

#5050 ~ Blue Rock Cafe

**522 Amboy Road
Aberdeen Township, NJ 07735**

Commercial/Retail

**Block: 318
Lot: 1.01**

**Land Size: 11 Acres
Building Size: 3,500 Sq. Ft.**

Tax Information

Land Assessment:	\$ 118,800.
Improvement Assessment:	\$ 611,500.
Total Assessment:	\$ 730,300.
Taxes:	\$ 15,833.
Tax Year:	2023
Tax Rate:	2.314/\$100
Equalization Ratio:	92.48%
Updated:	01/24/2024

Zoning: CR ~ Conservation/Recreation District

Remarks: 3,500 Sq. Ft. Restaurant and Bar on 11 Waterfront Acres on Keyport Bay. Diverse Menu Including Seafood, Burgers and Sandwiches. Sale Includes Both the Thriving Business and Liquor License. Enjoy Amazing Views of the NYC Skyline. Easy Access to Highway 35, 36 and the Garden State Parkway.

Price: \$ 3,499,999. ~ 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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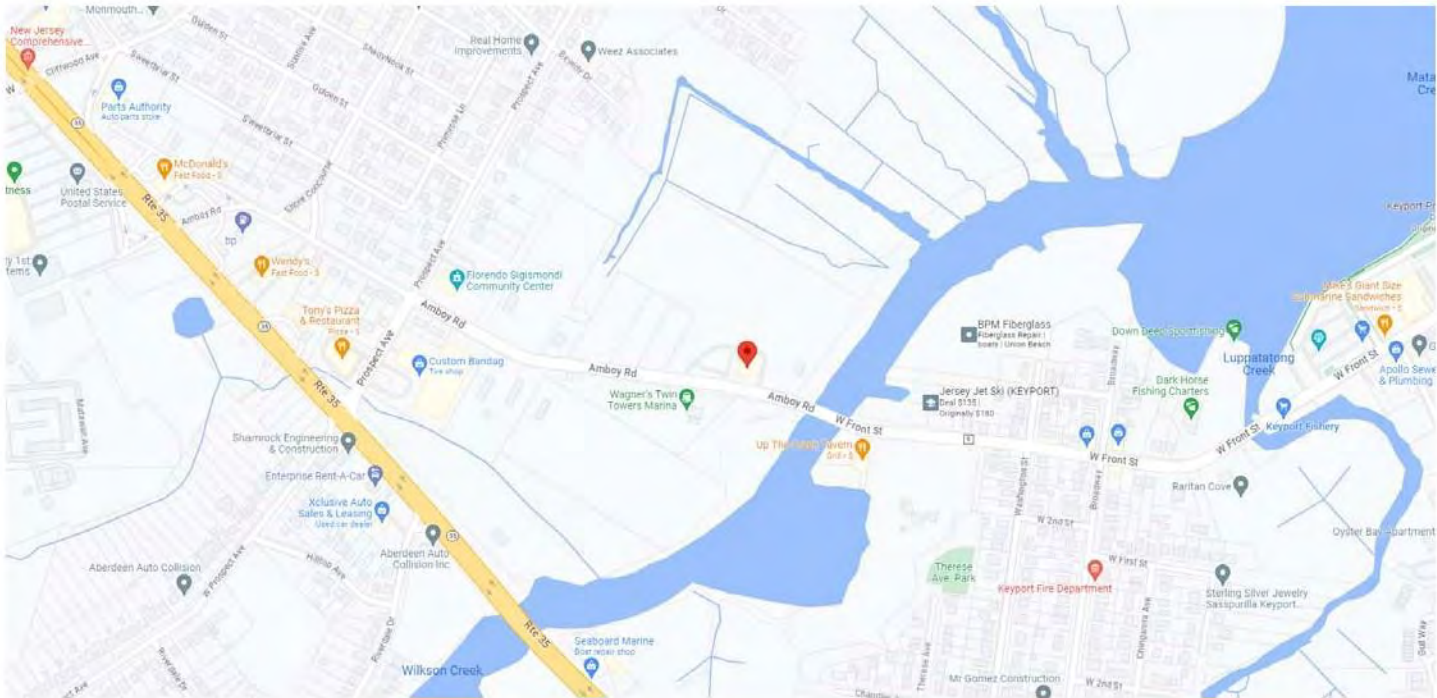
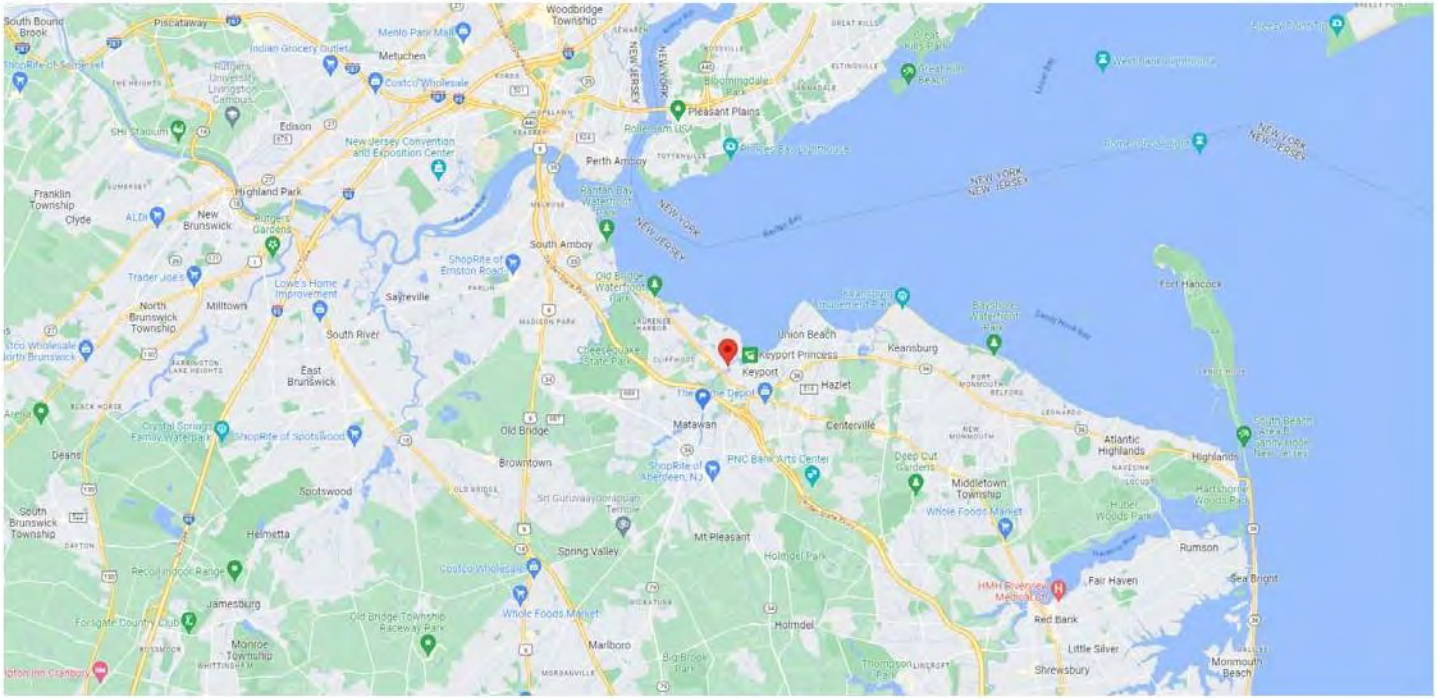




- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines

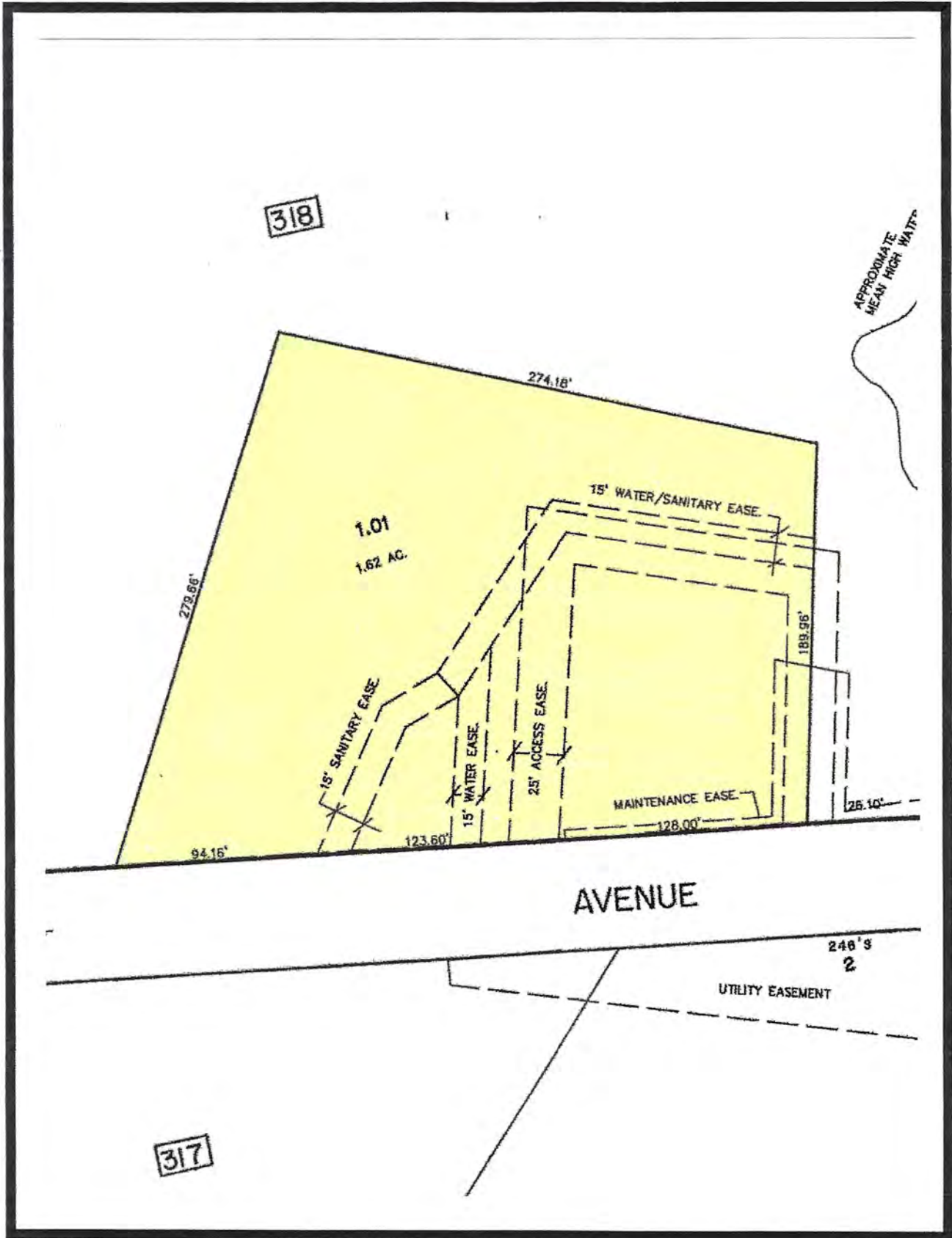


WETLANDS MAP



— Road Centerlines
□ Parcels (cadastral non-survey)

TAX MAP LOCATION



2. A shopping center may contain more than one (1) principal building, provided that the total building coverage specified for the district is not exceeded and the following building separation requirements are met:
 - (a) All principal buildings shall be separated* by a minimum of twenty-five (25) feet, provided such separation is to be used solely for pedestrian circulation.
 - (b) All principal buildings shall be separated* by a minimum of fifty (50) feet when such separation is to be used for parking or vehicular circulation.

*Note: The separation requirements should not be construed to prohibit covered pedestrian walkways when the roof or covering of such walkway extends between the principal buildings.
3. At least the first fifty (50) feet adjacent to any street line and twenty (20) feet adjacent to any lot line shall not be used for parking, shall be planted and maintained in lawn area or ground cover, or landscaped with evergreen shrubbery.
4. No merchandise or similar material shall be displayed outside beyond five (5) feet of any building. No waste or equipment shall be stored outside.
5. All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. Where a side or front exterior wall in excess of fifty (50) feet is proposed, variations in design shall be used to provide attractiveness to the building which shall include changing roof lines and roof designs, altering building heights, varying facade treatment or staggering the building setback. Wherever practicable and feasible, buildings shall be oriented so as to promote the conservation of energy and the use of renewable energy resources. All building walls visible from any street or residential district shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
6. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area, in order to lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assure that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.

