

#4460 ~ Medical Office Building Site

18 Cliffwood Avenue
Aberdeen Township, NJ 07747

Land

Block: 157

Lot: 1

Land Size: 1.6116 Acres

Tax Information

Land Assessment: \$ 234,600.

Improvement Assessment: \$ 0.

Total Assessment: \$ 234,600.

Taxes: \$ 5,086.

Tax Year: 2023

Tax Rate: 2.133/\$100

Equalization Ratio: 98.43%

Updated: 02/06/2024

Zoning: NC ~ Neighborhood Commercial

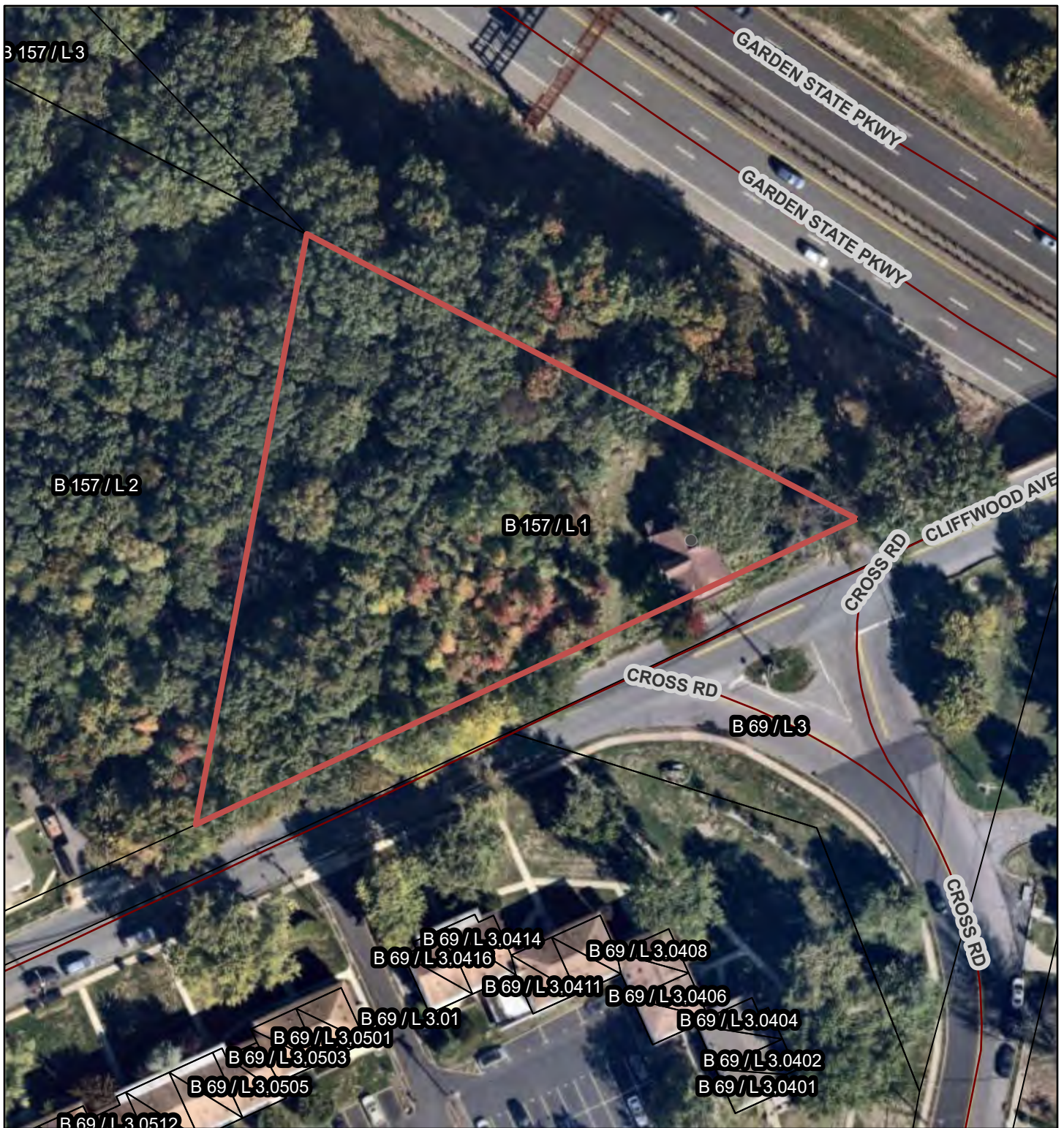
Remarks: 1.6116 Acres of Land Approved for Mixed Use. Value is in Land Only, House is Strictly a Teardown and Has No Value. Up to 11,000 Sq. Ft. for Proposed Medical Complex, Pharmacy, Medi Spa, Day Care, Gym, etc. Build to Suit for Sale or Lease With Option. Two Levels With Some Ground Floor Store Front Spaces Available. Minutes to Train and Near Bus Stop. Easy Access to Highway 34 and the Garden State Parkway.

Price: \$ 795,000. ~ 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.

