

## #5079 ~ Medical/Professional Building

**285 Parker Road  
Eatontown, NJ 07724**

**Commercial/Office/Investment**

**Block: 2801  
Lot: 36**

**Land Size: 0.7513 Acre (119 x 275)  
Building Size: 5,602 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 291,500.  
Improvement Assessment: \$ 430,500.  
Total Assessment: \$ 722,000.**

**Taxes: \$ 14,250.  
Tax Year: 2022  
Tax Rate: 2.039/\$100  
Equalization Ratio: 77.52%  
Updated: 11/2/2023**

**Zoning: M-B ~ Manufacturing-Business Zone**

**Remarks: 5,602 Sq. Ft. One-Story Medical/Professional Building on 0.7513 Acre. 1,500 Sq. Ft. of Vacant Office Space Perfect for an Additional Tenant or Owner Use. Upper Floor Currently Used as a Chiropractic Office. Income Investors Will Appreciate the Low Expenses and Strong Income Potential Yielding an Impressive CAP Rate. Well Maintained with Private Parking Lot. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.**

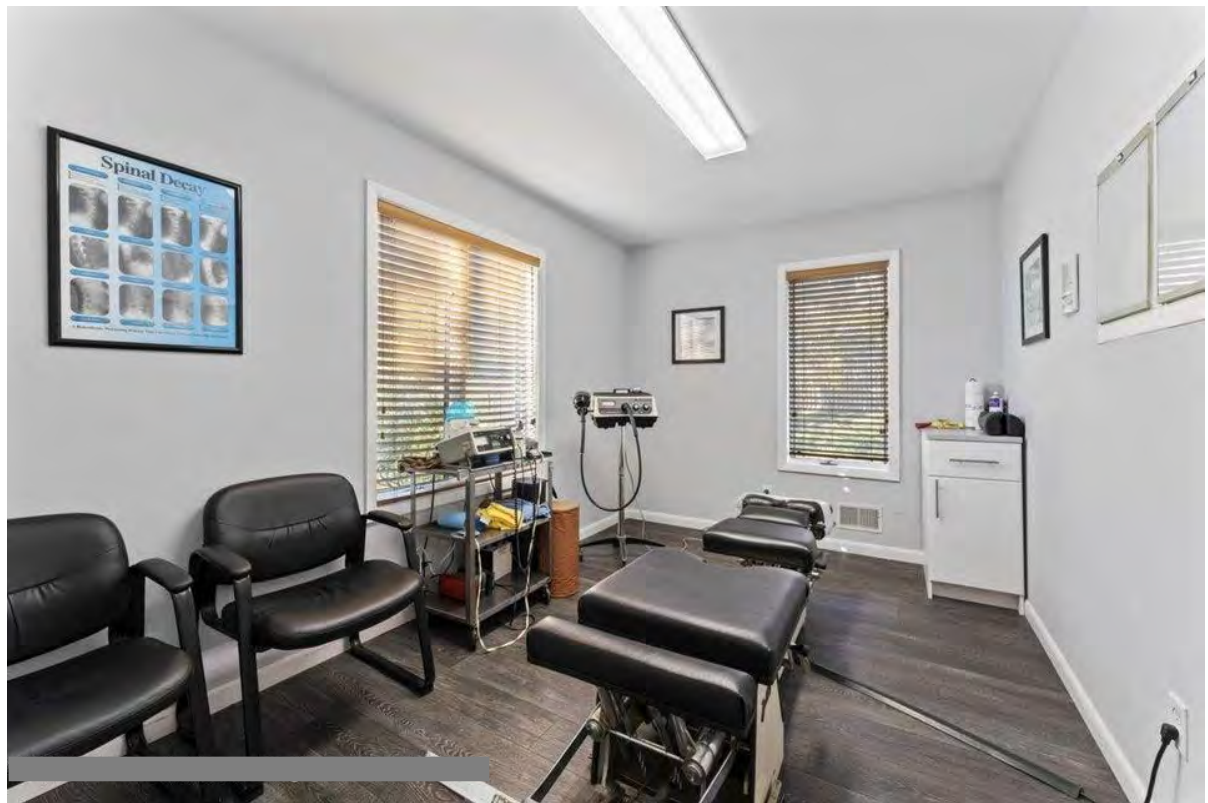
**Price: \$ 1,550,000. ~ Sale**

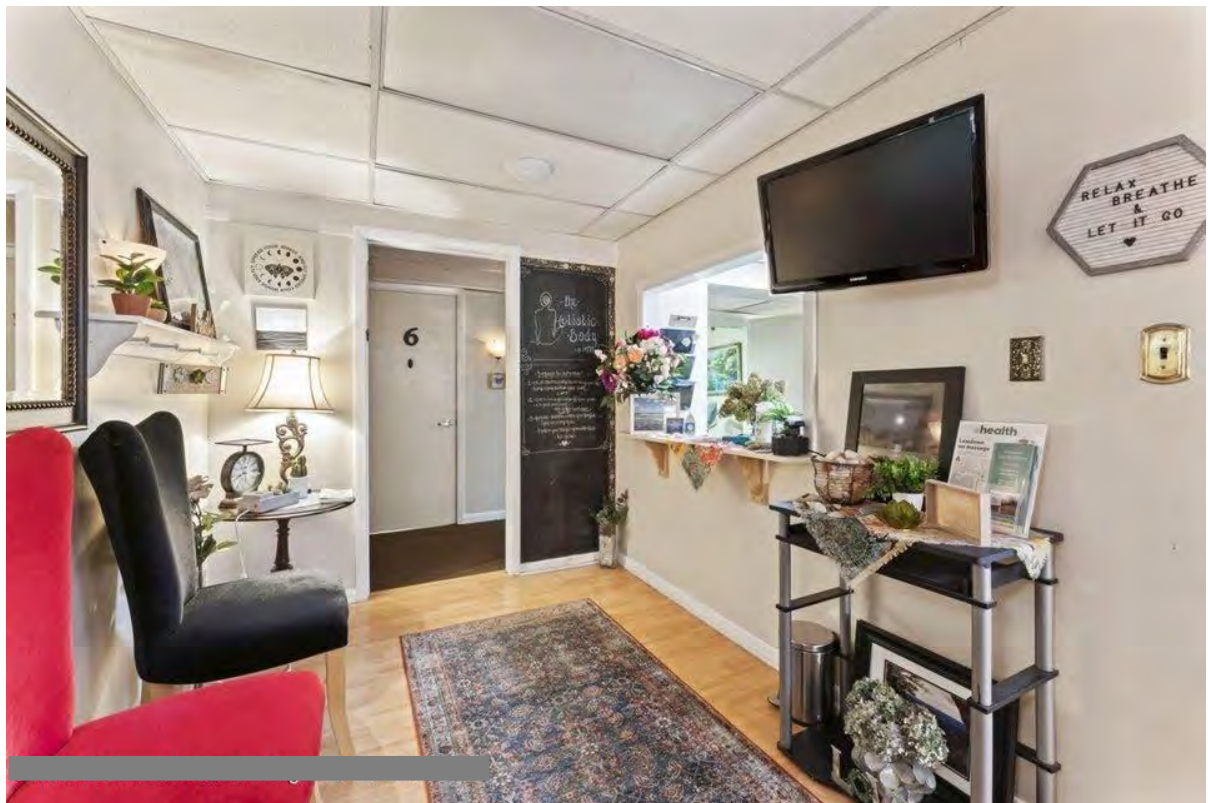
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444  
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542  
732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)















