

## #5093 ~ Mixed-Use Building

**600 Main Street  
Asbury Park, NJ 07712**

**Commercial/Retail/Residential**

**Block: 2608  
Lot: 1**

**Land Size: 0.3329 Acre (100 x 180)  
Building Size: 38,469 Sq. Ft.**

### **Tax Information**

<b>Land Assessment:</b>	<b>\$ 1,481,200.</b>
<b>Improvement Assessment:</b>	<b>\$ 1,649,100.</b>
<b>Total Assessment:</b>	<b>\$ 3,130,300.</b>
<b>Taxes:</b>	<b>\$ 48,394.</b>
<b>Tax Year:</b>	<b>2023</b>
<b>Tax Rate:</b>	<b>1.639/\$100</b>
<b>Equalization Ratio:</b>	<b>95.70%</b>
<b>Updated:</b>	<b>04/22/2024</b>

**Zoning: MSRA ~ Main Street Redevelopment Area**

**Remarks: 38,469 Sq. Ft. Four-Story Masonry Building on 0.3329 Acre in Excellent Location Close to the Train Station. Built in 1966. Large On-Site Parking Lot and On-Street Parking. Retail on First Floor, Apartments and Offices on Upper Floors to be Developed. Easy Access to Highway 18, 33, 35, 66 and the Garden State Parkway.**

**Price: \$ 3,995,000. ~ 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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732-747-1000 • [Ray@SSRealty.com](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)



