



#5094 ~ Waterfront Property

**20 S Concourse
Neptune Township, NJ 07753**

Commercial/Mixed-Use

**Block: 5607 5608
Lot: 6 18**

**Land Size: 0.4772 Acre
Building Size: 4,229 Sq. Ft.**

Tax Information

Land Assessment:	\$ 400,800.
Improvement Assessment:	\$ 428,200.
Total Assessment:	\$ 829,000.
Taxes:	\$ 14,972.
Tax Year:	2023
Tax Rate:	1.963/\$100
Equalization Ratio:	94.87%
Updated:	12/27/2023

**Zoning: RDV-NC ~ North Channel Redevelopment Area
B-3 ~ Marina Mixed-Use Zone District**

Remarks: Waterfront Mixed-Use Property Which Includes Office Spaces (Two Units), Three Apartments, Multiple Garage Spaces, Three Boat Slips and Large Storage Yard. Great Rental Income and Development Potential. Easy Access to Highway 18, 33, 35, 71, 138 and the Garden State Parkway.

Price: \$ 1,250,000. ~ 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**





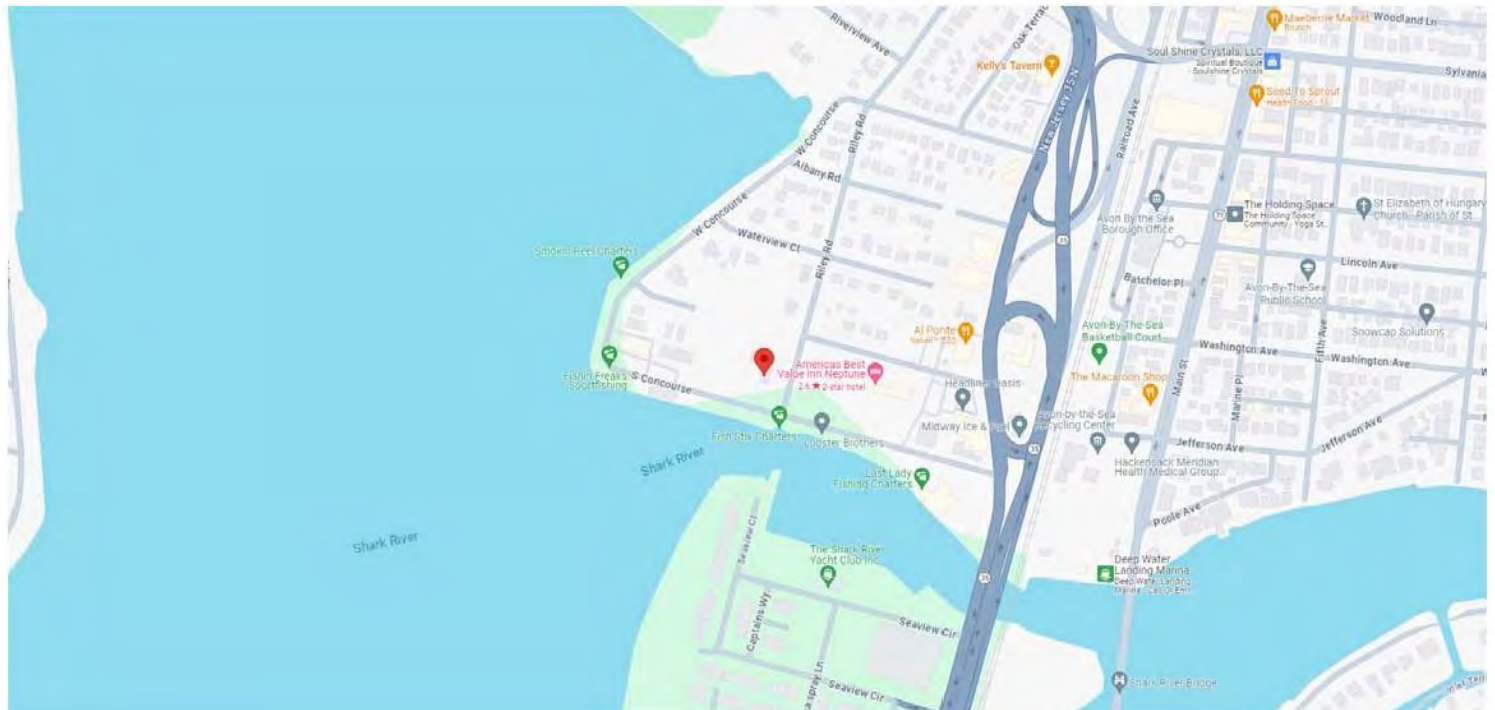
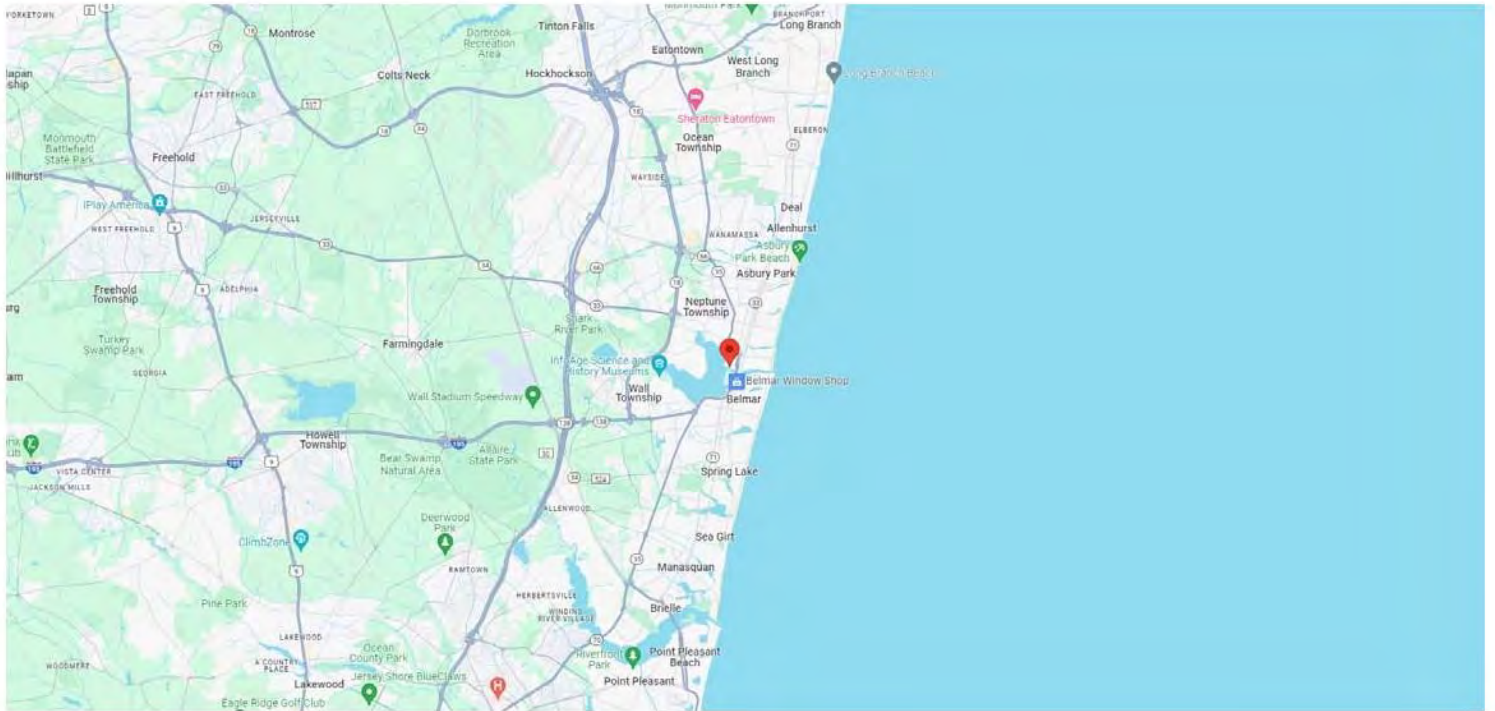