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 • www.SSRealty.com



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

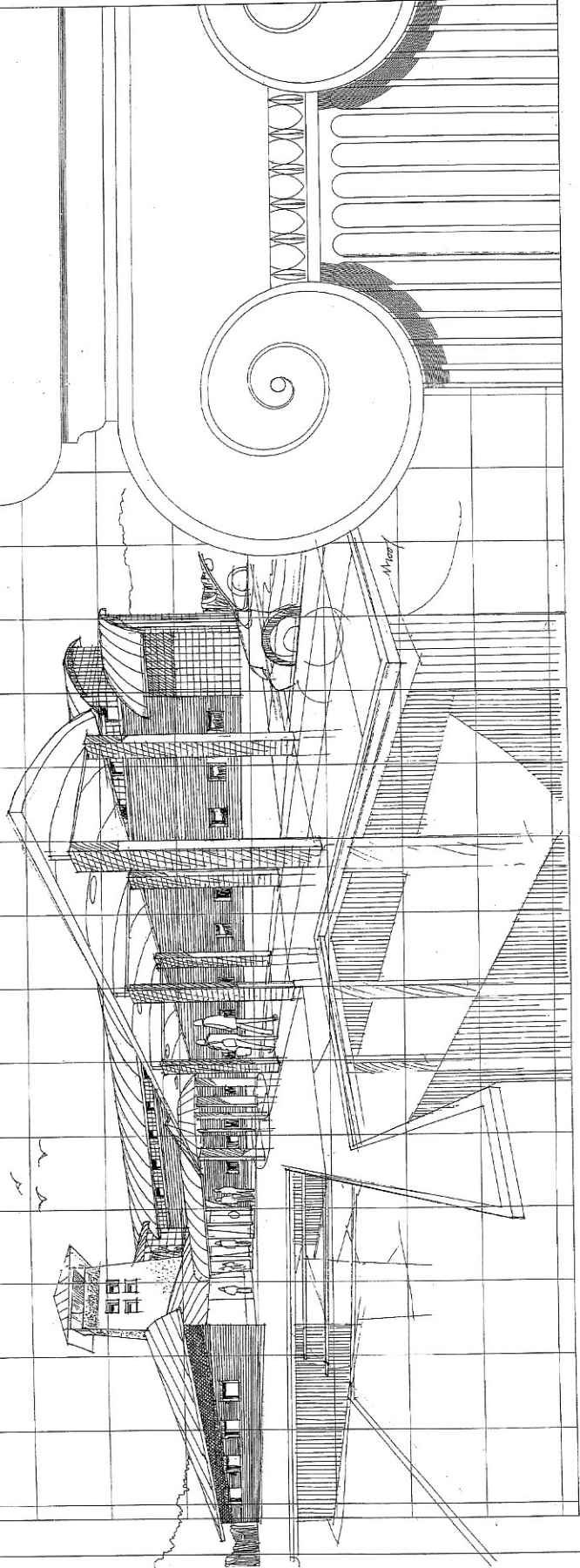
JOSEPH R. PETERS

ARCHITECT

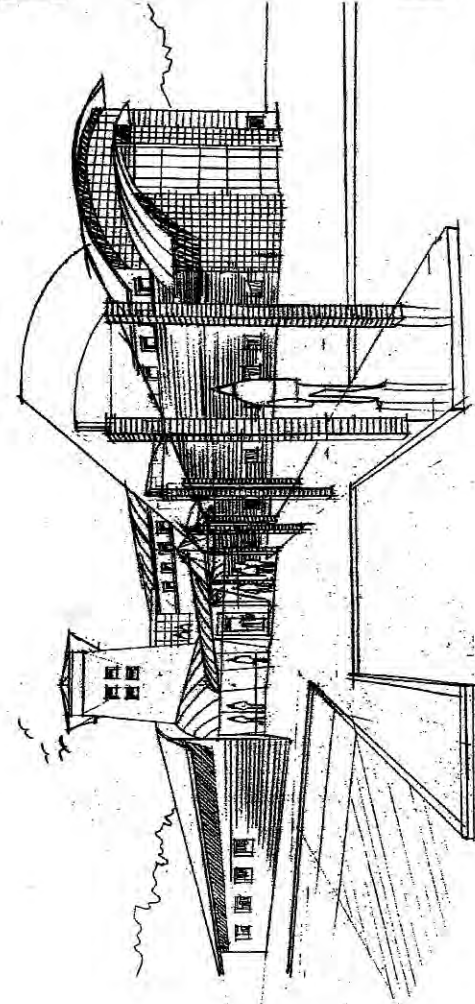
PO BOX 895, RED BANK, NEW JERSEY, 07701 (732)-530-3232

PROPOSED OFFICE FOR

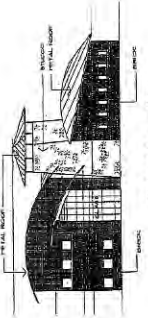
CLIFFWOOD AT PARKWAY ABERDEEN, NJ



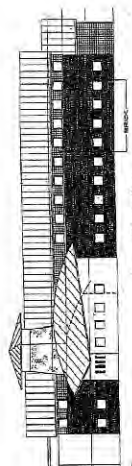
Cliffwood @ Parkway
 Office Building
 Located at:
 Cliffwood Avenue in Aberdeen Township
 By: Byron-Hill Homebuilders
 Now Leasing
 (732) 221-0101



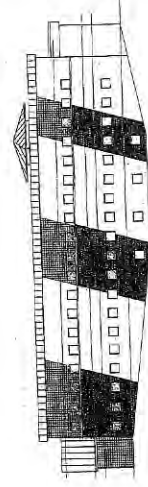
CLIFFWOOD AT PARKWAY



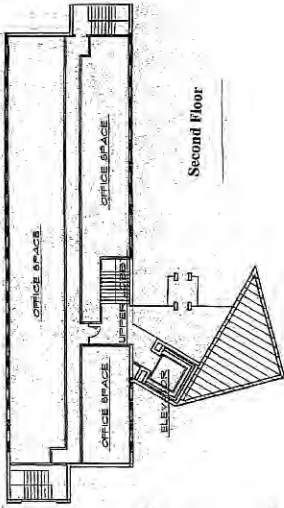
Side Elevation



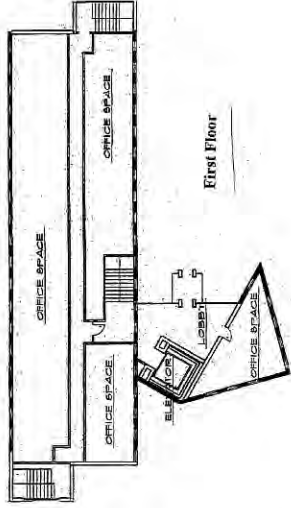
Rear Elevation



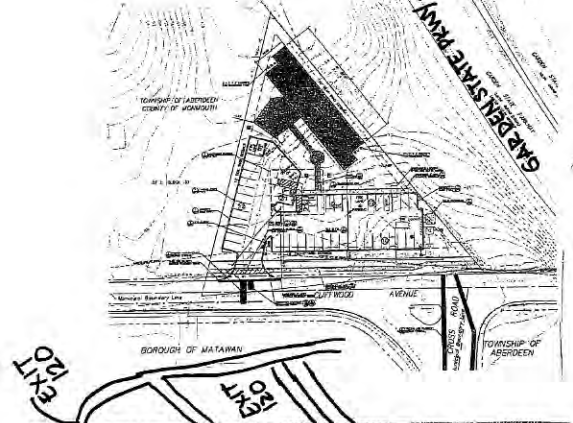
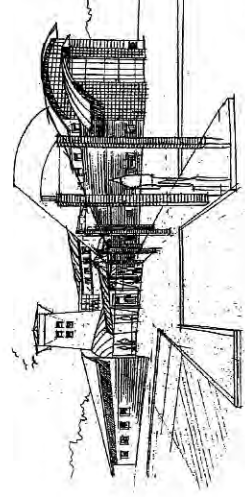
Parkway View