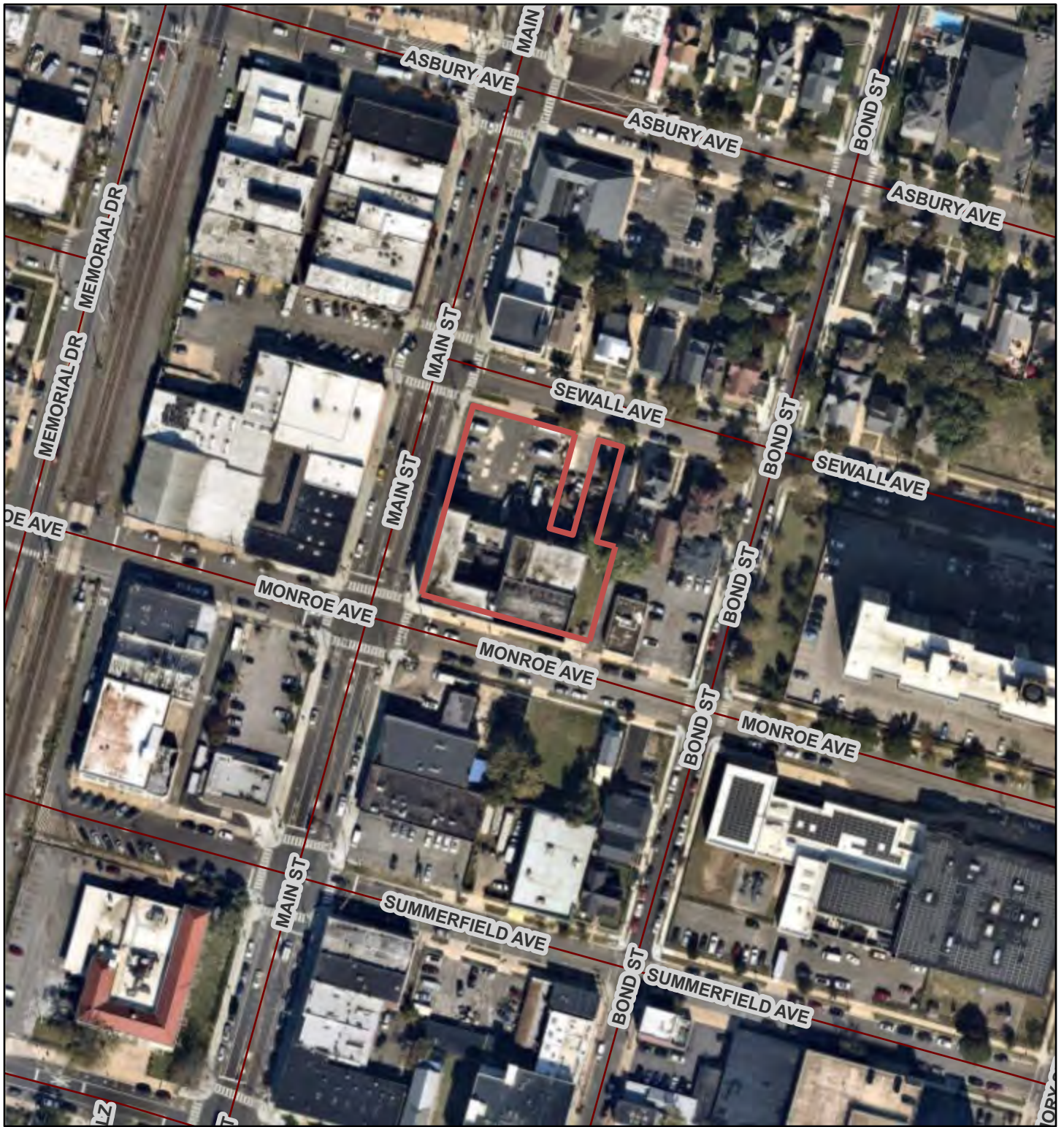






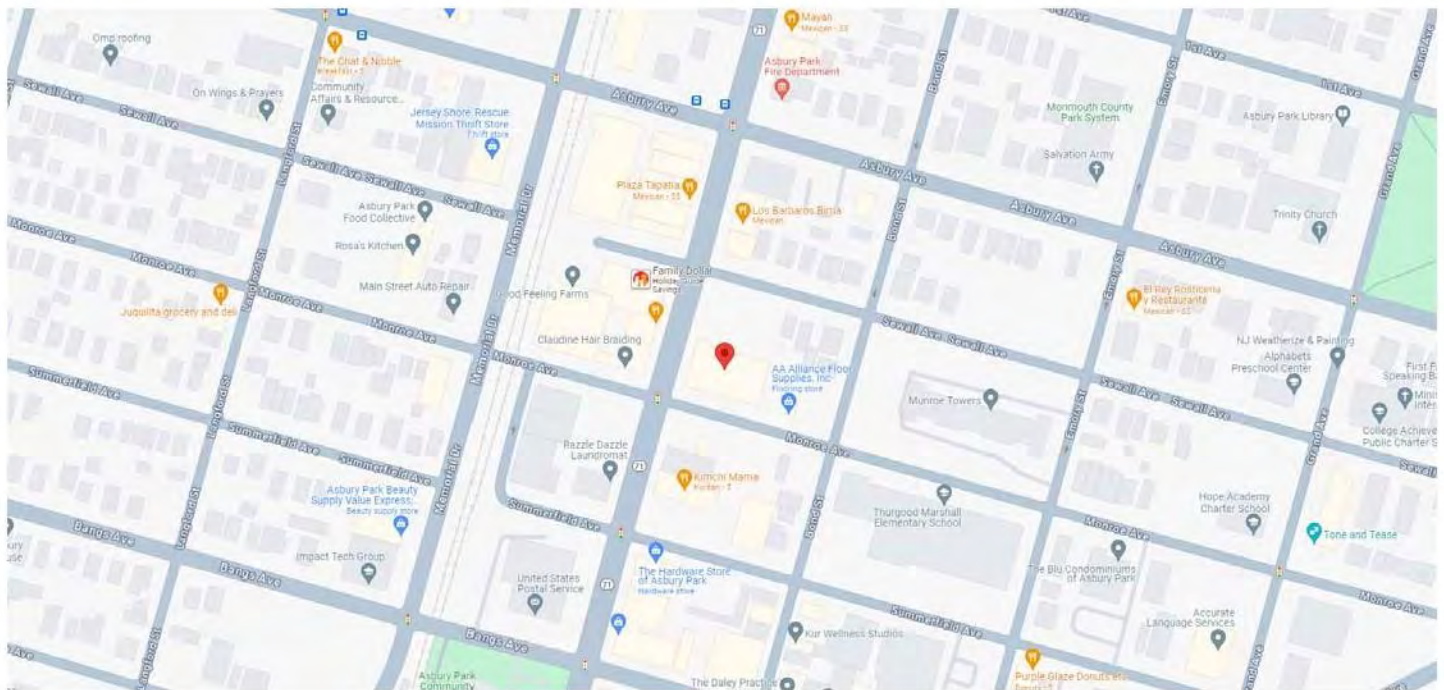