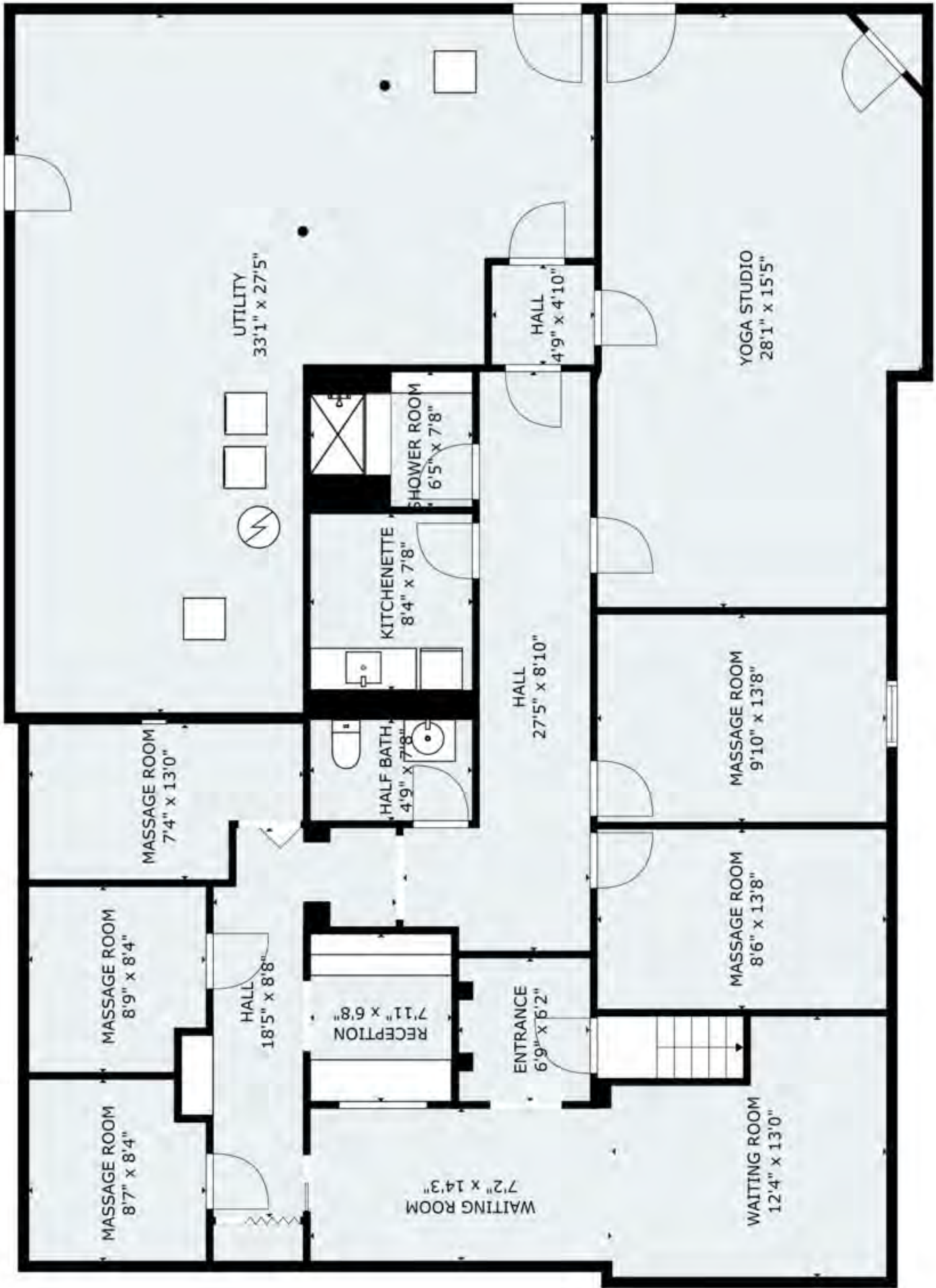
— Road Centerlines

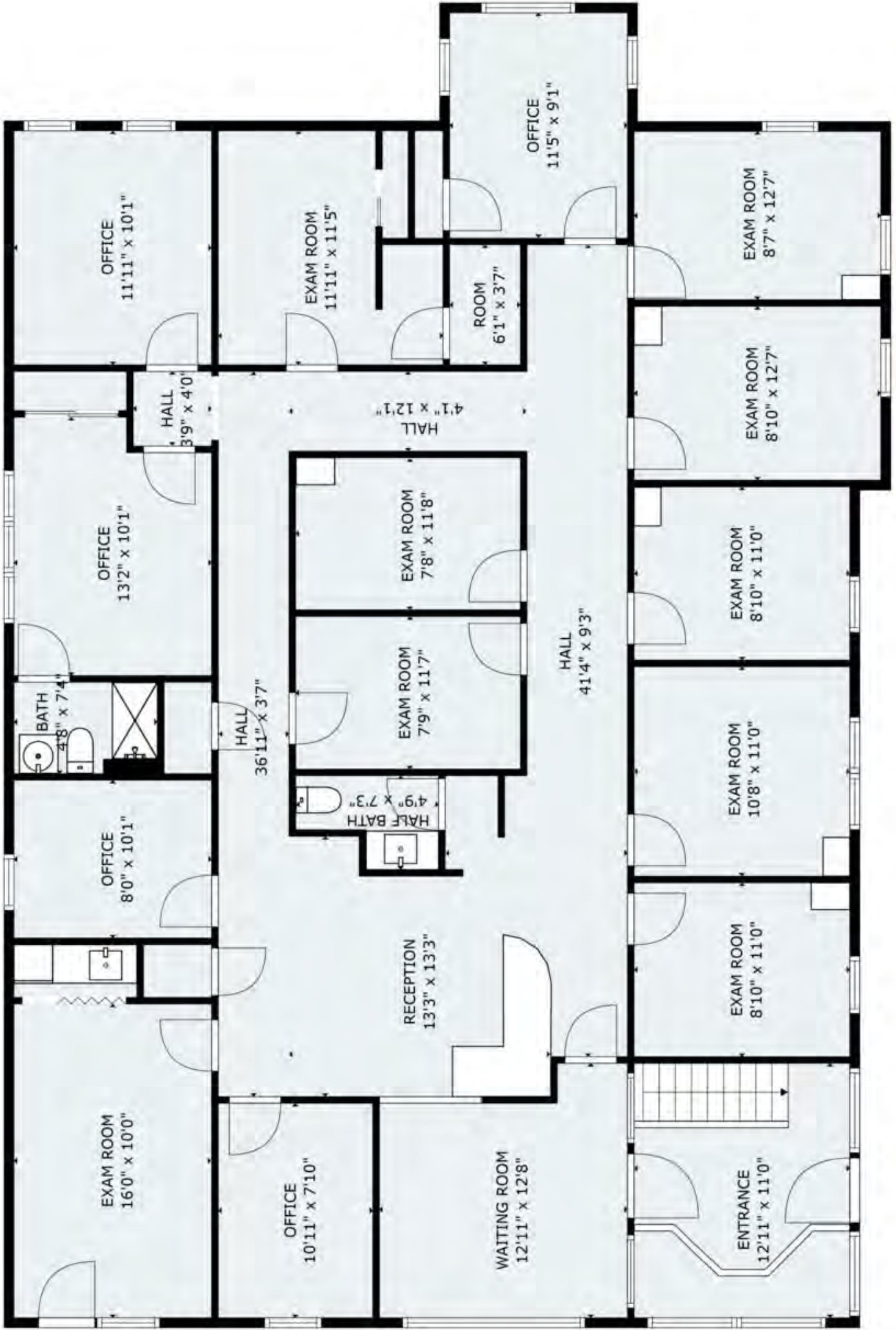
▭ Parcels (cadastral non-survey)