§ 25-4.8. "CR" Conservation/Recreation.

[Ord. No. 16-2002 § 2]

- a. Purpose. The "CR" district was created in recognition of Aberdeen Township's estuarine areas and the New Jersey Wetlands Act (N.J.S.A. 13:19A-1 et seq.). Regulations apply to all lands having any one (1) of the following three (3) specific attributes:
 1. Land subject to tidal action.
 2. Land now or formerly connected to tidal waters whose surface is at or below one (1) foot above local extreme high water.
 3. Land upon which may grow some, but not necessarily all, of nineteen (19) species of vegetation.

Land affected by the Wetlands Act lies adjacent to Whale, Long Neck and Matawan Creeks and includes land south as well as north of State Route 35.

Land uses that may take place on the Wetlands should have a definite relationship to the estuarial zone, e.g., marinas, boat moorings slips, etc. All proposed uses of the Wetlands require New Jersey Department of Environmental Protection approval.

b. Principal Permitted Uses on the Land and in Buildings.

1. Farms.
2. Detached dwelling units in accordance with the applicable requirements of subsection **25-4.2** of this chapter for detached dwellings without public sewerage in the "RA" Agriculture and Very Low Density Single-Family Residential zoning district.
3. Boat yards, marinas, yacht basins and boat mooring slips.
4. Restaurants, bars, taverns and night clubs, provided they are part of, or associated with, a marina.
5. Public playgrounds, conservation areas, parks and public purpose uses.
6. Public utility uses as Conditional Uses. (See subsection **25-6.6** for additional standards.)

c. Accessory Uses Permitted.

1. Off-street parking. (See subsection **25-5.12.**)
2. Fences and walls. (See subsection **25-5.8.**)
3. Garages to house delivery trucks or other commercial vehicles.
4. Signs. (See subsection **25-5.18.**)

d. Maximum Building Height. No building shall exceed thirty-five (35) feet in height and two and one-half (2 1/2) stories except as allowed in subsection **25-6.5.**

e. Area and Yard Requirements.

Principal Building

Minimum

Lot area	40,000 sq. ft.
Lot frontage	150 ft.
Lot width	150 ft.
Lot depth	150 ft.
Side yard (each)	20 ft.
Front yard	50 ft.
Rear yard	30 ft.

Accessory Building

Minimum

Distance to side line	20 ft.
Distance to rear line	30 ft.
Distance to other building	15 ft.

Maximum

Building coverage of principal building	25%
Building coverage of accessory building(s)	5%

f. Gross Floor Area Minimum. The minimum gross floor area shall be two thousand five hundred (2,500) square feet.

g. General Requirements.

1. One (1) building may contain more than one (1) use, provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for this district.
2. At least the first twenty (20) feet adjacent to any street line and ten (10) feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn area or ground cover or landscaped with evergreen shrubbery and separated from the parking area by poured concrete curbing.
3. No merchandise or similar material shall be displayed outside beyond five (5) feet of any building. No waste or equipment shall be stored outside.
4. All buildings shall be compatibly designed whether constructed all at one time or in stages over a period of time. Where a side or front exterior wall in excess of fifty (50) feet is proposed, variations in design shall be used to provide attractiveness to the building which shall include changing roof lines and roof designs, altering building heights, varying facade treatment or staggering the building setback. Wherever practicable and feasible, buildings shall be oriented so as to promote the conservation of energy and the use of renewable energy resources. All building walls visible from any street or residential district shall be suitably finished for aesthetic purposes which shall not include unpainted or painted cinder block or concrete block walls.
5. All portions of the property not utilized by buildings or paved surfaces shall be landscaped utilizing combinations such as landscaped fencing, shrubbery, lawn area, ground cover, rock formations, contours, existing foliage and the planting of conifers and/or deciduous trees native to the area in order to either maintain or reestablish the tone of the vegetation in the area and lessen the visual impact of the structures and paved areas. The established grades on any site shall be planned for both aesthetic and drainage purposes. The grading plan, drainage facilities and landscaping shall be coordinated to prevent erosion and silting as well as assuring that the capacity of any natural or man-made drainage system is sufficient to handle the water generated and anticipated both from the site and contributing upstream areas.