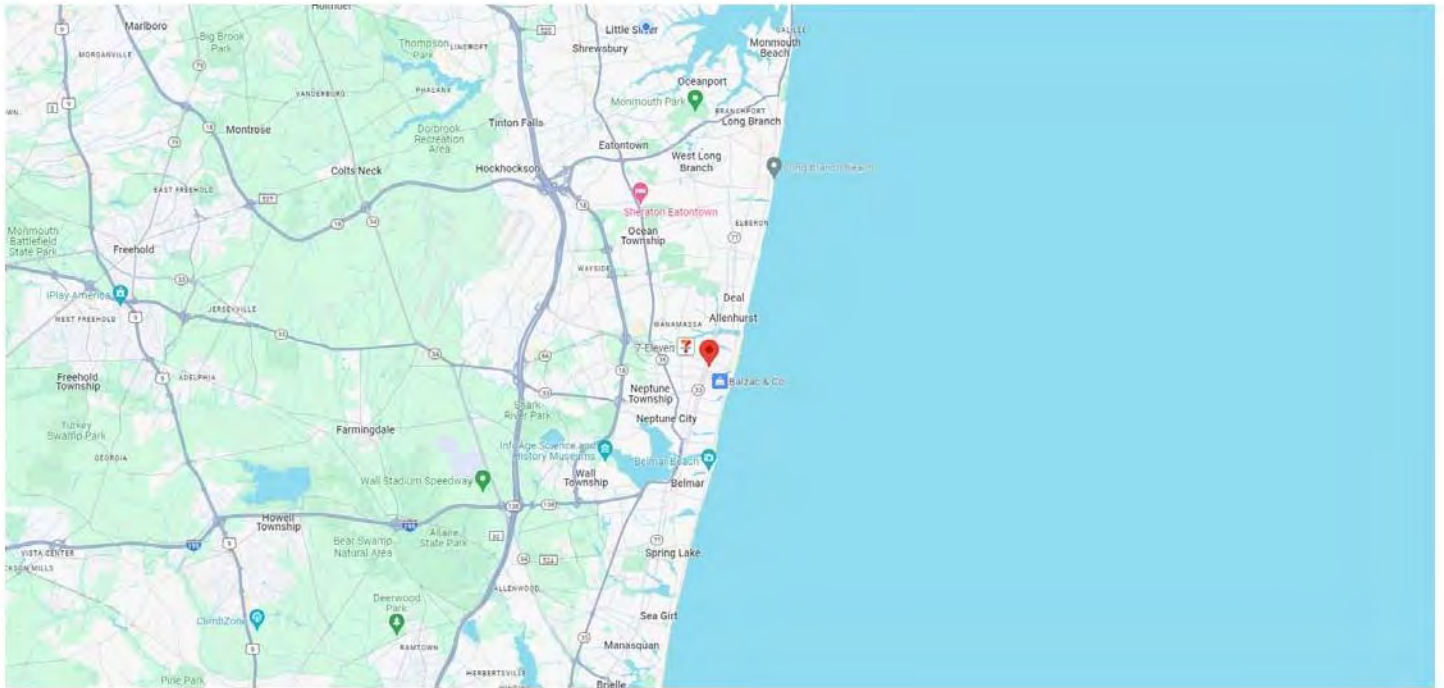
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