- Road Centerlines
- ▭ Parcels (cadastral non-survey)



— Road Centerlines

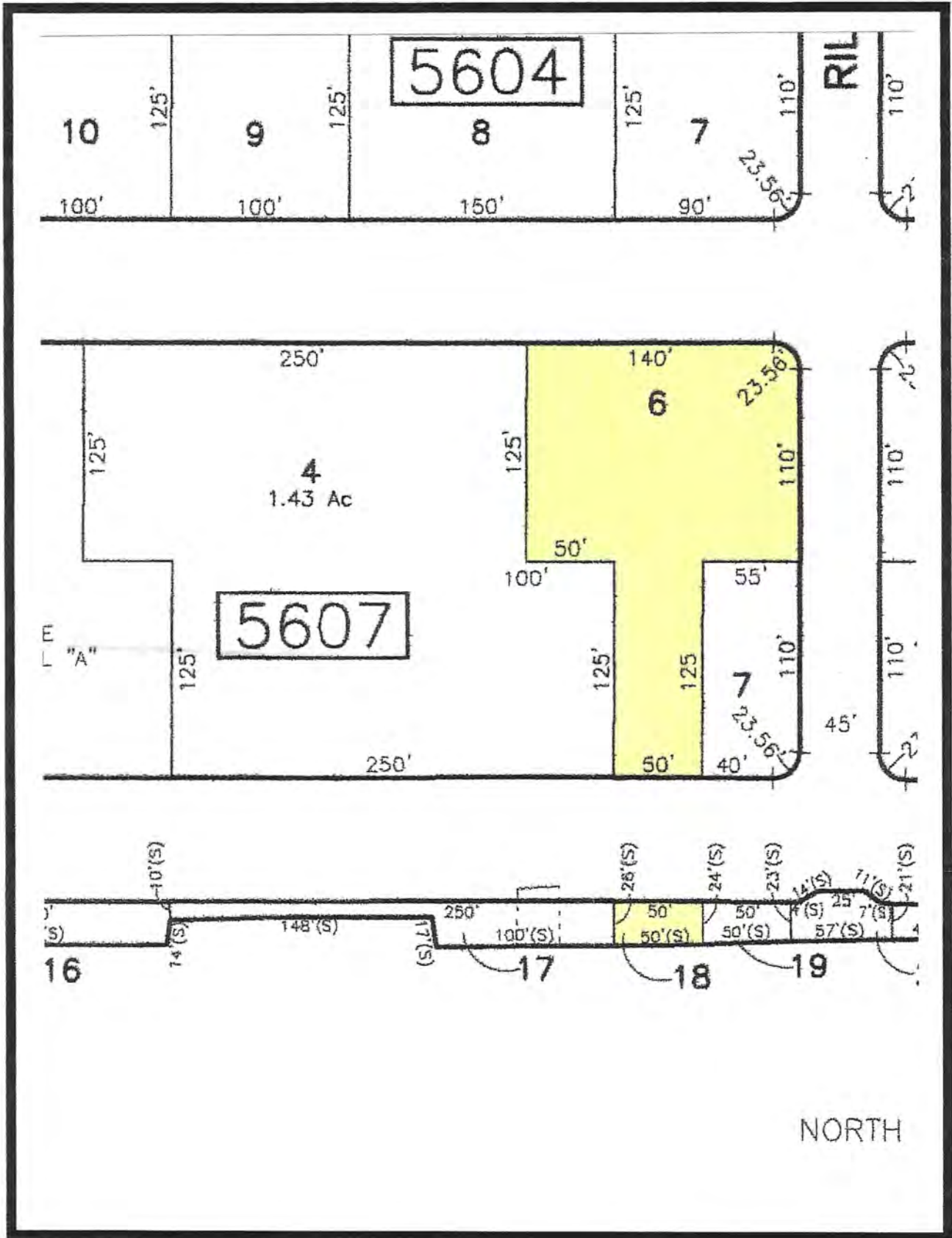


WETLANDS MAP

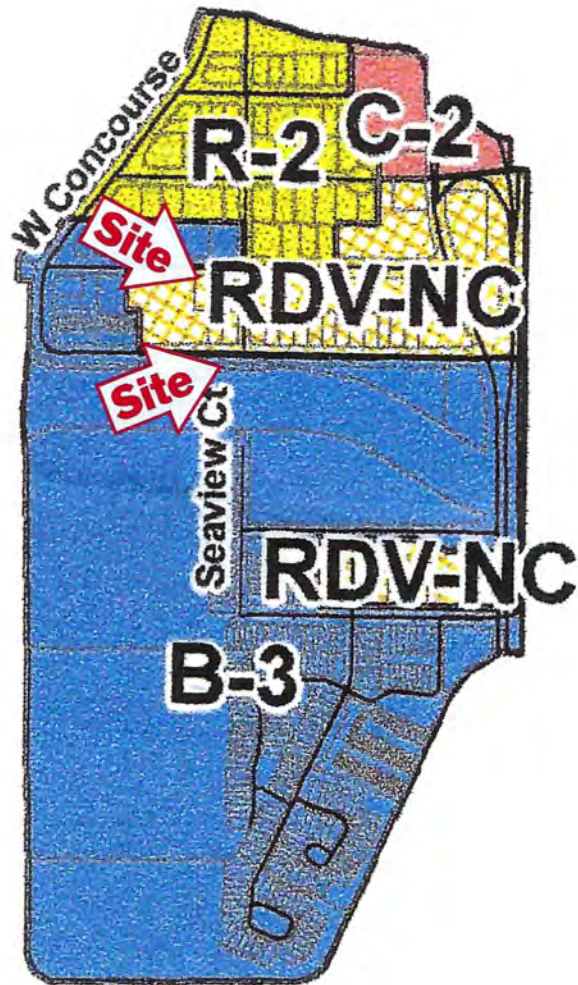


- Road Centerlines
- Parcels (cadastral non-survey)
- National Hydrography Dataset (NHD) Streams 2002 for New Jersey - Stream Network 2002 (NHD)
- ⋯ Artificial Path
- National Hydrography Dataset (NHD) Waterbody 2002 for New Jersey - Waterbody 2002 (NHD)
- Stream/River
- Wetlands of New Jersey (from Land Use/Land Cover 2012 Update) - Wetlands (2012)
- DECIDUOUS SCRUB/SHRUB WETLANDS

TAX MAP LOCATION



Zoning Map



1. Electricity regulating substations

[NOTE: The previous section has been amended as per Ordinance No. 03-035]

- E. Bulk regulations. See Schedule B-1.

§ 404.03 B-3 – Marina Mixed Use

- A. Purpose. The B-3 Zone District seeks to provide for a well balanced mix of residential and marine oriented retail uses that enhance the Shark River Waterfront area while respecting important coastal environments.

- B. Permitted uses.

1. Detached Single Family Residence
2. Multi-family Dwellings [editorial note: see supplementary regulations]
3. Townhouses [editorial note: see supplementary regulations]
4. Boat and marine equipment dealers [editorial note: see supplementary regulations]
5. Commercial banking
6. Savings institutions
7. Bank
8. Credit unions
9. Offices of real estate agents
10. Offices of real estate appraisers
11. Other activities related to real estate
12. Nonresidential services for elderly & disabled persons, including adult day care
13. Child Care Center
14. Family Day Care
15. Nightclub
16. Marinas [editorial note: see supplementary regulations at §412]
17. Personal Boatslip or Dock
18. Health and Fitness Club
19. Indoor recreational facility

20. Public Community Centers
21. Public Parks and recreational facilities
22. Grantmaking foundations
23. Civic & social organizations
24. Professional organizations
25. Labor unions & similar labor organizations
26. Bed & Breakfast Guesthouse
27. Bed & Breakfast Homestay
28. Hotels (excluding casino hotels)
29. Drinking places (alcoholic beverages)
30. Food service contractors / catering
31. Banquet facilities
32. Full-service restaurants
33. Restaurant
34. Snack & nonalcoholic beverage bars
35. Offices of lawyers
36. Offices of certified public accountants
37. Other accounting services
38. Architectural services
39. Landscape architectural services
40. Professional planning services
41. Engineering services
42. Building inspection services
43. Custom computer programming services
44. Computer systems design services
45. Computer facilities management services
46. Other computer related services
47. Administration & general management consulting services

