEET 6.

ALSO KNOWN AS LOT 9 IN BLOCK 197 AS SHOWN ON THE OFFICIAL TAX MAP OF THE TOWNSHIP OF OCEAN, MONMOUTH COUNTY, NEW JERSEY.

REFERENCES:
 - DB 8201-8729
 - DB 3731-289 (HIGHWAY TAKING)
 - NEW JERSEY STATE HIGHWAY DEPARTMENT GENERAL PROPERTY PARCELL MAP, ROUTE 35 (C45) SECTION 6, ASBURY AVENUE TO EATONTOWN SHOWING EXISTING RIGHT OF WAY AND PARCELS TO BE ACQUIRED IN THE TOWNSHIP OF OCEAN AND BOROUGH OF EATONTOWN, COUNTY OF MONMOUTH

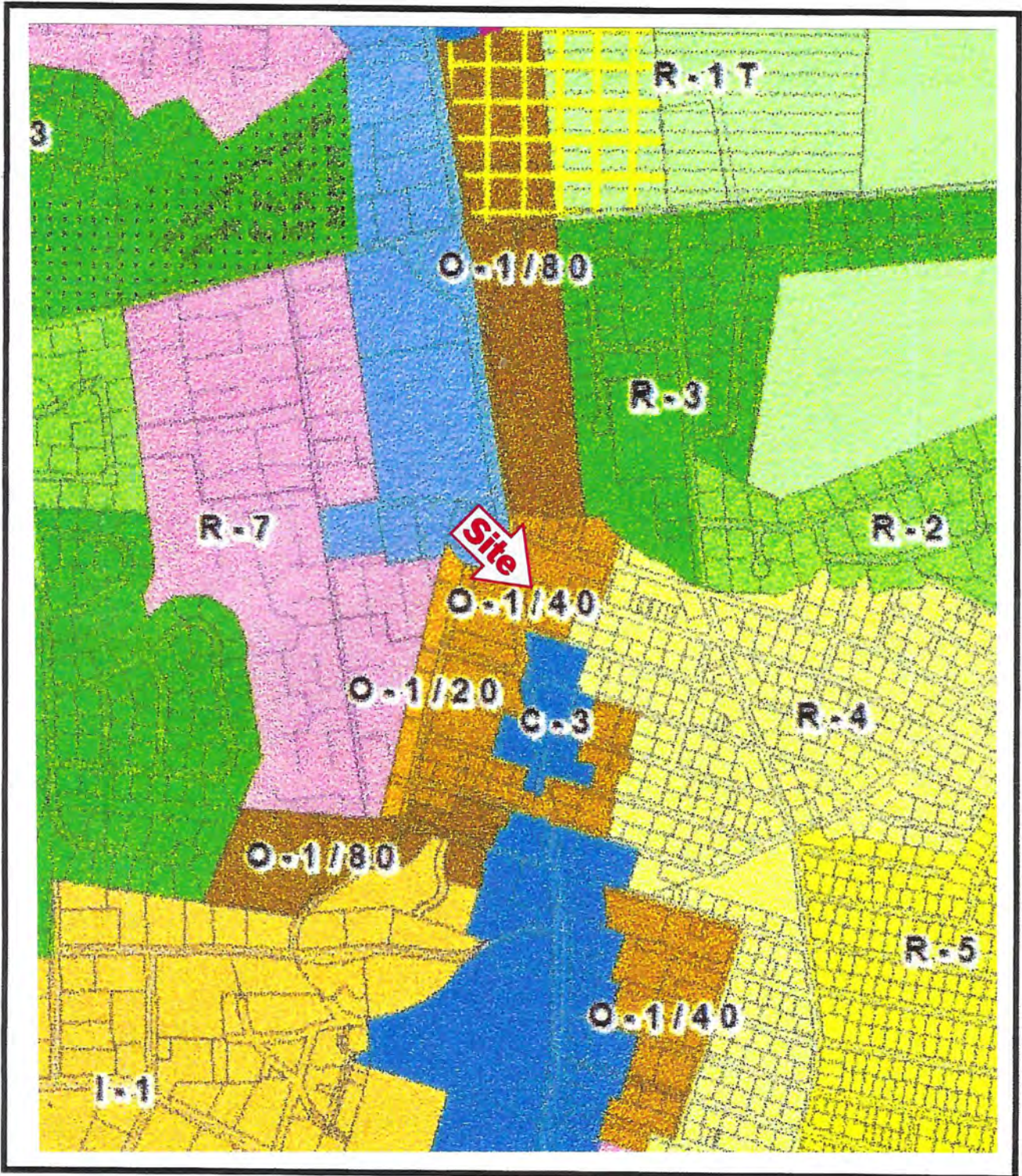
"TO ANY INSURER OF TITLE RELYING HEREON AND ANY PARTIES OF INTEREST HEREIN," IN CONSIDERATION OF THE FEE PAID FOR MAKING THIS SURVEY, HEREBY CERTIFY TO ITS ACCURACY, EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW OR ON THE SURFACE OF THE LANDS THAT ARE NOT MENTIONED AS AN ENCUMBRANCE FOR ANY INSURER OF TITLE TO INSURE THE TITLE TO THE LANDS AND PREMISES SHOWN HEREON. THIS RESPONSIBILITY AND LIABILITY SHALL BE LIMITED TO ONLY THE PARTIES OF INTEREST AS SHOWN ON THE CERTIFICATE HEREON. IF THIS SURVEY IS USED IN CONNECTION WITH A SURVEY AFFIDAVIT FOR THE TRANSFER OF TITLE, ALL LIABILITY SHALL BE WAIVED AND ALL RIGHTS TO ALL PARTIES OF INTEREST SHALL BECOME NULL AND VOID. NO LIABILITY SHALL BE ASSUMED FOR ANY EASEMENTS, DISCONTINUED OR INSTRUMENTS NOT SUPPLIED PRIOR TO CLOSING. THE RIGHT SHALL BE RESERVED TO REVIEW ANY SUCH INSTRUMENTS AND TO MAKE SUCH EXCEPTIONS AND OR REVISIONS AS A REVIEW MAY WARRANT. OFFICERS AS SHOWN HEREON ARE NOT TO BE USED AS A BASIS FOR CONSTRUCTION OF FENCES OR OTHER PERMANENT STRUCTURES.