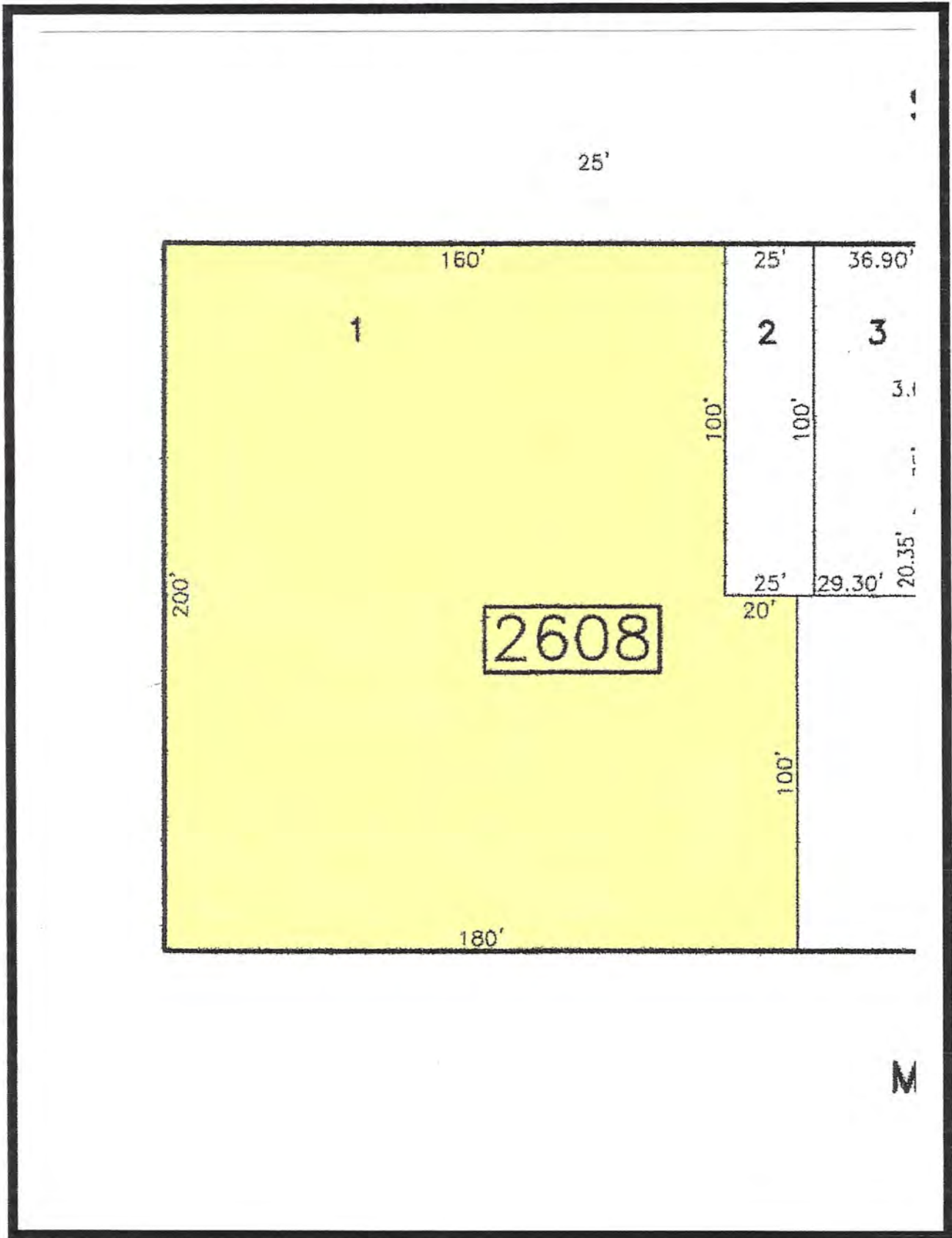


— Road Centerlines



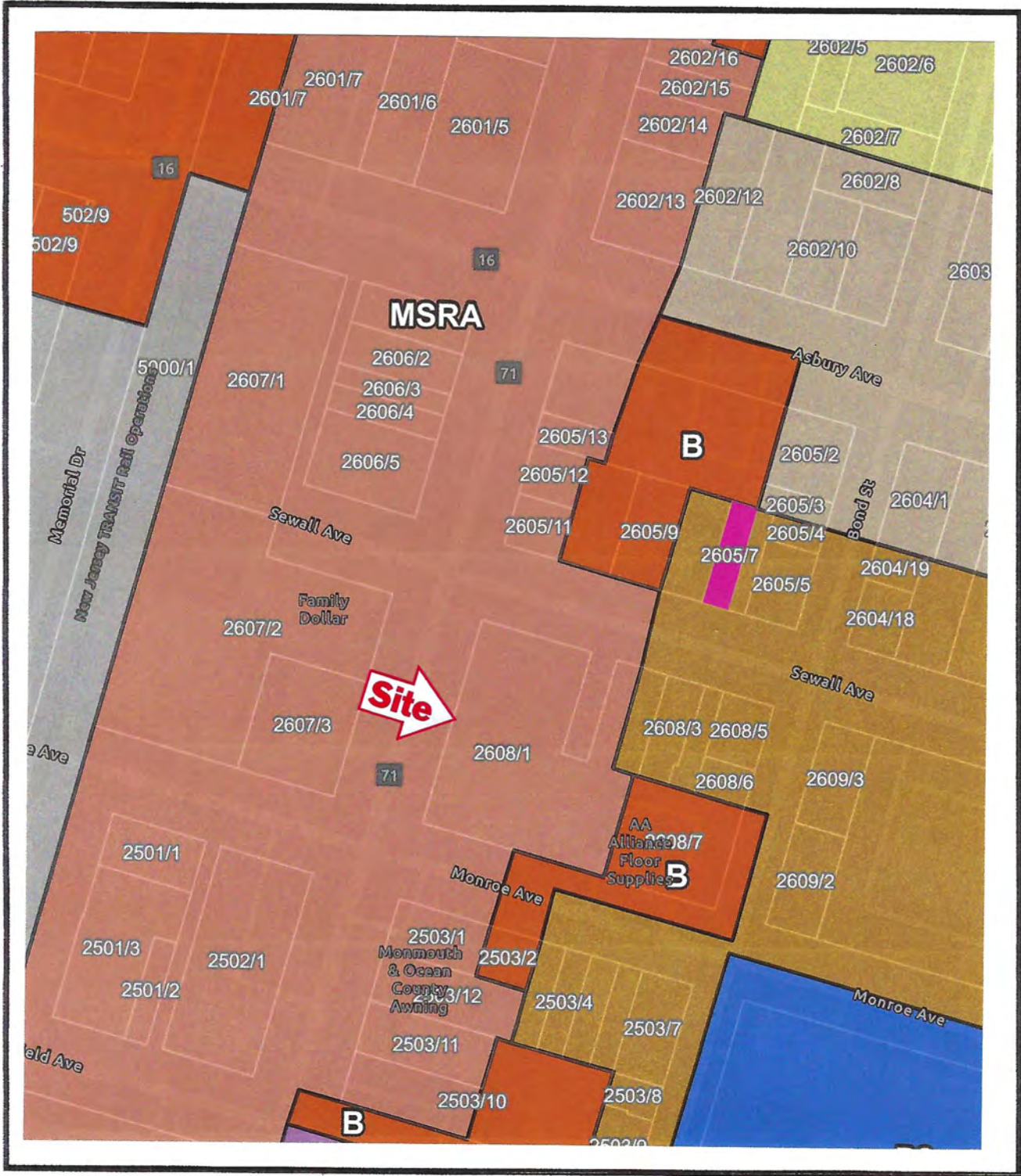


# TAX MAP LOCATION





# Zoning Map





Ordinance No. 3026 adopted 8-1-2012. Amends the Central Business District Redevelopment Plan, 625 Bangs Avenue.

Central Business District (CBD) Redevelopment Plan — Continued

Ordinance No. 3035 adopted 11-19-2012. Amends the Central Business District Redevelopment Plan for parking and height requirements.

Ordinance No. 3043 adopted 4-3-13. Amends the Central Business District Redevelopment Plan at 208 Bond Street.

Ordinance No. 3049 adopted 8-7-13. Amends the Central Business District Redevelopment Plan at 527 Lake Avenue.

Ordinance No. 3092 adopted 12-17-2014. Amends the Central Business District Redevelopment Plan regarding craft distilleries.

Ordinance No. 2015-6 adopted 2-25-2015. Amends the Central Business District Redevelopment Plan at 621 Lake Avenue.

Ordinance No. 2016-08 adopted 3-30-2016. Amends the Central Business District Redevelopment Plan relating to the subdivision of Overlook Park.

Ordinance No. 2016-26 adopted 6-15-2016. Amends the Central Business District Redevelopment Plan to review certain uses for sound mitigation.

Ordinance No. 2016-44 adopted 10-26-2016. Amends the Central Business District Redevelopment Plan relating to parking and circulation, Cookman Avenue Retail Core and to implementation of the Plan.