§ 25-4.9. "RO" Research/Office.

[Ord. No. 13-1989]

- a. Purpose. The "RO" District is located to take advantage of the highway access afforded by the Garden State Parkway. The standards are intended to require maximum attention to proper site designing including the location of structures and parking areas, proper ingress and egress, development of an interior street system, architectural design, landscaping and the compatibility of any proposal with the natural foliage, soils, contours, drainage patterns, and the need to avoid visual intrusions and performance nuisances upon adjacent residences and residential zones. It is intended that existing foliage and natural features be retained and enhanced in relation to the site as well as the surrounding area. The primary uses are intended to be oriented toward office and research operations with only incidental shipping and receiving related to the non-production oriented uses.
- b. Principal Permitted Uses on the Land and in Buildings.
 1. Offices and office buildings, including research and laboratory uses directly associated with the office uses, provided that they occupy no more than twenty-five (25%) percent of the total gross square footage devoted to the principal use and are processed within completely enclosed buildings which do not produce noticeable noise, vibration, smoke, dust, odors, heat or glare outside the buildings.
 2. Public playgrounds, conservation areas, park and public purpose uses.
 3. Farms.

522 Amboy Rd, Keyport, NJ 07735-5045, Monmouth County

APN: 01-00318-0000-00001-01 CLIP: 3182706132

POPULATION

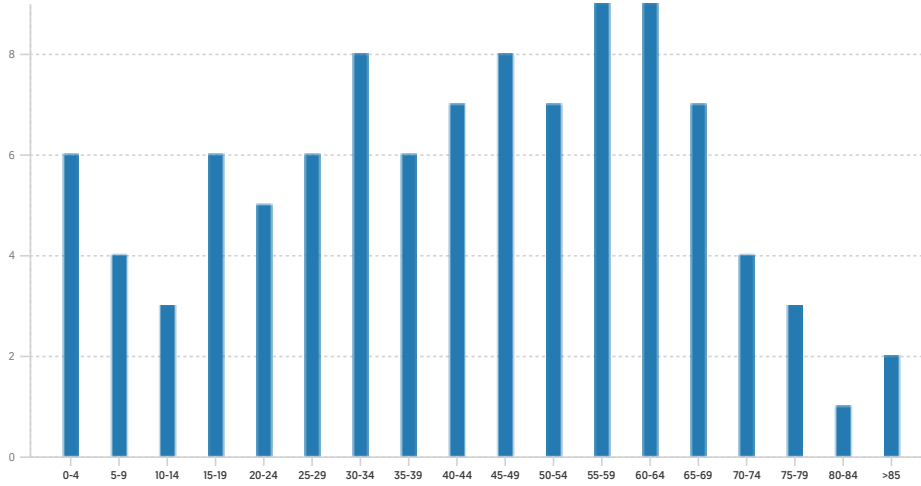
SUMMARY

Estimated Population	19,661
Population Growth (since 2010)	-2.9%
Population Density (ppl / mile)	3,916
Median Age	44.7