THIS SURVEY IS ONLY PREPARED FOR: SENCER ON HIGHWAY 35 LLC
 CLEARSTREAM TITLE AGENCY, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 LEVIN, SHEA AND PFEFFER, P.A.
 HARMONY BANK
 ITS SUCCESSORS AND/OR ASSIGNS
 AS THEIR INTEREST MAY APPEAR

PLAN OF SURVEY
 SITUATE
 TOWNSHIP OF OCEAN
 MONMOUTH COUNTY, NEW JERSEY
 BLOCK 197 LOT 8
SENECA SURVEY CO., INC.
 SURVEYORS & PLANNERS
 1470 ROUTE No. 88 WEST
 BRICK, NEW JERSEY, 08724
 CERTIFICATE # 24GA27973900
 (732)840-8040 FAX (732)840-8044
 Survey date: 2-28-15 Drawn by: S.L.M.
 Scale: 1" = 20' Proj. No.: 15-57192

DATE	REVISIONS
2-10-15	
 ROBERT W. SMITH, JR. PROFESSIONAL LAND SURVEYOR N.J. LIC. NO. 023934	

Zoning Map



- (3) Not fail to provide, in an enclosed area, laundry facilities of not less than one washer and one dryer for each 10 dwelling units for the exclusive use of the occupants of the building, unless space and connections for a washer and dryer is provided within each unit. No outside clothes lines or clothes hanging facilities or devices shall be provided or allowed.
- (4) Provide for fully enclosed trash and recycling areas in the basement of each building or an outside trash and recyclable storage area completely surrounded by a six-foot high solid architectural fence with front solid gates. All trash and recyclables shall be stored in this area and shall not be in public view.
- (o) Indoor and outdoor recreation facilities, of adequate size to serve the occupants, shall be provided. Recreation facilities shall include, at a minimum: a clubhouse a minimum of 1,100 square feet in area, and a swimming pool, as well as other outdoor active recreational facilities such as tennis courts. The outdoor recreation area shall occupy a minimum of 50 square feet per dwelling unit.
- (p) Parking shall be provided at the rate of two parking spaces per dwelling. Up to 50% of the required parking spaces may be provided above ground, provided that no parking spaces shall be located between any proposed building setback line and adjacent R-3 zoned properties. The remaining parking shall be provided in a below ground parking area.
- (q) The following requirements shall also apply:
 - (1) No unit shall have more than two bedrooms.
 - (2) Each unit shall have a kitchen or kitchenette in addition to a minimum of one private bathroom.
 - (3) Transportation amenities, including courtesy bus transportation for shopping and non-emergency medical appointments, may be provided.
 - (4) Additional amenities including recreation activities and housekeeping may be provided and shall be for the exclusive use of residents and their guests.
 - (5) A small retail convenience area not to exceed 300 square feet in area, and a beauty parlor/barber shop not to exceed 400 square feet in area may be provided for the exclusive use of residents and their guests.
- 4. In the event that the development is owner occupied, title to all reserved or common land shall be held in fee simple by a homeowners' association, except that the municipality may elect to have certain areas dedicated to the municipality.
- 5. In the event that the development is owner occupied, homeowners' association shall be required to be established by a Master Deed. Said deed shall require that the homeowners' association operate and maintain recreation facilities and maintain all common property such as open space, streets and stormwater detention facilities.