Ordinance No. 2018-2 adopted 2-14-2018. Removed three on-street parking spaces (metered parking space numbers 5406, 5513 and 5514).

Ordinance No. 2019-11 adopted 3-27-2019. Amends the Central Business District Redevelopment Plan relating to penthouses with living space.

Ordinance No. 2020-15 adopted 4-30-2020. Creates Affordable Housing requirements in the Central Business District Redevelopment Plan.

Ordinance No. 2021-30, adopted 8-11-2021. Amends the Central Business District Redevelopment Plan to permit microbreweries on Block 2404 on Cookman Avenue between Bond Street and Press Plaza.

## § 30-110.2. Main Street Redevelopment Plan.

Ordinance No. 2886 adopted 11-12-2008. An ordinance adopting the Main Street Redevelopment Plan.

Ordinance No. 2015-01 adopted 2-11-2015. Amends the Main Street Redevelopment Plan relating to the community shopping zone and adds microbreweries.

Ordinance No. 2018-6 adopted 2-28-2018 amends the Main Street Redevelopment Plan relating to recording studios, metered parking and valet parking.

Ordinance No. 2018-31 adopted 8-22-2018. Amends the Main Street Redevelopment Plan.

Ordinance No. 2020-12 adopted 4-30-2020. Amends Affordable Housing requirements.

Ord. No. 2021-26 adopted 7-14-2021. Amends the Main Street Redevelopment Plan.

## § 30-110.3. Scattered Site Redevelopment Area.

Ordinance No. 2637 adopted 5-7-2003. An ordinance approving a Redevelopment Plan for the Scattered Site Redevelopment Area pursuant to the New Jersey Local Redevelopment and Housing Law.