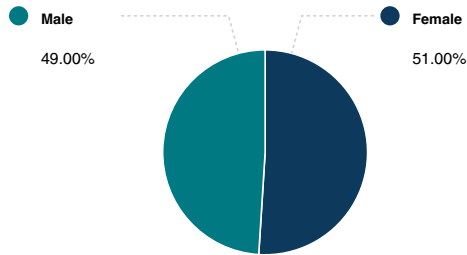
HOUSEHOLD

Number of Households	7,954
Household Size (ppl)	2
Households w/ Children	3,317

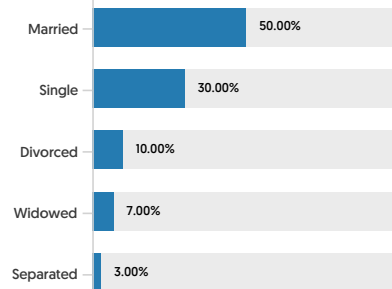
AGE



GENDER



MARITAL STATUS



HOUSING

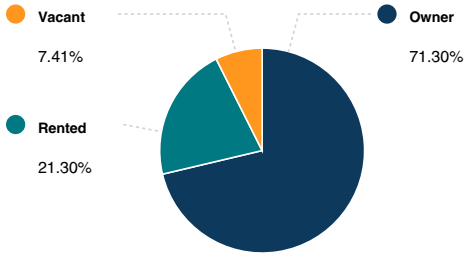
SUMMARY

Median Home Sale Price	\$291,200
Median Year Built	1958

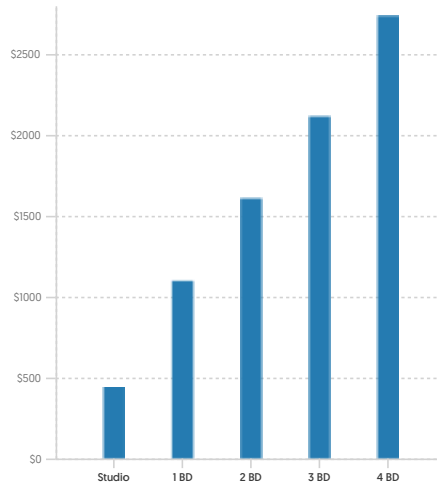
STABILITY

Annual Residential Turnover	6.67%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

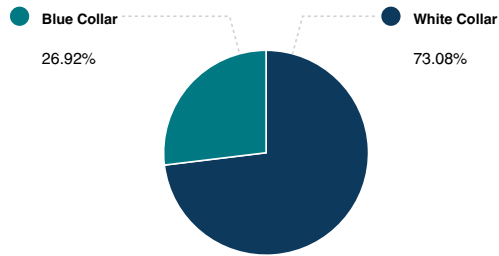


QUALITY OF LIFE

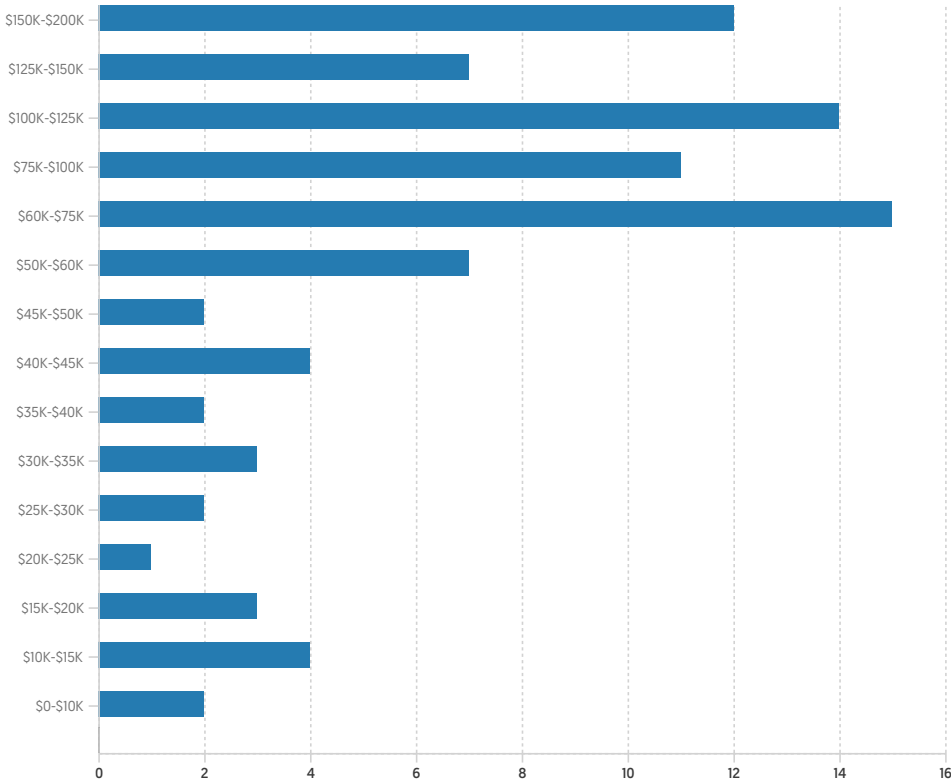
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	31
Mining	
Construction	762
Manufacturing	1,021
Transportation and Communications	854
Wholesale Trade	365
Retail Trade	1,277
Finance, Insurance and Real Estate	610
Services	3,836
Public Administration	559
Unclassified	