48. Other scientific & technical consulting services
49. Advertising agencies
50. Other services related to advertising
51. Photography studios & videography services
52. All other professional, scientific & technical services
53. Municipal facilities
54. Fire department facilities
55. Public safety facilities
56. First aid facilities
57. Board of Education facilities

[NOTE: The previous section has been amended as per Ordinance No. 03-035]

C. Accessory uses.

1. Uses customarily incidental and accessory to a principal permitted use
2. Home Occupation
3. Home Professional Office
4. Swimming pools, private
5. Tennis courts, private
6. Recreational clubhouse, concession stand
7. Outdoor Dining Facility
8. Boatyards [editorial note: see supplementary regulations]
9. Parking for principal use
10. Telephone communication distribution
11. Coaxial cable communication distribution
12. Emergency services radio communication facilities
13. Natural gas distribution
14. Electric power transmission & distribution
15. Public water supply purveyance & distribution
16. Sanitary sewer lines

[NOTE: The previous section has been amended as per Ordinance No. 03-035]

- D. Bulk regulations. See Schedule B-1.

§ 404.04 C-1 – Planned Commercial Development

- A. Purpose. The purpose of the C-1 Zone District is to serve the regional need for retail, professional office and research facilities by encouraging planned commercial development.

- B. Permitted uses.

1. Planned Commercial Development [editorial note: see §404.04.F]
2. Furniture stores
3. Floor covering stores
4. Home furnishings stores
5. Household appliance stores
6. Radio, television & other electronics stores
7. Computer & software stores
8. Musical instrument Stores
9. Music stores (CDs, cassettes, videos, records)
10. Home centers
11. Hardware stores
12. Grocery (except convenience) stores
13. Convenience stores
14. General stores
15. Retail bakeries
16. Delicatessens
17. Butcher shops
18. Fish & seafood markets
19. Fruit & vegetable markets
20. Beer, wine & liquor stores
21. Pharmacies & drug stores

ZONING SCHEDULE B - ZONING DISTRICT BULK REGULATIONS

	Minimum Lot Area (square feet)	Maximum Density (d.u. per acre)	Maximum Floor Area Ratio	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	Front Yard Setback (feet)	Side Yard Setback (feet)	Combined Side Yard Setback (feet)	Rear Yard Setback (feet)	Maximum Percent Building Cover	Maximum Percent Total Lot Cover	Maximum Number of Stories	Maximum Building Height (feet)	Minimum Improvable Area (M.I.A. in square feet)	M.I.A. - Diameter of Circle (feet)
R-1	12,500	3.40	N/A	100	100	125	35	10	25	35*	25%	35%	2.5	35	2,600	33
R-2	10,000	4.30	N/A	100	100	100	25	10	25	30*	30%	40%	2.5	35	2,400	32
R-3	7,500	5.80	N/A	75	75	100	20	10	20	30*	30%	45%	2.5	35	2,000	29
R-4	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
R-5																
Single-family	5,000	8.70	N/A	50	50	100	20	5	15	30*	50%	65%	2.5	35	1,200	23
Multi-family	120,000	10	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
Town-house	120,000	8	N/A	250	250	250	20	15	30	15	30%	55%	3	48	39,600	129
B-1, C-4, C-6, C-7	15,000	N/A	0.6	100	100	100	15	0/10	25	20	35%	80%	3	48	7,200	55
B-2	20,000	N/A	1.0	100	100	100	20	15	35	20	40%	70%	3	45	8,400	60
B-3	10,000	8	0.7	100	100	100	20	10	20	20	40%	80%	3	35	4,800	45
C-1	2.5 acres	N/A	0.6	500	500	600	50	30	60	40	30%	65%	2	40	84,900	189
C-2, C-3, C-5	50,000	N/A	0.6	200	200	250	40	30	60	40	30%	65%	2	30	19,500	91
LI	40,000	N/A	1.6	150	150	200	40	25	50	25	40%	70%	4	60	16,800	84
PUD	See Schedule Section 405															
CIVIC	200,000	N/A	1.0	150	150	150	50	50	150	75	40%	80%	6	100	96,000	201
HD-R-1	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
HD-O																
Single-family	1,800	24.2	N/A	30	30	60	**	2	4	3.1	85%	90%	2.5	35	1,000	21
Existing Hotel	3,600	N/A	3.5	60	60	60	**	2	4	3.1	85%	90%	4	50	1,900	28
New Hotel	10,000	N/A	3.5	90	90	60	**	2	6	3.1	85%	90%	4	65	5,400	48
HD-R-2	18,000	48	N/A	120	120	120	5	2	4	10	85%	90%	3	40	9,700	64
HD-B-1	3,600	24.2	2.8	30	30	60	0	0	0	3.1	90%	95%	3	35	2,100	30