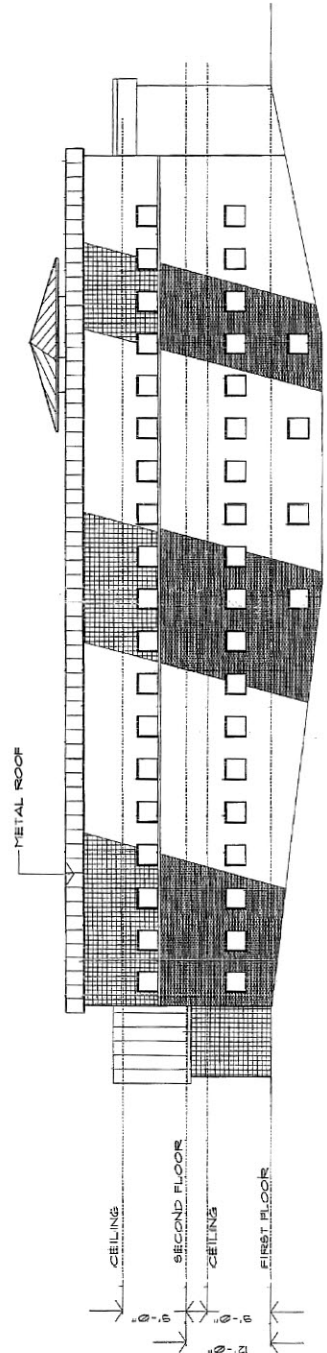
Second Floor



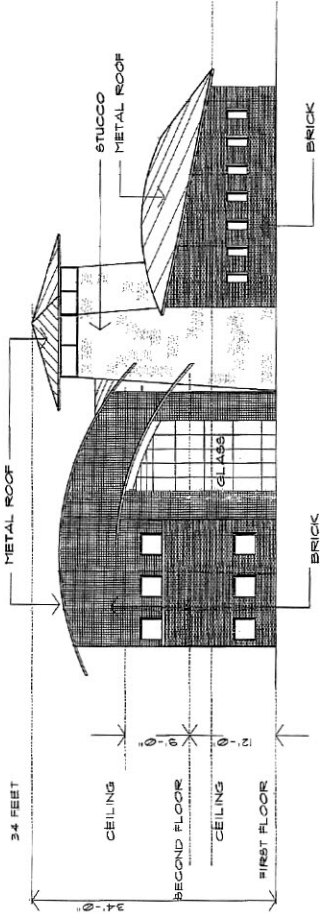
First Floor



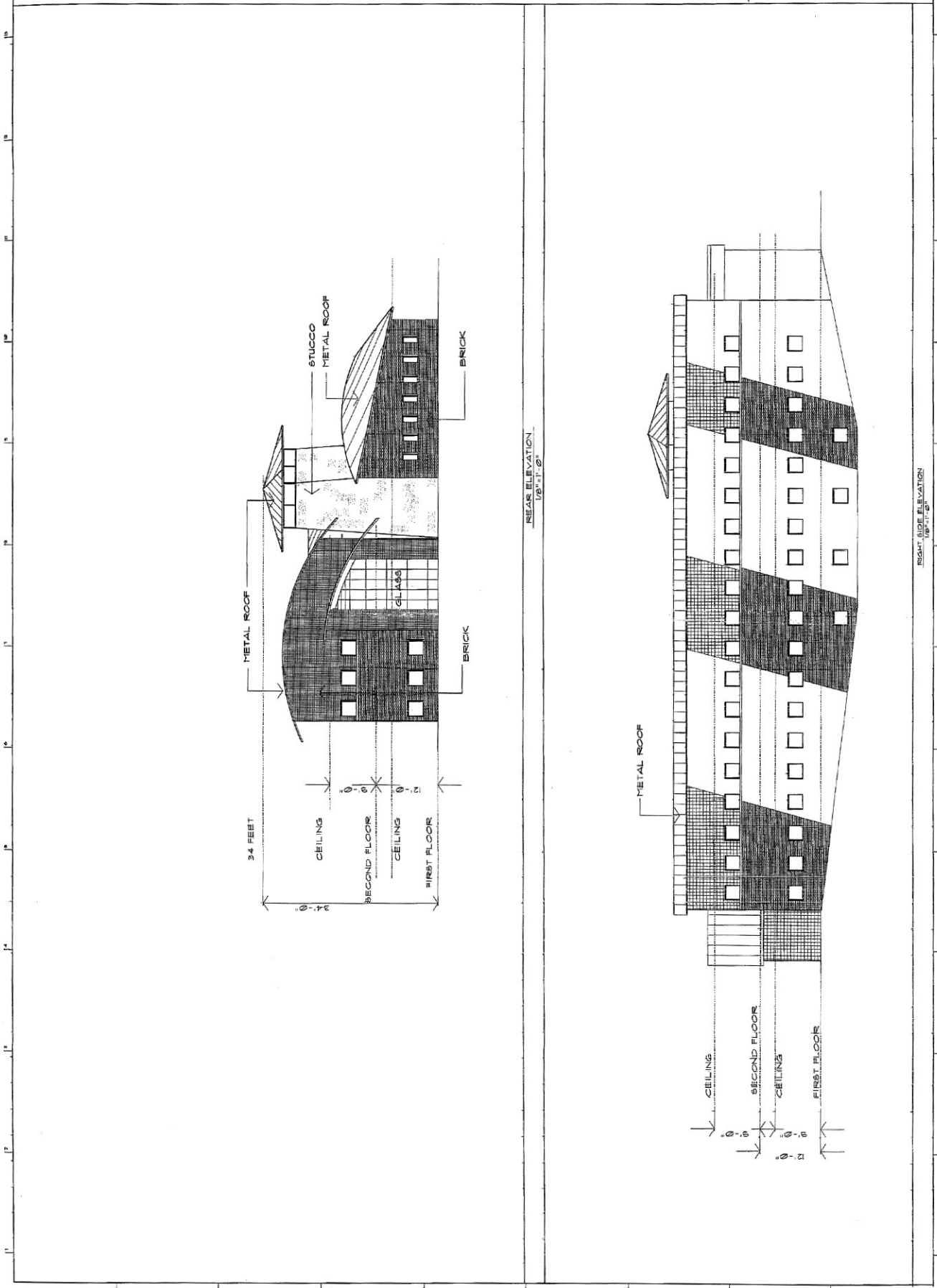
Cliffwood @ Parkway
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REAR ELEVATION
 1/8" = 1'-0"