Ordinance No. 2668 adopted 12-3-2003. An ordinance approving a redevelopment plan for the Scattered Site Redevelopment Area.

Ordinance No. 2676 adopted 3-17-2004. An ordinance adopting an amendment to the Scattered Sites Redevelopment Plan at 603 First Avenue.

Ordinance No. 2775 adopted 5-3-2006. An ordinance approving and adopting an amendment to the Scattered Site Redevelopment Plan, Phase 1A, 408 Third Avenue.

Ordinance No. 2869 adopted 5-7-2008. An ordinance amending Phase 1A of the Scattered Site Redevelopment Plan relating to the former Metropolitan Hotel Site, located at 309 Asbury Avenue (Block 147, Lot 1).

Ordinance No. 3012 adopted 4-18-2012. An ordinance amending the Scattered Site Redevelopment Plan, Phase 1A, relating to the property located at 408 Third Avenue.

Ordinance No. 3014 adopted 5-2-2012. An amending the Scattered Site Redevelopment Plan, Phase 1A, relating to the property located at 309 Asbury Avenue.

POPULATION

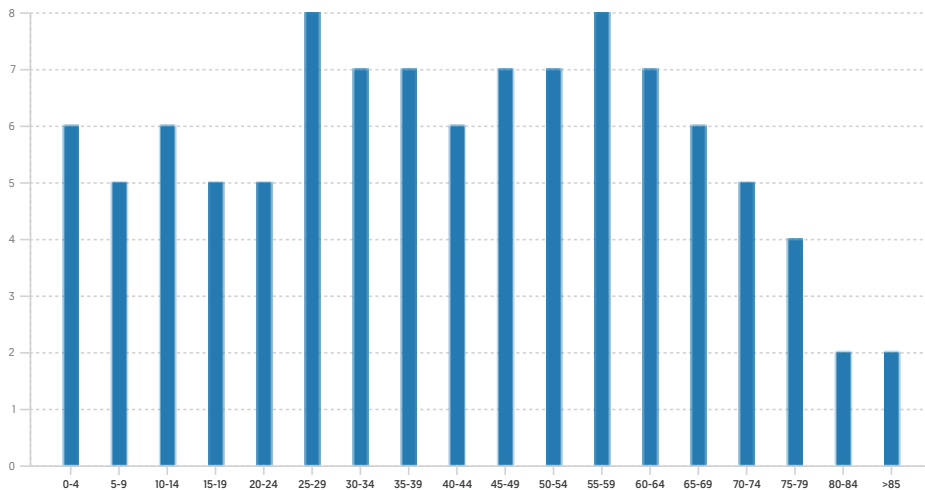
SUMMARY

Estimated Population	<b>39,491</b>
Population Growth (since 2010)	<b>-0.8%</b>
Population Density (ppl / mile)	<b>3,134</b>
Median Age	<b>41.4</b>

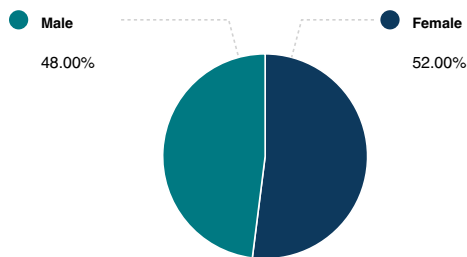
HOUSEHOLD

Number of Households	<b>17,010</b>
Household Size (ppl)	<b>2</b>
Households w/ Children	<b>7,577</b>

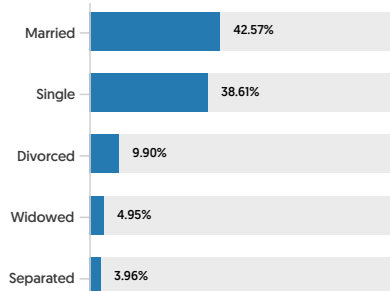
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

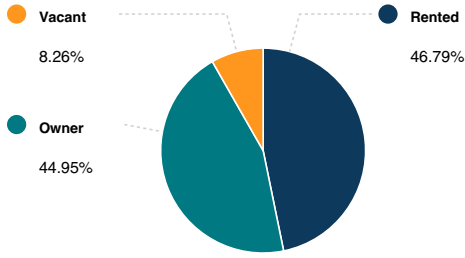
Median Home Sale Price	<b>\$451,300</b>
Median Year Built	<b>1970</b>