§ 21-41. O-1/40 OFFICE-RESEARCH ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the O-1/40 Office-Research Zone is to provide for the development of general offices, professional offices, medical/dental offices, and research related uses in the Township of Ocean on lots of 40,000 square feet or larger; to provide for compatible land use relationships; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from the office research areas. It is the intent of this zone to encourage the consolidation of smaller lots into conforming lots where practicable. It is not the intent to prohibit the development of lots of less than 40,000 square feet where consolidation is not possible.

§ 21-41.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal Uses shall include office and research related facilities including:
 - 1. Office buildings for executive or administrative purposes, professional or general offices, and medical or dental offices.
 - 2. Laboratories, similar to the following (but not including manufacturing): biological, chemical, dental, pharmaceutical and general research.
[Amended 2-14-2001 by Ord. No. 1883]
 - 3. Data processing and computer operations.
 - 4. Wellness center.
 - 5. In addition to the above, any office-research facility not inconsistent with the above, that is similar in purpose, function, character and effort.
[Amended 10-15-2015 by Ord. No. 2249]
- b. Accessory Buildings and Uses including:
 - 1. Private garage space for the storage of vehicles operated exclusively as part of a permitted use which is located on the same site.
 - 2. Signs subject to the provisions of this chapter.
 - 3. Fences and hedges subject to the provisions of this chapter.
 - 4. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.
- c. Conditional Uses. The following conditional uses are permitted upon approval of the Planning Board in accordance with the special conditions of this chapter.
 - 1. Child day-care centers.
 - 2. Satellite antenna dishes greater than two meters in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
 - 3. Wireless telecommunications tower and antenna.
[Added 6-17-1998 by Ord. No. 1799]

4. Assembly and/or fabrication of light machinery or products.
[Added 4-14-2008 by Ord. No. 2093]

§ 21-41.2. Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The O-1/40 Office-Research Zone specified herewith shall be occupied only as indicated in the Schedule in Article XVII of this chapter which is as follows:

- a. Principal Buildings.
 1. Minimum lot size: 40,000 square feet.
 2. Minimum lot width: 200 feet.
 3. Minimum lot depth: 100 feet.
 4. Minimum front yard setback (measured from the future street R.O.W.): 100 feet from N.J. Route 35 35 feet from any other street.
 5. Minimum rear yard setback: 20 feet.
Where an O-1/40 Zone abuts a lot in a single family residential zone, a minimum rear yard of 25 feet shall be required.
 6. Minimum side yard setback: 12 feet one side; 50% of lot width both sides combined.
Where an O-1/40 Zone abuts a lot in a single family residential zone, a minimum side yard of 25 feet shall be required.
 7. Maximum lot coverage: 27% of buildable lot area.
 8. Maximum Floor area ratio: 30% of total lot area.
 9. Minimum gross floor area: 3,500 square feet.
 10. Maximum building height: 35 feet.
 11. Minimum distance between buildings shall be no less than the height of the highest of the two buildings.
- b. Accessory Buildings. Accessory buildings shall be set back one foot for each one foot of building height, but not less than 25 feet from a property line, except where the yard abuts a residential zone, the building shall meet all the setback requirements of a principal building. Accessory buildings are not permitted in the required front yard.