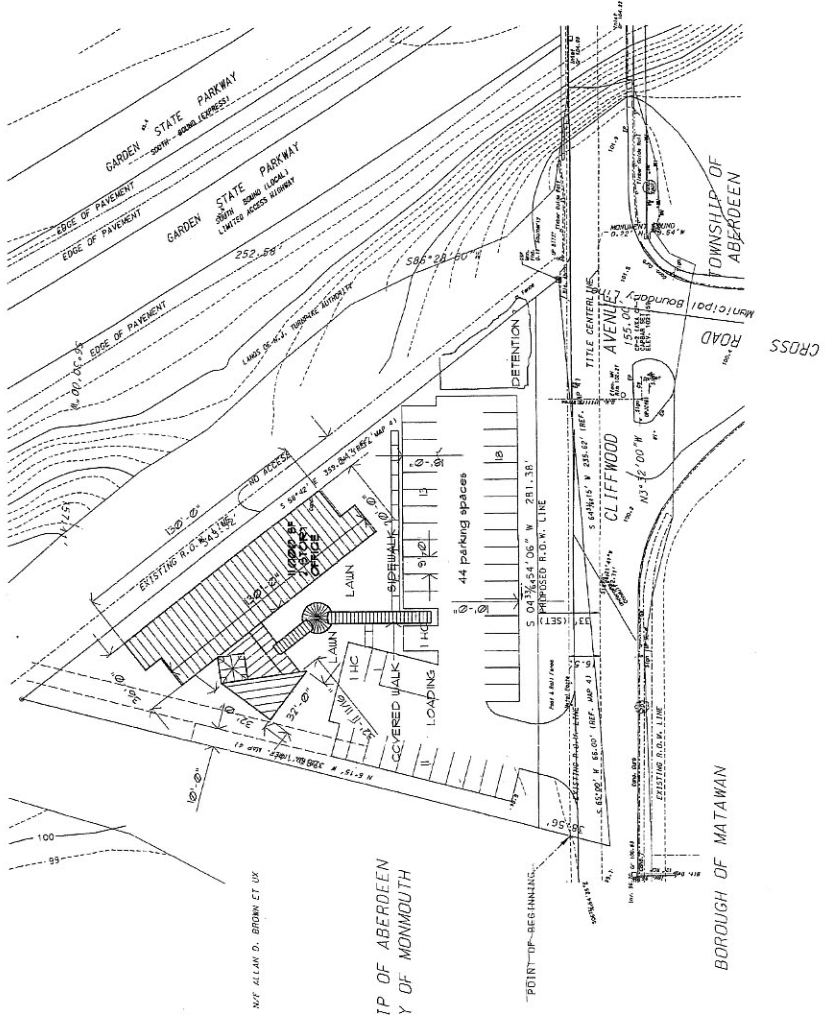
RIGHT SIDE ELEVATION
 1/8" = 1'-0"





PROPOSED OFFICE FOR
CLIFFWOOD AT PARKWAY
APPROXIM Z

DATE: 12.20.21
 PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 REVISIONS:
 SCALE: 1" = 20'-0"
 NEW YORK DB23
 NEW JERSEY C-7226
 NAME: AM0000203

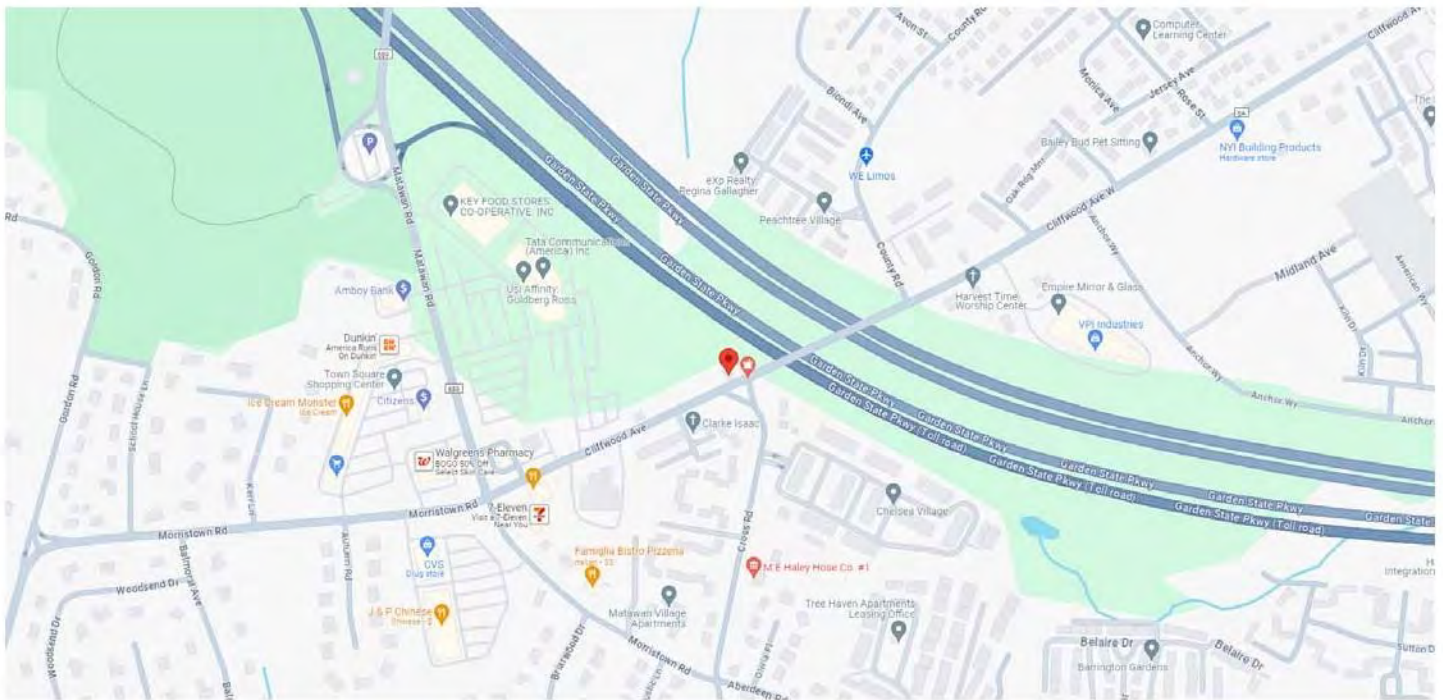
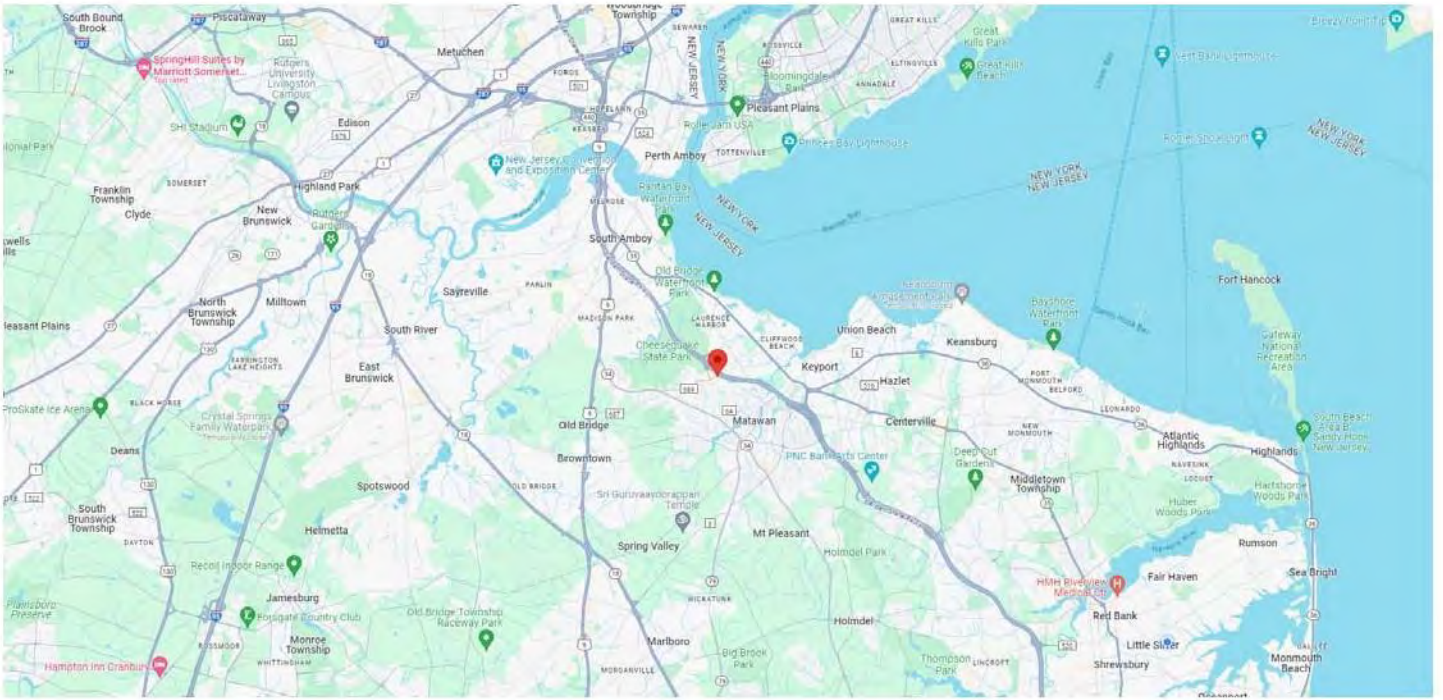