* see Section 411.07 relating to Supplementary Regulations for Decks and Porches

** see Section 413.06 for Supplementary Yard Regulations in Ocean Grove

20 S Concourse, Neptune, NJ 07753-5255, Monmouth County

APN: 35-05607-0000-00006 CLIP: 9031265210

POPULATION

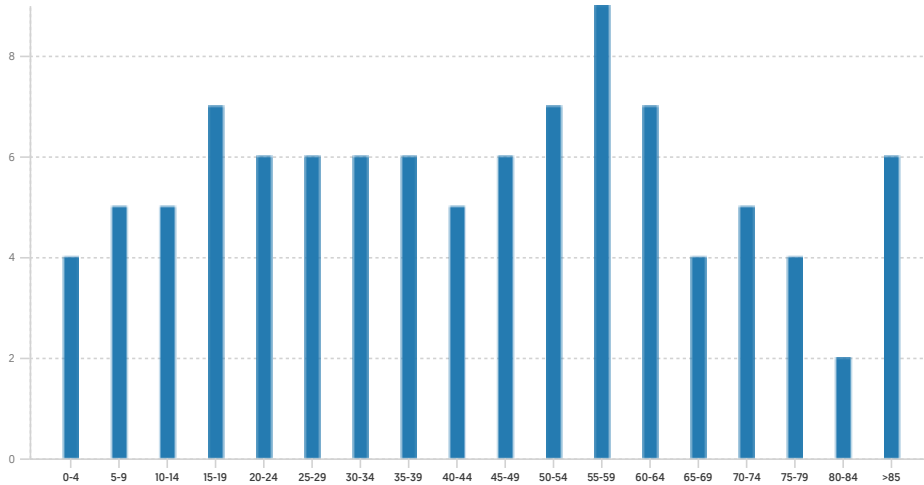
SUMMARY

Estimated Population	37,370
Population Growth (since 2010)	-4.1%
Population Density (ppl / mile)	2,221
Median Age	44.7