WORKFORCE



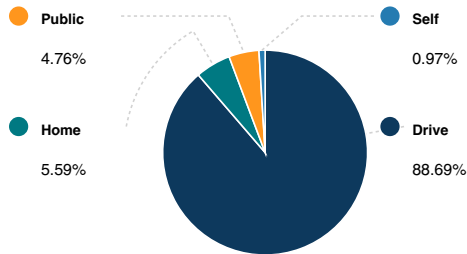
HOUSEHOLD INCOME



Average Household Income **\$86,411**

Average Per Capita Income **\$42,626**

COMMUTE METHOD



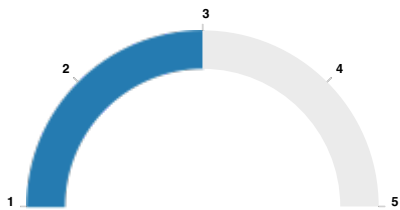
Median Travel Time **32 min**

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	299
Some High School	1,321
High School Graduate	4,482
Some College	3,468
Associate Degree	1,217
Bachelor's Degree	4,130
Graduate Degree	1,434

(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	GreatSchools Rating (1)
Cliffwood Elementary School	0.79	Pre-K-3rd	329	9	7/10

Community Rating (2)

Cliffwood Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Matawan-Aberdeen Middle School	0.84	6th-8th	859	10	4/10

Community Rating (2)

Matawan-Aberdeen Middle School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Icob Academy	0.59	Pre-K-5th	35		

(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.
 (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
One Eye 13 LLC	522 Amboy Rd	(732) 583-7699	0.02	Eating Places
Bayshore Pop Warner Little Scholars A Nj Nonprofit Corporation	17 Therese Ave	(732) 739-3844	0.29	Football Club
Gp Dockside Deli LLC	226 W Front St	(732) 497-0555	0.3	Delicatessen (Eating Places)
Wendy's	388 State Route 35	(732) 566-3628	0.36	Fast-Food Restaurant, Chain
Nj Wait Staff LLC	383 Sherwood Dr	(732) 583-9460	0.39	Caterers
Diapers Cakes By G LLC	227 Orchard St	(732) 993-6361	0.54	Cakes
Timberhill Associates, LLC	59 W Front St	(732) 497-0500	0.57	Seafood Restaurants
Keyport Pizza Restaurant	66 W Front St	(732) 264-2667	0.57	Pizza Restaurants
Louie G Uncle	46 W Front St	(732) 497-0430	0.6	Ice Cream Stands Or Dairy Bars
Bagelicious	500 Cliffwood Ave	(732) 566-5777	0.62	Bagels

SHOPPING

	Address	Phone #	Distance	Description
Mike Nosti	150 W Front St	(732) 264-9723	0.42	Seafood Markets
Bath Fitter O'gorman Brothers LLC	50 State Route 35	(904) 828-3535	0.43	Bathroom Fixtures, Equipment And Supplies
Sticks & Stones	317 Edgeview Rd	(732) 675-0327	0.53	Lumber And Other Building Materials
Avish Enterprises	825 S Concourse	(732) 566-6906	0.57	Convenience Stores, Chain
Wawa, Inc.	204 Nj 35	(732) 888-5090	0.62	Convenience Stores, Chain
Apache Food	78 Broad St	(732) 264-8805	0.8	Convenience Stores
Bill's Sausage Co.	54 Saint Joe Ter	(732) 890-9292	0.83	Meat Markets, Including Freezer Provisioners
Beachwood Realty LLC	9 Treeview Ln	(908) 769-6500	0.9	Miscellaneous General Merchandise
Niketan Inc	35 N Rr 182	(732) 583-6990	0.92	Grocery Stores, Independent
Nisivoccia Food Mktg	15 Oak Knoll Dr	(732) 566-4529	0.93	Grocery Stores