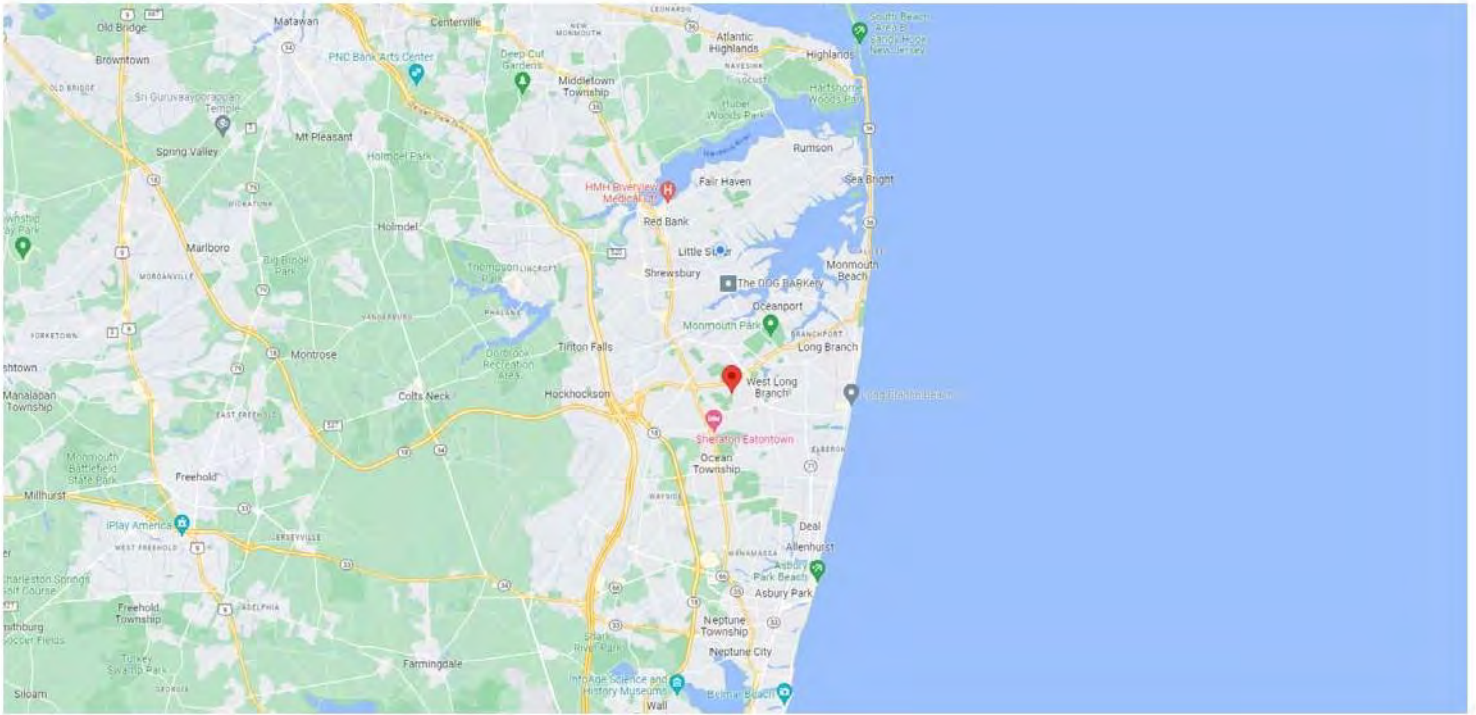




— Road Centerlines







# WETLANDS MAP



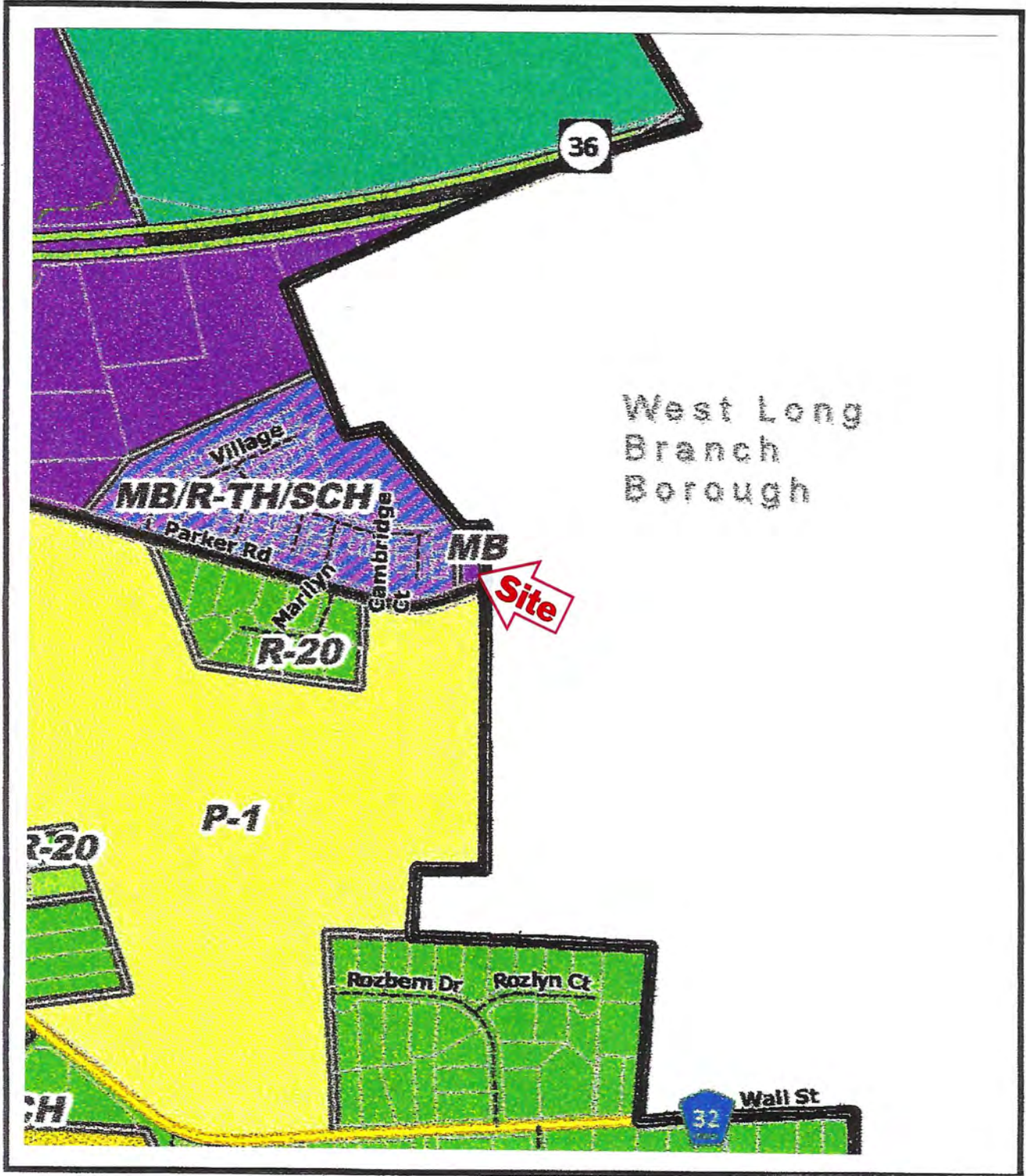
- Road Centerlines
- ▭ Parcels (cadastral non-survey)

Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)

▭ DECIDUOUS WOODED WETLANDS



# Zoning Map



(5) B-4 Business Zone.

(a) Permitted uses.

- [1] Retail sales.
- [2] Personal services.
- [3] Buildings with mixed uses that are permitted within the B-4 Zone.
- [4] Business and professional offices.
- [5] Restaurants.
- [6] Health care testing service facility.
- [7] Ambulatory health care facility.
- [8] Child day-care services and children's play areas, in accordance with N.J.A.C. 10:122, Manual of Requirements for Child Care Centers.
- [9] Recreational uses.
- [10] Public utilities.

(b) Accessory uses.