STABILITY

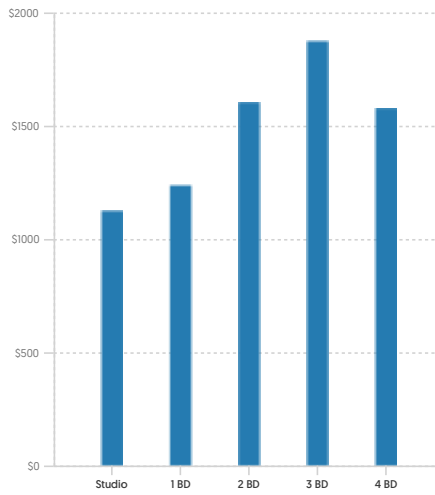
Annual Residential Turnover	<b>9.63%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

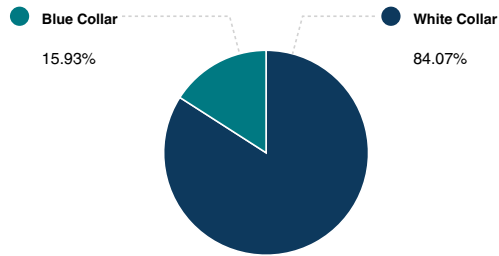


QUALITY OF LIFE

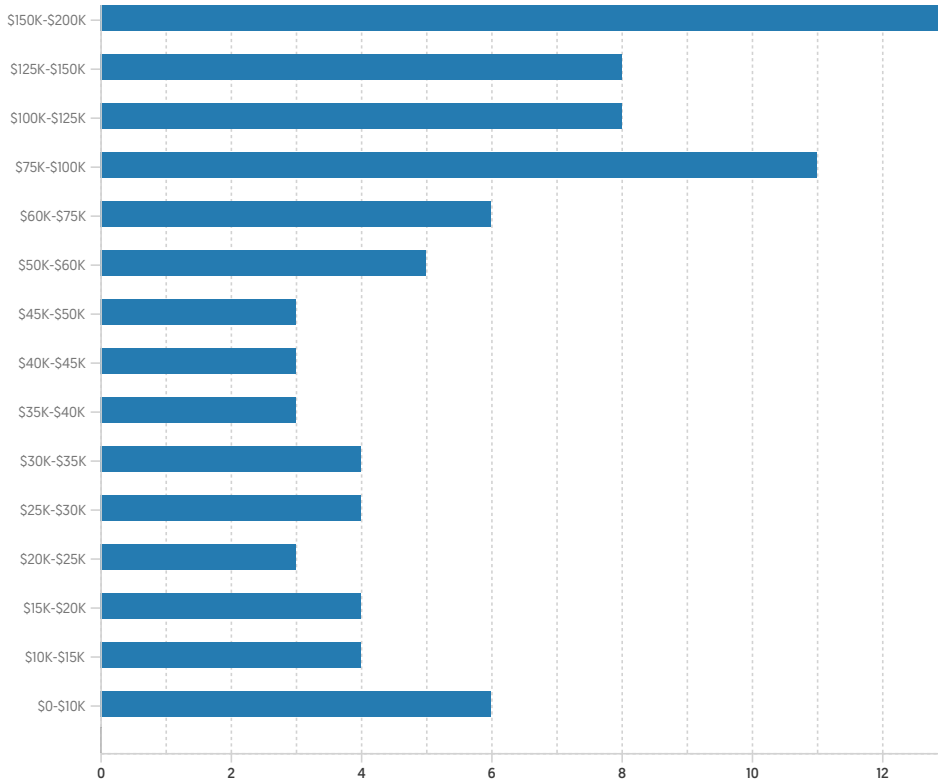
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	14
Mining	
Construction	1,016
Manufacturing	1,258
Transportation and Communications	912
Wholesale Trade	458
Retail Trade	2,418
Finance, Insurance and Real Estate	1,711
Services	8,812
Public Administration	1,021
Unclassified	

WORKFORCE



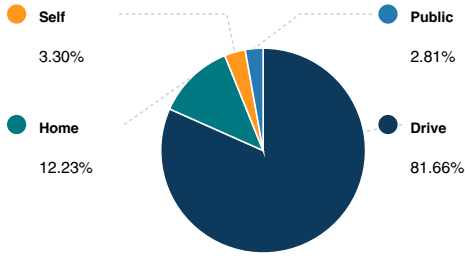
HOUSEHOLD INCOME



Average Household Income **\$84,328**

Average Per Capita Income **\$51,230**

COMMUTE METHOD



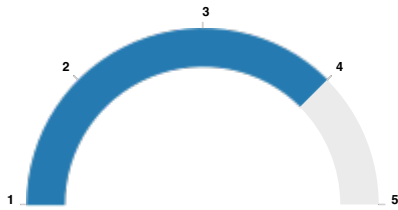
Median Travel Time **27 min**

WEATHER

January High Temp (avg °F)	<b>41.2</b>
January Low Temp (avg °F)	<b>23.9</b>
July High Temp (avg °F)	<b>82.7</b>
July Low Temp (avg °F)	<b>66.1</b>
Annual Precipitation (inches)	<b>48.66</b>