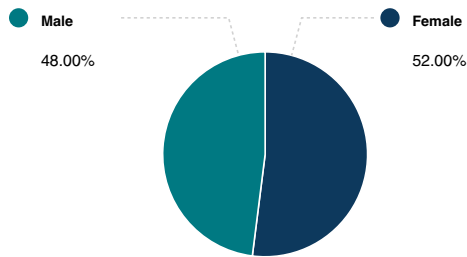
HOUSEHOLD

Number of Households	15,843
Household Size (ppl)	2
Households w/ Children	6,701

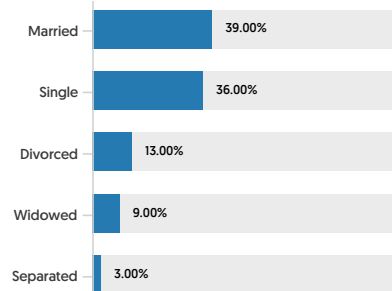
AGE



GENDER



MARITAL STATUS



HOUSING

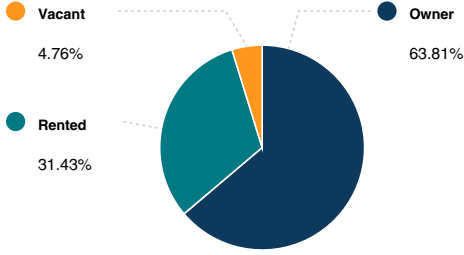
SUMMARY

Median Home Sale Price	\$320,200
Median Year Built	1976

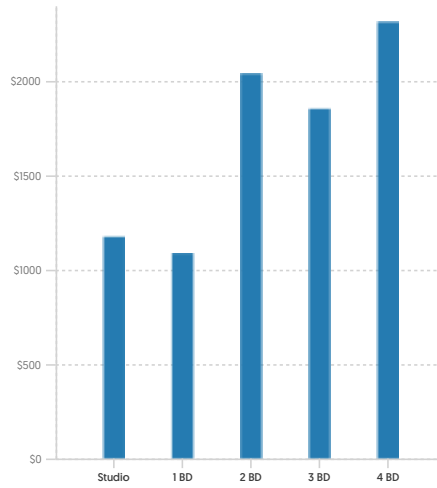
STABILITY

Annual Residential Turnover	9.98%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

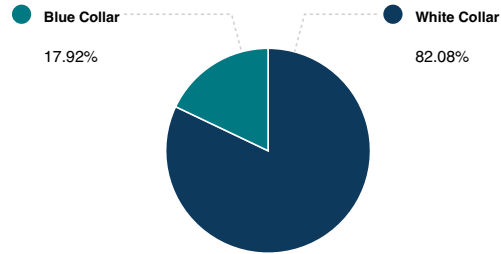


QUALITY OF LIFE

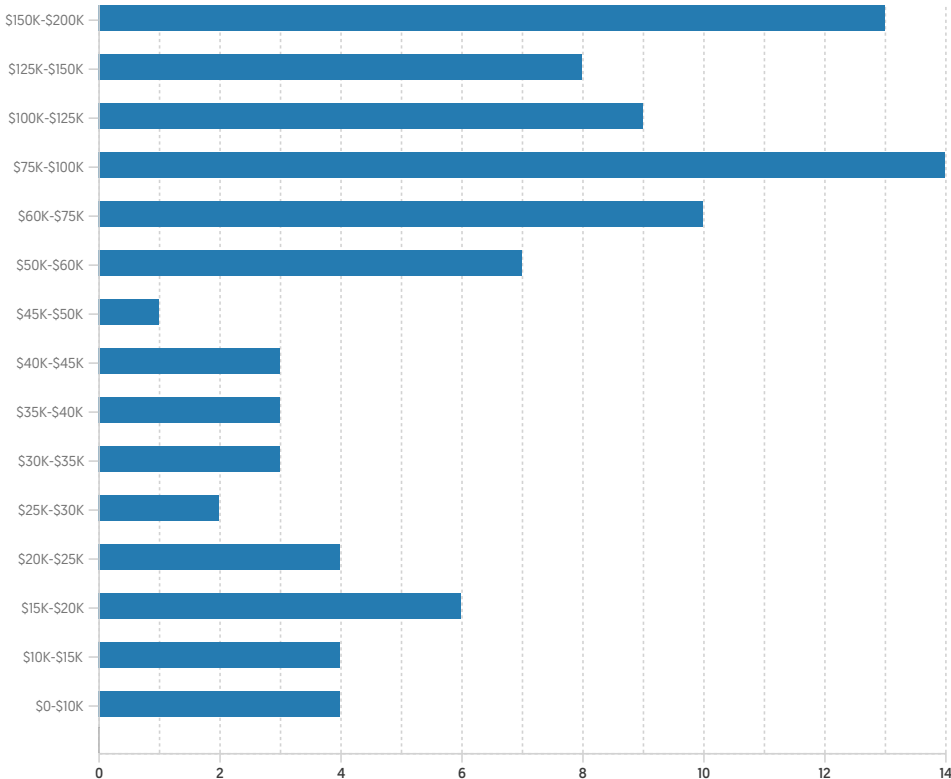
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	9
Mining	
Construction	1,096
Manufacturing	862
Transportation and Communications	1,025
Wholesale Trade	442
Retail Trade	2,115
Finance, Insurance and Real Estate	1,268
Services	7,941
Public Administration	1,310
Unclassified	