- [1] Off-street parking in accordance with 89 Attachment 10.<sup>[12]</sup>  
[12] *Editor's Note: The attachment is included at the end of this chapter.*
- [2] Signs.
- [3] Essential services (Article II definition).
- [4] Recycling containers within enclosures.

(c) Bulk and area regulations. Refer to 89 Attachment 9.<sup>[13]</sup>

- [13] *Editor's Note: The attachment is included at the end of this chapter.*

(d) The minimum gross area of any structure erected within the B-4 Business Zone shall be 30,000 square feet at ground level.

- (6) All vehicle standing areas connected with bus station and taxi stands shall be covered with an all-weather, hard surface.
- (7) In zones where permitted, commercial parking lots and garages shall be surfaced with an all-weather, hard surface, shall be clearly marked for individual vehicle parking spaces and shall be licensed for operation by the Borough of Eatontown. Entrances and exits shall be clearly signed.
- (8) In zones where permitted, public utility uses shall submit a set of plans, specifications and plot plans, and a statement setting forth the need and purpose of the installation.
  - (a) Public utility uses shall submit proof that the proposed use in a specific location is necessary for the efficiency of the public utility system.
  - (b) The design of any building in connection with public utility uses shall conform to the general character of the area and in no way adversely affect the safe and comfortable enjoyment of property rights of adjoining property or within the neighborhood.
  - (c) Adequate and attractive fences and other safety devices shall be provided and sufficient landscaping, including shrubs, trees and lawn shall be provided and will be maintained by the public utility.

D. Regulations applying to the M-B, PBO-88, PBO-200, M-1 and M-2 Industrial Zones.

[Amended by Ord. No. 15-84; Ord. No. 26-87; Ord. No. 4-90; Ord. No. 17-2000; Ord. No. 03-2001; 12-8-2010 by Ord. No. 29-2010]

(1) M-B Manufacturing-Business Zone.

(a) Permitted uses.

- [1] Light industry.
- [2] Buildings with mixed uses that are permitted within the M-B Zone.
- [3] Business and professional offices.
- [4] Wholesale business.
- [5] Communications.



- [6] Flex office/warehousing.
- [7] Warehousing.
- [8] Financial services.
- [9] Document imaging.
- [10] Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges.
- [11] Headquarters mixed-use complex, including executive offices, laboratories and research facilities.
- [12] Health care testing service facility.
- [13] Ambulatory health care facility.
- [14] Business park developments.
- [15] Building materials.
- [16] Bowling alleys.
- [17] Indoor movie theaters.
- [18] Restaurants and taverns.
- [19] Child day-care services and children's play areas, in accordance with N.J.A.C. 10:122, Manual of Requirements for Child Care Centers.
- [20] Public utilities in accordance with the standards set forth at § 89-44D(8).
- [21] Hotels and motels in accordance with the standards set forth at § 89-44D(9).
- [22] New and used auto and recreational vehicle sales.

[a] Combined new and used auto and recreation vehicle sales shall observe and be regulated by the following:

- [i] Vehicles for sale may be displayed out-of-doors within areas which meet all of the general requirements, including setbacks from property lines for parking areas. (See § 89-41.)
- [ii] Any outdoor storage of waste materials or supplies shall be in a shielded location but suitable for containerized collection, and within an area screened or fenced to a height of not less than six feet. The area of such enclosure shall not exceed 100 square feet and shall be not closer than 25 feet to another lot which is within a residential zone or a street line which is across the street from a residential zone.
- [iii] The entire area of the site for the travel or parking of motor vehicles will be covered by an all-weather, hard surface.
- [iv] Repair of motor vehicles will be performed in a fully enclosed building and no motor vehicle parts or partially dismantled or inoperative motor vehicles will be stored outside of an enclosed building.
- [v] Used cars and recreation vehicles may be sold only in conjunction with and on the same premises as a new car franchise.
- [vi] Autos or vehicles displayed on the lot and for sale shall be governed by the requirements of § 89-41 of this chapter.

(b) Accessory uses.

- [1] Off-street parking in accordance with 89 Attachment 10.<sup>[14]</sup>  
[14] *Editor's Note: The attachment is included at the end of this chapter.*
- [2] Signs.
- [3] Essential services.
- [4] Recycling containers within enclosures.
- [5] Warehouse storage mezzanines as an accessory use to warehouse/storage areas.
  - [a] Warehouse storage mezzanines are not considered floor space for the purposes of calculating floor area.
- [6] Retail as an accessory use to wholesale business only provided that the retail use meets the following requirements:
  - [a] The maximum permitted floor area for the accessory retail use is limited to 2,000 square feet or 5% of the gross floor area, whichever is less.

- [b] No outdoor sale of goods shall be permitted.
  - [c] The accessory retail use must be clearly incidental to the principal use.
  - [d] The products sold must be produced by or related to the principal use.
  - [e] A designated parking area shall be provided for the retail use. This parking area shall provide a clearly marked pedestrian access route to the retail portion of the structure that does not intersect with the travel path of any vehicles that serve the wholesale business.
- (c) Conditional uses.
- [1] Fast food restaurants in accordance with the standards set forth at § **89-44D(14)**.
- (d) Bulk and area regulations. Refer to 89 Attachment 9.
- (e) Any building constructed within the M-B (Business Zone) shall have a minimum gross first-floor area of 5,000 square feet.
- (2) MB/R Manufacturing Business/Retail Overlay Zone.
- (a) Permitted uses.
- [1] All uses permitted within the MB Zone.
  - [2] Planned commercial developments consisting of one or more of the uses permitted within the MB Zone and/or one or more of the retail, service or other specified uses listed below in accordance with the standards set forth at § **89-44D(16)**.
    - [a] Retail sales.
    - [b] Personal services.
    - [c] Fitness centers.
    - [d] Assisted-living facilities in accordance with standards set forth at § **89-44D(17)**.
    - [e] Banks.
    - [f] Post offices.
    - [g] Municipal buildings.
    - [h] Public utility offices.
- (b) Accessory uses.
- [1] All accessory uses permitted within the M-B Zone.
- (c) Conditional uses.
- [1] Fast-food restaurants in accordance with the standards set forth at § **89-44D(14)**.
- (d) Bulk and area regulations. Refer to 89 Attachment 9.<sup>[15]</sup>  
*[15] Editor's Note: The attachment is included at the end of this chapter.*
- (3) MB/R-TH/SCH Residential Townhouse Senior Citizen Housing Overlay Zone.
- (a) Permitted uses.
- [1] All uses permitted within the MB Zone.
  - [2] Townhomes in accordance with the requirements set forth at § **89-44D(15)**.
- (b) Accessory uses.
- [1] All accessory uses permitted within the M-B Zone.
- (c) Bulk and area regulations. Refer to 89 Attachment 9.<sup>[16]</sup>  
*[16] Editor's Note: The attachment is included at the end of this chapter.*
- (4) PBO-88 Professional and Business Office Zone.
- (a) Permitted uses.
- [1] Business and professional offices.
  - [2] Retail sales.
  - [3] Personal services.