§ 21-41.3. Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to regulations and conditions specified in this chapter.
- b. Landscaping must be provided in subject to the regulations of this chapter.
- c. No materials, raw or finished, shall be stored in any yard or open area.

§ 21-42. O-1/80 OFFICE-RESEARCH-LIMITED COMMERCIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the O-1/80 Office-Research-Limited Commercial Zone is to provide for the development of general offices, professional offices, medical/dental offices, research related uses, and limited retail and service uses in the Township of Ocean on lots of 80,000 square feet or larger; to provide for compatible land use relationships; to restrict the emission of any environmental pollutants; and to provide for the safe and efficient flow of vehicles to and from the sites within the zone and adjacent areas. It is the intent of this zone to encourage the consolidation of smaller lots into conforming lots where practicable. It is not the intent to prohibit the development of lots of less than 80,000 square feet where consolidation is not possible.

§ 21-42.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered or used and a lot or premises may be occupied and used for any of the following purposes:

- a. Principal Permitted Uses shall include office and research related facilities including:
 1. Office buildings for executive or administrative purposes, professional or general offices, and medical or dental offices.
 2. Laboratories similar to the following but not including manufacturing: biological, chemical, dental, pharmaceutical and general research.
 3. Data processing and computer operations.
 4. In addition to the above, any office-research facility consistent with the above, that is similar in purpose, function, character and effort.
- b. Accessory Buildings and Uses including:
 1. Private garage space for the storage of vehicles operated exclusively as part of a permitted use which is located on the same site.
 2. Signs subject to the provisions of this chapter.
 3. Fences and hedges subject to the provisions of this chapter.
 4. Other customary accessory uses and structures which are clearly incidental to the principal structure and use.

1405 Highway 35, Ocean, NJ 07712-3532, Monmouth County

APN: 37-00197-0000-00008 CLIP: 9333630249

POPULATION

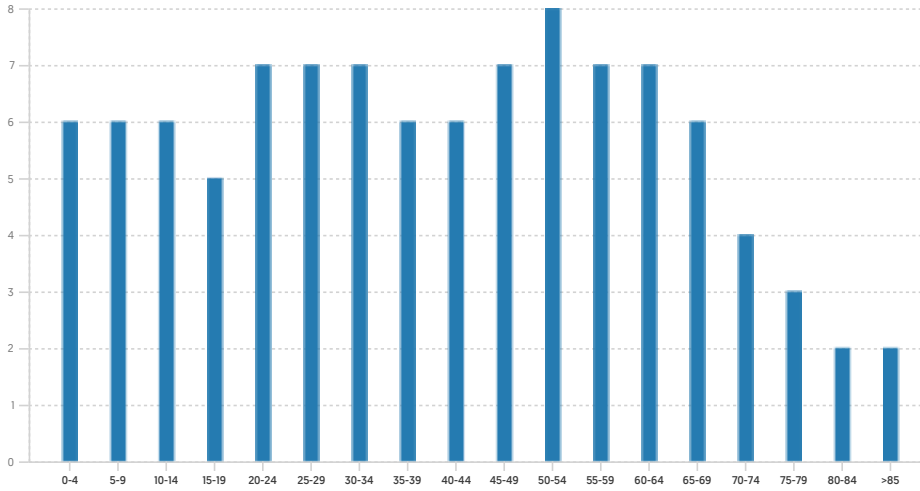
SUMMARY

Estimated Population	38,443
Population Growth (since 2010)	-3.5%
Population Density (ppl / mile)	3,142
Median Age	40.6