WORKFORCE



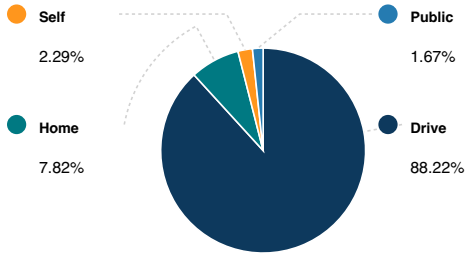
HOUSEHOLD INCOME



Average Household Income **\$81,268**

Average Per Capita Income **\$43,782**

COMMUTE METHOD



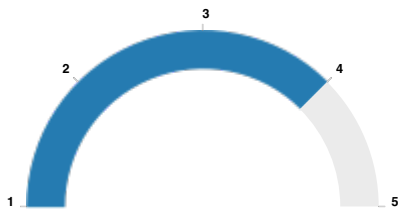
Median Travel Time **25 min**

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	619
Some High School	1,717
High School Graduate	6,814
Some College	6,590
Associate Degree	2,364
Bachelor's Degree	8,959
Graduate Degree	2,960

(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.
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SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Avon Elementary School	0.39	Pre-K-8th	133	8	9/10
Belmar Elementary	0.79	Pre-K-8th	437	8	6/10

Community Rating (2)

Avon Elementary School	
Belmar Elementary	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Avon Elementary School	0.39	Pre-K-8th	133	8	9/10
Belmar Elementary	0.79	Pre-K-8th	437	8	6/10

Community Rating (2)

Avon Elementary School	
Belmar Elementary	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
St Rose Grammar School	0.54	Pre-K-8th	288		
St Rose High School	0.58	9th-12th	411		

(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
35 Brew Inc.	1401 State Route 35 S	(732) 775-6200	0.16	Night Clubs
Water Front Sunsets	302 S Concourse	(732) 775-9911	0.16	Family Restaurants
Kellys Corner Tavern	35 State Route 35 N	(732) 775-9517	0.22	Tavern (Drinking Places)
Clones LLC	43 State Route 35 S	(732) 988-6800	0.29	Tavern (Drinking Places)
Bing's Beach House Deli LLC	222 Main St	(732) 988-6746	0.33	Delicatessen (Eating Place s)
Bing's Deli	525 Lincoln Ave	(732) 988-6746	0.34	Delicatessen (Eating Place s)
Bedrock Bistro	300 Main St	(732) 502-4466	0.35	American Restaurant
R Gross Enterprises Inc	35 Sylvania Ave	(732) 775-1800	0.35	Pizzeria, Independent
Clementine S Cafe	306 Main St	(732) 988-7979	0.36	Cafe
Riggs' Seafood	316 Main St	(732) 629-8599	0.37	Seafood Restaurants

SHOPPING

	Address	Phone #	Distance	Description
L And S	507 Main St	(732) 556-6767	0.43	Gourmet Food Stores
Belmar Discount Paint Stores LLC	511 Main St	(732) 681-3377	0.45	Paint
Ahi Home Design Center LLC	78 State Route 35 S Ste A	(732) 455-3078	0.54	Home Centers
Dolgencorp, LLC	831 Belmar Plz	(732) 456-6520	0.6	Variety Stores
The Endless Sup Company LLC	809 Main St	(732) 718-5688	0.62	Department Stores
Coastal Windows And Doors LLC	107 Melrose Ave	(732) 774-2005	0.65	Door And Window Products
Quick Stop Food Store L.I.c.	120 W Sylvania Ave	(732) 414-2715	0.66	Grocery Stores
William E & Henrietta A Connor	914 Main St	(732) 681-0511	0.71	Hardware Stores
7-Eleven	1100 State Route 35	(732) 681-8054	0.73	Convenience Stores, Chain
Jaeger Lumber & Supply Co., Inc.	800 12th Ave	(732) 681-1900	0.78	Lumber Products