LAND USE

89 Attachment 9

Borough of Eatontown  
Exhibit 3

Schedule of Zone Requirements for the Nonresidential Zones

[Amended by Ord. No. 16-80; Ord. No. 26-87; Ord. No. 16-92; 2-22-2006 by Ord. No. 6-2006; 12-8-2010 by Ord. No. 25-2010; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 27-2010; 9-14-2016 by Ord. No. 10-2016]

Zone	Type of Use	Minimum Lot Size			Minimum Front Yards (Feet)			Accessory Building to Rear/Side	Maximum Lot Coverage (percent)	Maximum Building Height (feet)	Maximum Impervious Coverage (%)	Minimum Gross Floor Area (square feet)	Maximum Building Floor Area Ratio (square feet)
		Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides						
B-1	Permitted uses	NA	—	—	20	—	—	—	90 <sup>1</sup>	50	90 <sup>2</sup>	—	—
B-2	Permitted uses	NA	100	150	50	15	40	15	30	40	65 <sup>2</sup>	—	—
B-2MH	All standards and requirements permitted in the B-2 Zone and mobile home parks in accord with the standards and requirements of Code § 89-44B												
B-3	Permitted uses	NA	500	500	150	50	100	50	20	60	65 <sup>2</sup>	—	—
B-4	Permitted uses	NA	500	300	100	75	150	50	25	30	65 <sup>2</sup>	30,000	—
B-5	Permitted uses <sup>10</sup>	NA	100	150	35	15	40	15	30	40	85	—	—
B-6	Permitted uses <sup>11</sup>	NA	500	500	125	50	100	50	30	60	85	—	—
BP-1	Permitted uses	NA	250	250	75	50	100	25	—	40	65 <sup>2</sup>	—	—
	Hotels and motels	NA	500	500	75	50	100	25	—	65	65 <sup>2</sup>	—	—
BP-2	Business park development	88,000 square feet	90	175	50	15	40	25	30	65	65 <sup>2</sup>	—	—
	Permitted uses	NA	4 acres	250	80	40	100	75	30	40	65 <sup>2</sup>	—	—
M-1	Business park development	20 acres	200	250	50 <sup>6</sup>	40	80	40	30	40	65 <sup>2</sup>	5,000	—
	Animal care centers	NA	200	250	50 <sup>6</sup>	40	80	48	50	40	65 <sup>2</sup>	—	—
M-2	Permitted uses	NA	250	250	80	40	100	75	30	40	65 <sup>2</sup>	—	—
	Industrial park	20 acres	200	250	50 <sup>6</sup>	40	80	40	30	40	65 <sup>2</sup>	5,000	—
M-B	Permitted uses	NA	100	150	50	20	50	25	30	40	65 <sup>2</sup>	—	—
	Permitted uses	NA	100	150	75 <sup>3</sup>	25	50	15	30	40	65 <sup>2</sup>	5,000	—
MB-R	Permitted uses	NA	200	200	75	25	50	15	15	40	65 <sup>2</sup>	—	—
	Permitted MB uses	NA	100	150	75 <sup>9</sup>	25	50	15	30	40	65 <sup>2</sup>	5,000	0.15
MURC	Senior citizen townhouses	10 acres <sup>8</sup>	NA	—	50 <sup>9</sup>	50 <sup>9</sup>	100 <sup>9</sup>	50 <sup>9</sup>	20	35 <sup>7</sup>	40	—	—
	See § 89-54.3 for a detailed description of the requirements for this zone.												
PBO-88	Permitted uses	NA	250	250	75	50	100	50	25	40	65 <sup>7</sup>	—	—
	Hotels	NA	500	500	75	50	100	50	25	65	—	—	—
PBO-200	Business park development	88,000	90	175	50	15	40	50	30	—	—	—	—
	Permitted uses	NA	200,000	300	75	50	100	50	25	40	65 <sup>2</sup>	5,000	0.3

NOTES:

- Stories one through three may occupy 90% of the lot area. For buildings exceeding three stories in height, stories four and above shall not cover more than 60% of the lot area if projected to the ground. No wall above the third story shall be closer to a lot line than 20 feet when projected to the ground.
- Only 1/2 of the area devoted to detention or retention facilities shall be considered as nonimpervious surfaces in calculating the percentages set forth above and any area used to calculate nonimpervious coverage cannot include a combination of nonimpervious and impervious materials.
- One hundred feet from Route 36.
- The planned commercial development must be located on a contiguous land area.
- See Code § 89-44H(1)(x) for additional setback requirements.
- The minimum front yard setback shall be 100 feet where a proposed structure exceeds 80,000 square feet.
- The maximum building height shall be 35 feet and 2.5 stories, whichever is less.
- Tract may not have less than 500 feet of frontage. The maximum permitted density is four dwelling units per gross acre.
- See § 89-44D(15) for additional requirements.
- As provided by Ord. No. 26-2010, all uses permitted in the B-2 Business Zone shall be permitted in the B-5 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum front yard setback and maximum impervious coverage are as noted above for the B-5 Zone.