11,000 SF OF BUILDING DIVIDED BY 250 SF/CAR = 44 SPACES
 PARKING AREA = 15,302 SF

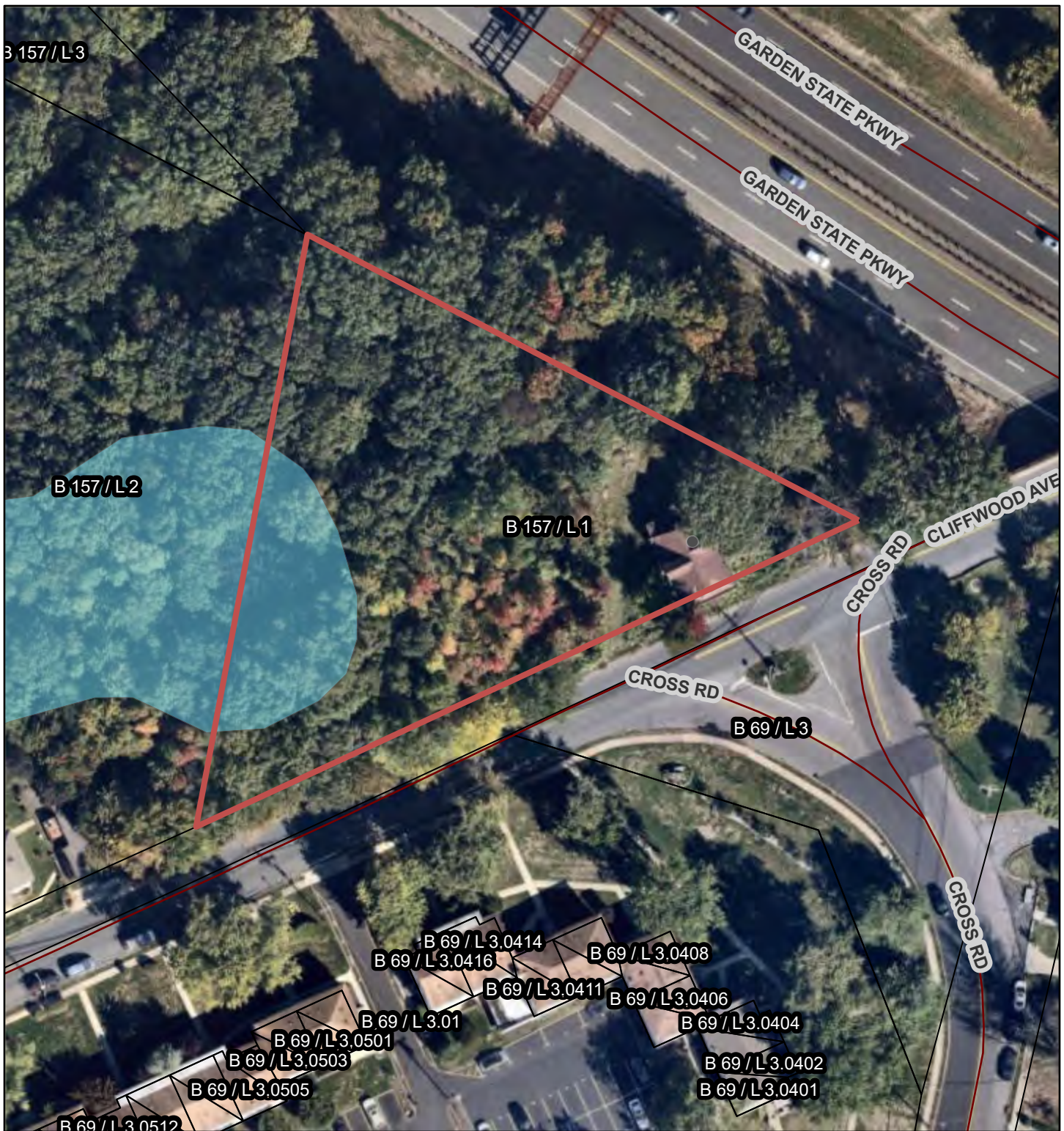
BY: ALLAN D. BROWN ET. UX

TOWNSHIP OF ABERDEEN
 COUNTY OF MONMOUTH

BOROUGH OF MATAWAN



WETLANDS MAP



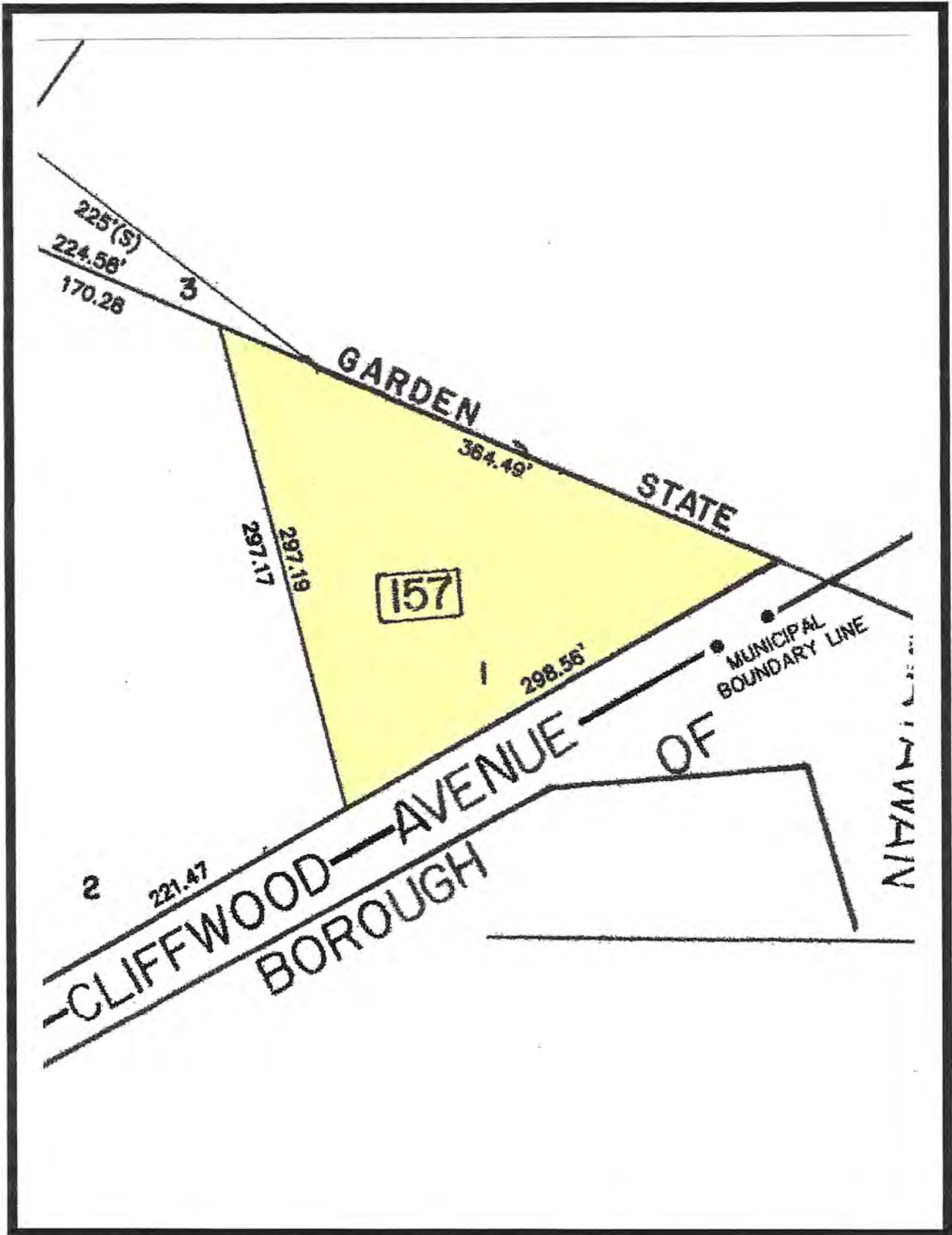
— Road Centerlines

▭ Parcels (cadastral non-survey)

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

■ DECIDUOUS WOODED WETLANDS

TAX MAP LOCATION



2. No building shall be located within fifty (50) feet of the future right-of-way of any existing or proposed public street, and no building shall be located within one hundred (100) feet of a railroad right-of-way. A minimum building setback of twenty-five (25) feet shall be maintained from any and all other tract boundaries. At least the first fifteen (15) feet adjacent to any street line and the first ten (10) feet adjacent to any lot line shall not be used for parking and shall be planted and maintained in lawn area, ground cover or landscaped with evergreen shrubbery and separated from the parking area by curbing.
3. The minimum spacing between buildings shall be as follows: window wall to window wall: sixty (60) feet; end wall to end wall: fifty (50) feet; any building face to street curb: forty (40) feet; any building face to parking area: fifteen (15) feet. No building corner shall be closer to another building corner than fifty (50) feet.
4. Land area equal to at least two hundred (200) square feet for each dwelling unit shall be specified on the site plan and improved by the developer as active recreation areas for use by the residents of the development. Such areas shall be an integral part of the development, and at least one (1) area shall be a minimum of ten thousand (10,000) square feet in size, at least seventy-five (75) feet wide and have a grade less than five (5%) percent.