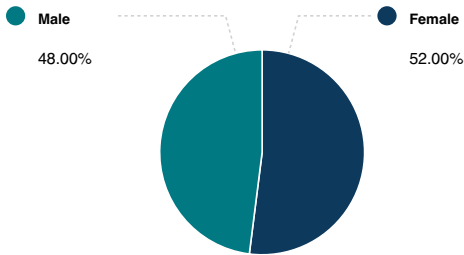
HOUSEHOLD

Number of Households	16,236
Household Size (ppl)	2
Households w/ Children	7,832

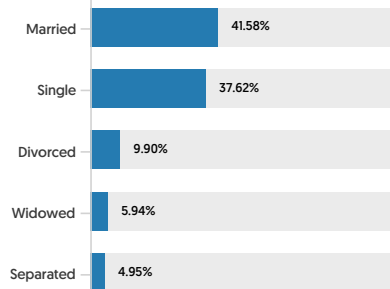
AGE



GENDER



MARITAL STATUS



HOUSING

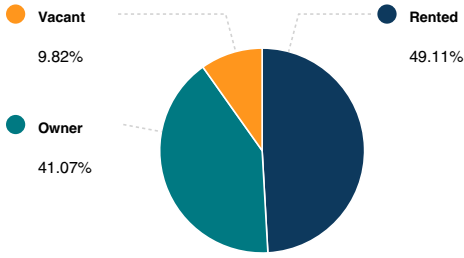
SUMMARY

Median Home Sale Price	\$396,900
Median Year Built	1969

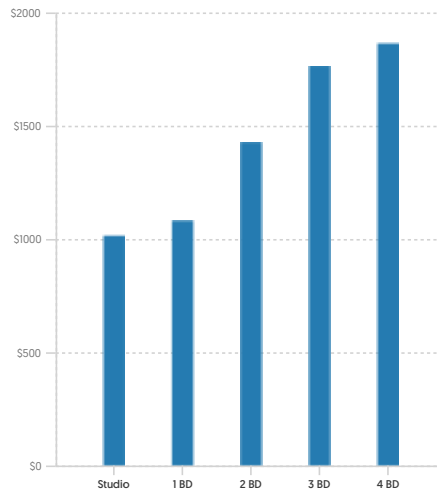
STABILITY

Annual Residential Turnover	13.27%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

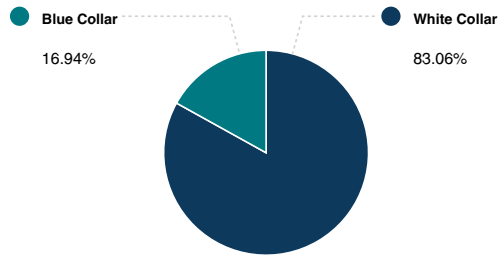


QUALITY OF LIFE

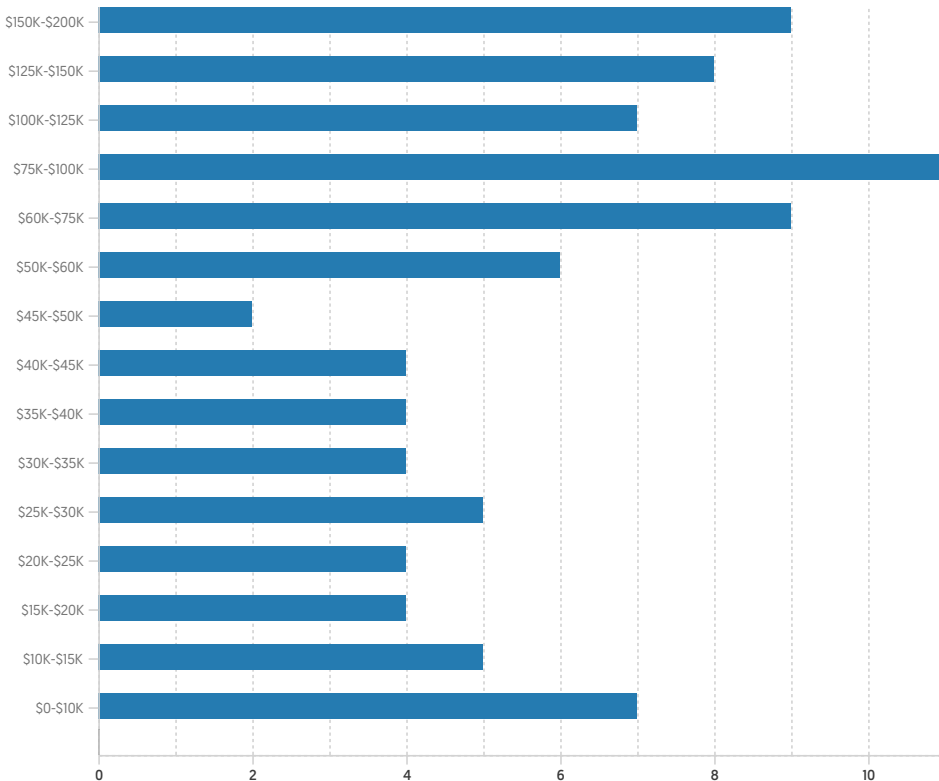
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	13
Mining	
Construction	1,052
Manufacturing	1,000
Transportation and Communications	1,220
Wholesale Trade	410
Retail Trade	2,528
Finance, Insurance and Real Estate	1,192
Services	8,620
Public Administration	877
Unclassified	