POPULATION

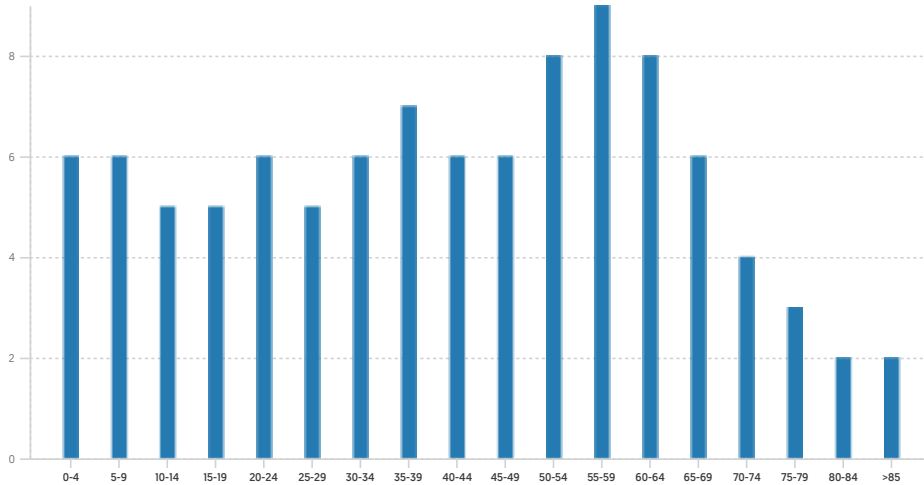
SUMMARY

Estimated Population	<b>23,332</b>
Population Growth (since 2010)	<b>-4.8%</b>
Population Density (ppl / mile)	<b>1,908</b>
Median Age	<b>42.6</b>

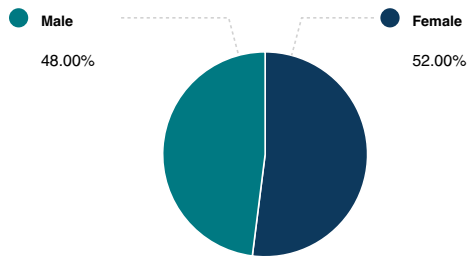
HOUSEHOLD

Number of Households	<b>9,575</b>
Household Size (ppl)	<b>2</b>
Households w/ Children	<b>4,674</b>

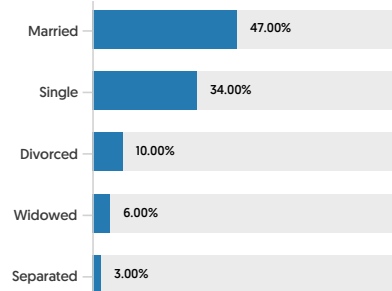
AGE



GENDER



MARITAL STATUS



HOUSING

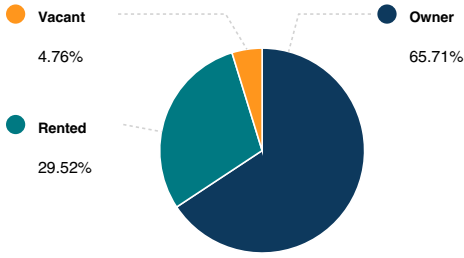
SUMMARY

Median Home Sale Price	<b>\$394,100</b>
Median Year Built	<b>1975</b>

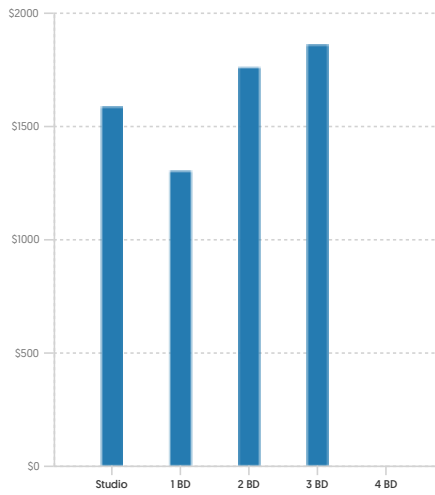
STABILITY

Annual Residential Turnover	<b>8.52%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