g. Gross Floor Area Minimums.

1. Garden Apartments.
 - (a) Efficiency unit: 500 sq. ft.
 - (b) One-bedroom unit: 700 sq. ft.
 - (c) Two-bedroom unit: 900 sq. ft.
2. Townhouses.
 - (a) One-bedroom unit: 800 sq. ft.
 - (b) Two-bedroom unit: 1,000 sq. ft.
 - (c) Three-bedroom unit: 1,200 sq. ft.

Each additional bedroom shall require that a minimum of two hundred (200) additional square feet be added to the gross floor area of the apartment or townhouse.

§ 25-4.5. "NC" Neighborhood Commercial.

- a. Purpose. The purpose of the "NC" district is to allow for small areas throughout the Township where small retail and service businesses may be located primarily for the convenience of the residents in the immediate neighborhood. Each designated zone is large enough to permit an expansion of these convenience centers in anticipation of continued population growth and increased demand for the goods and services. It is intended that the addition of more buildings in these areas be designed to enhance and improve the centers by insuring that an adequate traffic circulation plan evolves so that each building does not have its own access point(s) to the highway(s); that building appearances and signs are compatible; and that parking facilities are interrelated and capable of common usage where advisable.
- b. Principal Permitted Uses on the Land and in Buildings.
 1. Local retail activities including grocery stores having less than three thousand five hundred (3,500) square feet of gross floor area, meat markets, seafood markets, delicatessens, bakeries, drug stores, furniture stores, sporting goods shops, gift shops, hobby shops, book stores, clothing stores, shoe stores, hardware stores, package liquor stores, pet shops, stationery stores, fabric stores and florists.