WORKFORCE



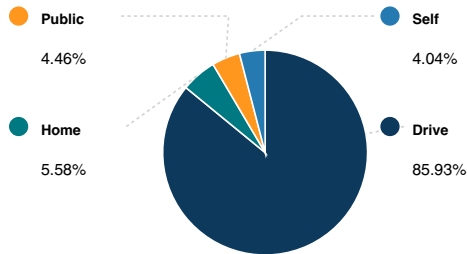
HOUSEHOLD INCOME



Average Household Income **\$64,852**

Average Per Capita Income **\$40,357**

COMMUTE METHOD



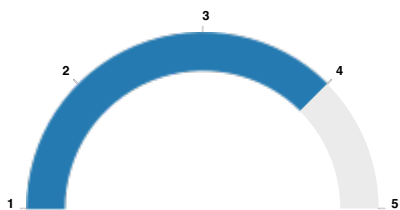
Median Travel Time **27 min**

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	780
Some High School	2,476
High School Graduate	7,513
Some College	5,005
Associate Degree	1,489
Bachelor's Degree	7,944
Graduate Degree	4,237

(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)
Wanamassa Elementary School	0.79	Pre-K-4th	300	10	4

Community Rating (2)

Wanamassa Elementary School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Ilan High School	0.37	9th-12th	143		
Schroth School	0.45	Pre-K-12th	47		
Hillel Yeshiva School	0.83	Pre-K-12th	621		

(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
Brook Hidden Distributors Inc	1464 State Route 35	(732) 493-4949	0.07	Bar (Drinking Places)
Wendy's	1502 State Route 35	(732) 897-3110	0.11	Fast-Food Restaurant, Chain
Gourmet Daiquiri-Sickle LLC	1108 Hwy 35	(706) 393-0915	0.35	Eating Places
All Seasons Catering	1013 Bloomfield Ave	(732) 890-4980	0.36	Caterers

Shore Cake Supply	1576 State Route 35	(732) 455-3031	0.43	Cakes
J & F Pizza Corp	1594 State Route 35	(732) 493-2727	0.44	Pizzeria, Independent
Falco Brothers LLC	1110 Valley Rd	(732) 660-9000	0.45	Caterers
American Bread Company LLC	1100 State Route 35 Ste D	(732) 918-1000	0.49	Cafe
Lionheart LLC	9 Eisele Ave	(732) 531-7111	0.54	Eating Places
Pat Conte Catering	18 Eisele Ave	(732) 567-5600	0.57	Caterers

SHOPPING

	Address	Phone #	Distance	Description
Kohl's Department Stores, Inc.	1502 State Route 35	(732) 493-0827	0.11	Department Stores, Non-Discount
Caramel Shop Inc	1215 State Route 35	(732) 531-3477	0.16	Candy
Deans Natural Food Market Inc	1119 State Route 35	(732) 517-1515	0.33	Health Foods
Windows To Go Inc	1113 State Route 35	(732) 531-6666	0.36	Door And Window Products
Casale Floors	1111 State Hwy No 35	(732) 663-0005	0.37	Tile, Ceramic
House Of Paints Inc	1103 Rte 35	(973) 762-3830	0.41	Paint
Asu Food Store Inc.	807 Deal Rd	(732) 493-0693	0.44	Convenience Stores, Chain
Wegmans Food Markets, Inc.	1104 Hwy 35	(732) 695-7000	0.47	Supermarkets, Chain
Stein Mart, Inc.	1100 State Route 35 Ste E	(732) 922-2181	0.49	Department Stores
The Sherwin-Williams Company	1604 State Route 35 Ste 3	(732) 531-9944	0.54	Paint