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	<b>548</b>
Some High School	<b>2,390</b>
High School Graduate	<b>6,549</b>
Some College	<b>5,074</b>
Associate Degree	<b>2,103</b>
Bachelor's Degree	<b>10,315</b>
Graduate Degree	<b>4,980</b>

(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)
Thurgood Marshall Elementary School	<b>0.08</b>	<b>Pre-K-3rd</b>	<b>247</b>	<b>7</b>	<b>3/10</b>
Hope Academy Charter School	<b>0.2</b>	<b>K-8th</b>	<b>256</b>	<b>10</b>	<b>3/10</b>
Dr. Martin Luther King Upper Elementary School	<b>0.42</b>	<b>4th-6th</b>	<b>370</b>	<b>8</b>	<b>2/10</b>
Bradley Elementary School	<b>0.44</b>	<b>Pre-K-3rd</b>	<b>301</b>	<b>7</b>	<b>3/10</b>
Midtown Community Elementary School	<b>0.62</b>	<b>K-5th</b>	<b>384</b>	<b>10</b>	<b>4/10</b>

Community Rating (2)

- Thurgood Marshall Elementary School
- Hope Academy Charter School
- Dr. Martin Luther King Upper Elementary School
- Bradley Elementary School
- Midtown Community Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Hope Academy Charter School	<b>0.2</b>	<b>K-8th</b>	<b>256</b>	<b>10</b>	<b>3/10</b>
Asbury Park High School	<b>0.64</b>	<b>7th-12th</b>	<b>682</b>	<b>13</b>	<b>1/10</b>

Community Rating (2)



PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
College Achieve Greater Asbury Park Charter School	0.35	K-9th	362		
Our Lady Of Mt Carmel School	0.45	K-8th	185		
Early Childhood Center	0.61	Pre-K-Pre-K	141		

(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.

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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Asbury Music Co	601 Main St	(732) 245-0135	0.04	Night Clubs
Park Asbury Brewery	810 Sewall Ave	(732) 801-7110	0.04	Bars And Lounges
Marks Place Restaurant	621 Main St	(732) 455-3210	0.04	Family Restaurants
German Garcia Corp	703 Main St	(732) 502-0369	0.05	Mexican Restaurant
Plaza Tapatia	707 Main St	(732) 776-7826	0.07	Mexican Restaurant
Tjs Pizza Inc	709 Main St	(732) 988-1657	0.07	Pizzeria, Independent
China Lucky	711 Main St	(732) 988-7755	0.07	Family Restaurants
Great Wall Chinese Foods	713 Main St	(732) 988-7755	0.08	Chinese Restaurant
Fmn Inc	610 Sewall Ave Apt 14I	(201) 541-9171	0.09	Mexican Restaurant
Cotijas Cotijas	420 Main St	(732) 455-3020	0.1	Family Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Moe Z Limited Liability Company	900 Monroe Ave	(732) 455-8510	0.1	Variety Stores
Moe Z Limited Liability Company	904 Monroe Ave	(732) 455-8510	0.11	Variety Stores
Andre Uniform Scrubs At Variety Store	717 Bangs Ave	(732) 640-6614	0.12	Variety Stores
Mini Mart Of Summerfield	916 Summerfield Ave	(732) 775-3575	0.14	Convenience Stores, Independent
Twisted Tree Cafe	609 Cookman Ave	(732) 775-2633	0.22	Health Foods
From Juice To Nuts	701 Cookman Ave	(908) 295-0135	0.22	Nuts
Lolliprops Inc.	904 Emory St	(732) 489-1737	0.24	Wallpaper
Food Lube LLC	658 Cookman Ave Ste 1	(732) 361-5631	0.24	Grocery Stores
Crowns & Hot Chocolate, LLC	1023 Summerfield Ave # 2	(732) 413-5566	0.25	Confectionery
Leopold Paint Co.	510 1/2 2nd Ave	(908) 499-5247	0.27	Paint