2. Local service activities including barber and beauty shops, tailors, dry cleaning and laundering operations, appliance repair shops, shoe repair shops and upholsterers.
 3. Restaurants, bars and taverns.
 4. Banks, including drive-in facilities.
 5. Professional offices limited to doctors, dentists, architects, engineers, lawyers, real estate agents, insurance brokers or similar professional uses.
 6. Public utility uses as Conditional Uses. (See subsection **25-6.6** for additional standards.)
 7. Public purpose uses.
- c. Accessory Uses Permitted.
1. Off-street parking and loading. (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. Temporary construction trailers and one (1) sign not exceeding fifty (50) square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a building permit and concluding with the issuance of a Certificate of Occupancy or one (1) year, whichever is less, provided said trailer and sign are on the site where construction is taking place and set back at least fifteen (15) feet from street and lot lines.
 5. Signs. (See subsection **25-5.18**.)
- d. Maximum Building Height. No building shall exceed thirty-five (35) feet in height except as allowed in subsection **25-6.5**.
- e. Area and Yard Requirements.

Principal Building

Minimum

Lot area	5,000 sq. ft.
Lot frontage	50 ft.
Lot width	50 ft.
Lot depth	80 ft.

Side yard

In order to encourage an end product which provides parking, access and architectural continuity, even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two (2) walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be ten (10) feet.

Front yard

10 ft.

Rear yard	20 ft.
Accessory Building	
Minimum	
Distance to side line	10 ft.
Distance to rear line	10 ft.
Distance to other building	15 ft.
Maximum	
Building coverage of principal building	30%
Building coverage of accessory building(s)	10%

- f. Gross Floor Area Minimum. Each principal building shall have a minimum gross floor area of one thousand (1,000) 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 and, further, that each use occupies a minimum gross floor area of five hundred (500) square feet.
 - 2. At least the first ten (10) feet adjacent to any street line shall not be used for parking and shall be planted and maintained in lawn area, ground cover, or landscaped with evergreen shrubbery and separated from the parking area by 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 areas not utilized for buildings, parking, loading, access aisles and driveways or pedestrian walkways shall be suitably landscaped with shrubs, ground cover, seeding or similar plantings and maintained in good condition, as outlined in the Aberdeen Township Maintenance Code.

§ 25-4.6. "HC" Highway Commercial.

[Ord. No. 20-1982; Ord. No. 18-1996; Ord. No. 22-1998 §§ 1,2; Ord. No. 3-2006 § 2]

- a. Purpose. The purpose of the "HC" district is to provide those uses serving a regional as well as a local function. The areas are located along Routes 34 and 35 for regional accessibility and for rendering services to the traveling public. In all circumstances, the site planning and building designs are intended to be completed in a compatible manner with an overall plan for the development of all lands so zoned in order to coordinate traffic flow, parking needs, building orientation, landscaping, drainage and similar factors which have a relationship to development, whether implemented cumulatively over a period of years or in one (1) major development program.
- b. Principal Permitted Uses on the Land and in Buildings.
 - 1. Retail sales of goods and services.
 - 2. Restaurants, bars, taverns and nightclubs.

POPULATION

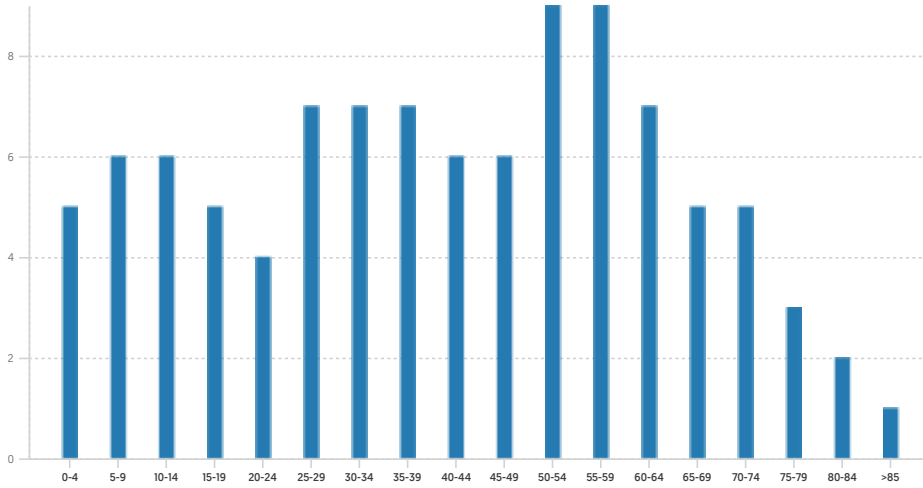
SUMMARY

Estimated Population	32,462
Population Growth (since 2010)	2.6%
Population Density (ppl / mile)	2,475
Median Age	42.6

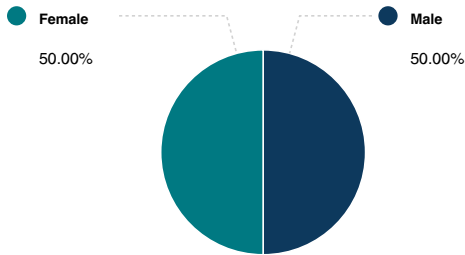
HOUSEHOLD

Number of Households	12,839
Household Size (ppl)	3
Households w/ Children	6,256

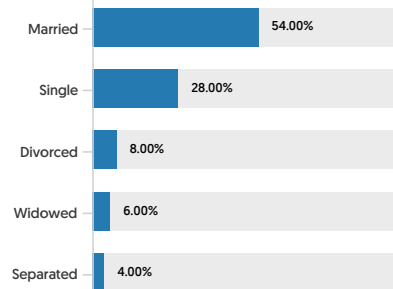
AGE



GENDER



MARITAL STATUS



HOUSING

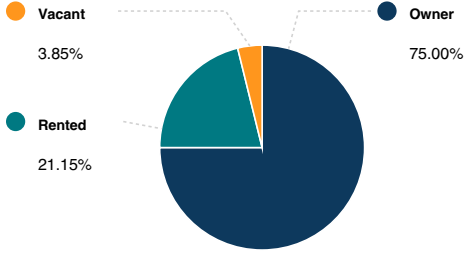
SUMMARY

Median Home Sale Price	\$382,800
Median Year Built	1976

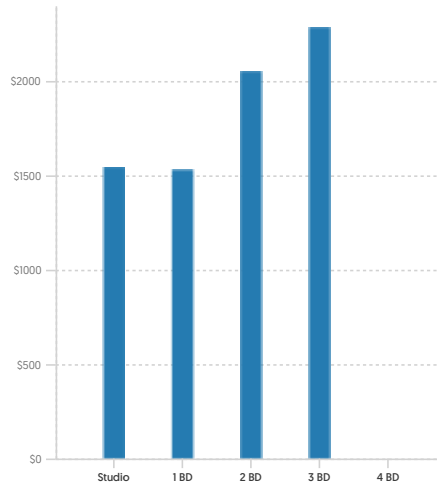
STABILITY

Annual Residential Turnover	8.73%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