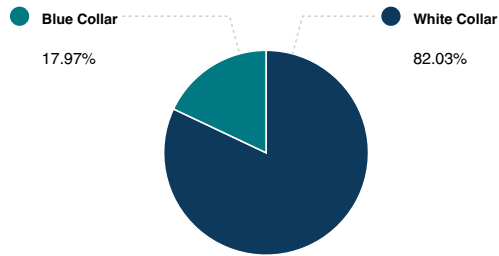


QUALITY OF LIFE

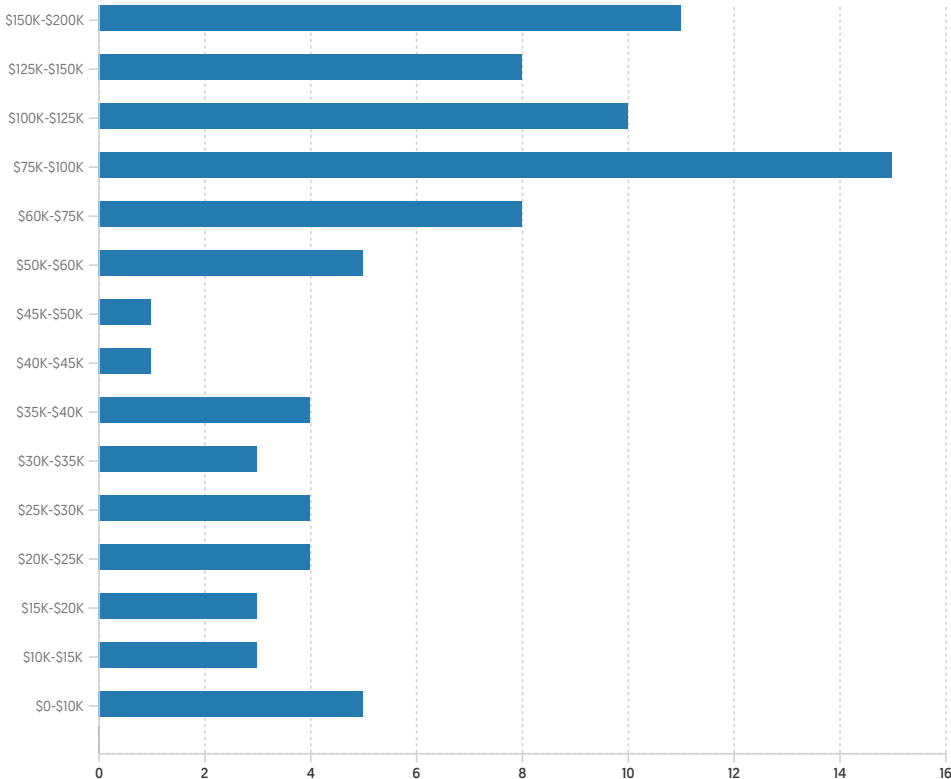
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	1,155
Manufacturing	773
Transportation and Communications	484
Wholesale Trade	350
Retail Trade	1,360
Finance, Insurance and Real Estate	1,100
Services	4,115
Public Administration	583
Unclassified	

WORKFORCE



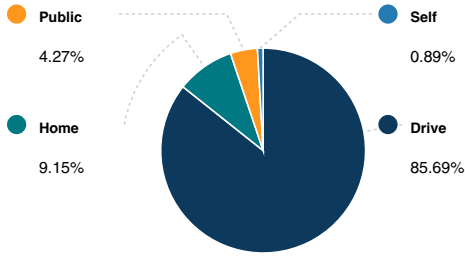
HOUSEHOLD INCOME



Average Household Income **\$90,827**

Average Per Capita Income **\$51,185**

COMMUTE METHOD



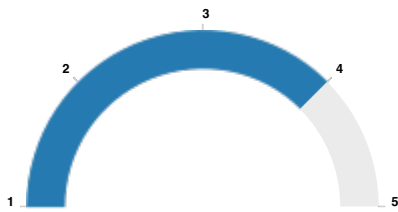
Median Travel Time **29 min**

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	173
Some High School	963
High School Graduate	4,135
Some College	2,830
Associate Degree	1,330
Bachelor's Degree	5,773
Graduate Degree	3,102

(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)
Betty Mcelmon Elementary School	0.86	Pre-K-4th	319	9	6/10
Frank Antonides School	0.89	5th-8th	243	8	9/10

Community Rating (2)

Betty Mcelmon Elementary School	5
Frank Antonides School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shore Regional High School	0.78	9th-12th	609	11	5/10
Frank Antonides School	0.89	5th-8th	243	8	9/10

Community Rating (2)

Shore Regional High School	
Frank Antonides School	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
St Jerome Elementary School	0.72	Pre-K-8th	170		

Sead	0.87	7th-7th	2
Bet Yaakov Of The Jersey Shore	0.92	Pre-K-12th	171

(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
King Of All Culinary	11 Marilyn Ct	(732) 890-0983	0.11	Caterers
Muy Brands, LLC	306 State Route 36	(732) 935-1122	0.3	Fast-Food Restaurant, Chain
Dunkin' Donuts	271 State Route 36	(732) 542-0605	0.4	Doughnuts
Eulica Inc	175 Monmouth Rd	(732) 870-3040	0.55	Ice Cream Stands Or Dairy Bars
Lupo Pizzeria	175 Monmouth Rd Ste 13	(732) 795-3233	0.55	Pizza Restaurants
Carvel 1724 Inc	175 Monmouth Rd Ste 9	(732) 483-6130	0.62	Ice Cream Stands Or Dairy Bars
Liberty Restaurant Group	5307 Avalon Ct	(732) 494-4300	0.63	Fast-Food Restaurant, Chain
Branches Catering	123 Monmouth Rd	(732) 542-5050	0.64	Caterers
West Long Branch Restaurant Inc	145 Monmouth Rd	(732) 542-7377	0.65	Pizzeria, Independent
Grand China Buffet Inc	56 State Route 36	(732) 460-1234	0.67	Chinese Restaurant

#### SHOPPING

	Address	Phone #	Distance	Description
Dollar Tree Stores, Inc.	310 State Route 36 # 702	(732) 544-1680	0.29	Variety Stores
Home Depot U.s.a., Inc.	310 Hwy 36 Ste 100	(732) 935-0100	0.29	Home Centers
Pop's Butcher Shop	175 Monmouth Rd Ste 7	(732) 571-7677	0.55	Meat Markets, Including Freezer Provisioners
Saker Shoprites, Inc.	State Route 36 & Route 71	(732) 542-5222	0.57	Grocery Stores
Central Purchasing, LLC	94 State Route 36	(732) 389-0314	0.6	Tools
Marmaxx Operating Corp.	70 Hwy 36	(732) 389-3511	0.63	Department Stores, Discount
Kmart Corporation	108 Monmouth Rd Ste B	(732) 542-5747	0.68	Department Stores, Discount
Vitamin Shoppe Industries Inc	41 Highway Rte 36	(732) 389-7523	0.7	Vitamin Food Stores
Statewide Shore Glass Limited Liability Company	230 Wall St Ste B	(732) 870-3400	0.76	Glass
Fortunoff Backyard And Christmas Store	231 Highway 35 Unit 3	(732) 389-3000	0.83	Department Stores