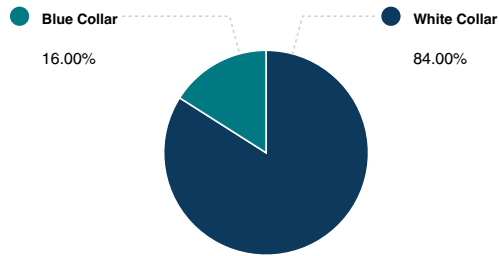


QUALITY OF LIFE

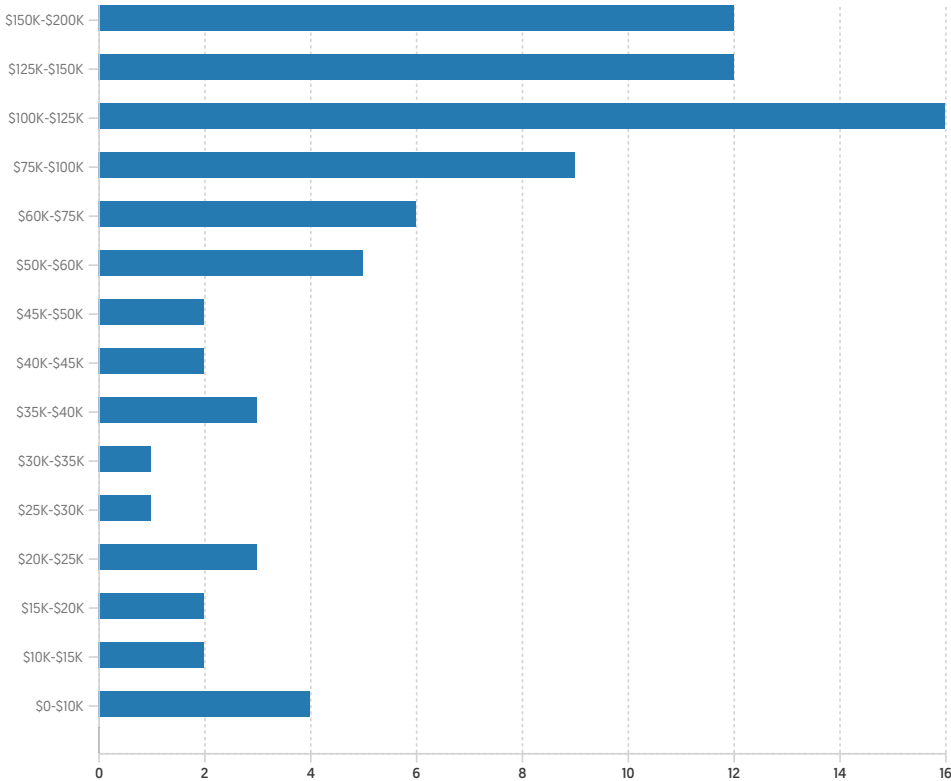
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	1,233
Manufacturing	968
Transportation and Communications	1,133
Wholesale Trade	569
Retail Trade	2,027
Finance, Insurance and Real Estate	1,731
Services	6,186
Public Administration	668
Unclassified	

WORKFORCE



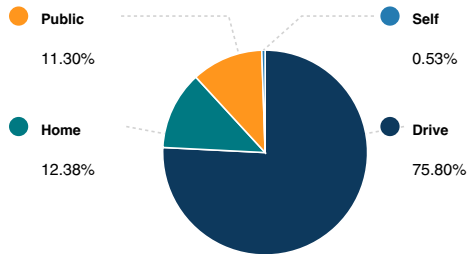
HOUSEHOLD INCOME



Average Household Income **\$115,272**

Average Per Capita Income **\$54,291**

COMMUTE METHOD



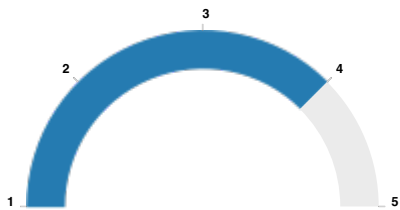
Median Travel Time **40 min**

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	129
Some High School	843
High School Graduate	5,765
Some College	4,198
Associate Degree	1,707
Bachelor's Degree	9,280
Graduate Degree	4,124

(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)
Ravine Drive Elementary School	0.57	K-4th	319	12	6/10

Ravine Drive Elementary School	Community Rating (2)
	4

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Matawan-Aberdeen Middle School	0.88	6th-8th	897	12	4/10

Matawan-Aberdeen Middle School	Community Rating (2)
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(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
Ono Korean Bbq	40 Cross Rd	(732) 970-7489	0.08	Barbecue Restaurant
Ming's Garden	40 Cross Rd 349	(732) 583-7133	0.13	Chinese Restaurant

Townsquare Liquor & Bar	40 Cross Rd 345	(732) 290-3033	0.13	Drinking Places
Attilio's Pizza, Inc.	8 Cliffwood Ave	(732) 583-1433	0.15	Pizzeria, Independent
Fromsoutonutz LLC	65 County Rd	(848) 702-0597	0.17	Eating Places
Jade Garden Chinese Restaurant	326 Matawan Rd	(732) 566-8877	0.18	Chinese Restaurant
J&P Chinese Restaurant	25 Morristown Rd Ste B	(732) 583-2888	0.19	Chinese Restaurant
Nail Cafe	25 Morristown Rd Ste H	(732) 290-9200	0.19	Cafe
Blue Wasabi	351c Matawan Rd	(732) 765-8818	0.2	Japanese Restaurant
Bagel Mania Inc	347c Matawan Rd	(732) 583-7673	0.25	Bagels

SHOPPING

	Address	Phone #	Distance	Description
Eunice Siaw	65 County Rd Unit N87	(732) 763-0161	0.17	Miscellaneous General Merchandise
Quick Chek Corporation	1 Cliffwood Ave	(732) 441-3975	0.17	Convenience Stores
Empire Mirror & Glass Ltd.	77 Cliffwood Ave Ste 3a	(732) 566-7335	0.25	Glass
7 Eleven Inc	326 Morristown Rd	(732) 566-9739	0.37	Convenience Stores, Chain
Spray Paint Arts Inc.	5 Gulfstream Blvd	(732) 583-4162	0.65	Paint
Beachwood Realty LLC	9 Treeview Ln	(908) 769-6500	0.85	Miscellaneous General Merchandise