



#5100 ~ Commercial Property

**6056 Highway 35 and Highway 9
Sayreville Boro, NJ 08879**

Commercial/Retail

**Block: 295
Lot: 3, 4**

**Land Size: 2.4 Acres
Building Size: 5,500 Sq. Ft.**

Tax Information

**Land Assessment: \$ 231,300.
Improvement Assessment: \$ 227,500.
Total Assessment: \$ 458,800.**

**Taxes: \$ 27,234.
Tax Year: 2023
Tax Rate: 2.305/\$100
Equalization Ratio: 39.41%
Updated: 01/11/2024**

Zoning: B-3 ~ Highway Business District

Remarks: 5,500 Sq. Ft. Commercial Building on 2.4 Acres in Prime Location on Busy Highway. Four-Bay Garage Can Accommodate Six Cars and Property Can Hold Approximately 175 Trucks. Building has Four Private Offices and Open Concept Layout. Zoning Allows for Many Commercial Uses. Business Billboard Not Included in Sale. Easy Access to Highway 1, 440, Interstate 95 and the Garden State Parkway.

Price: \$ 5,999,999. ~ 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 • www.SSRealty.com



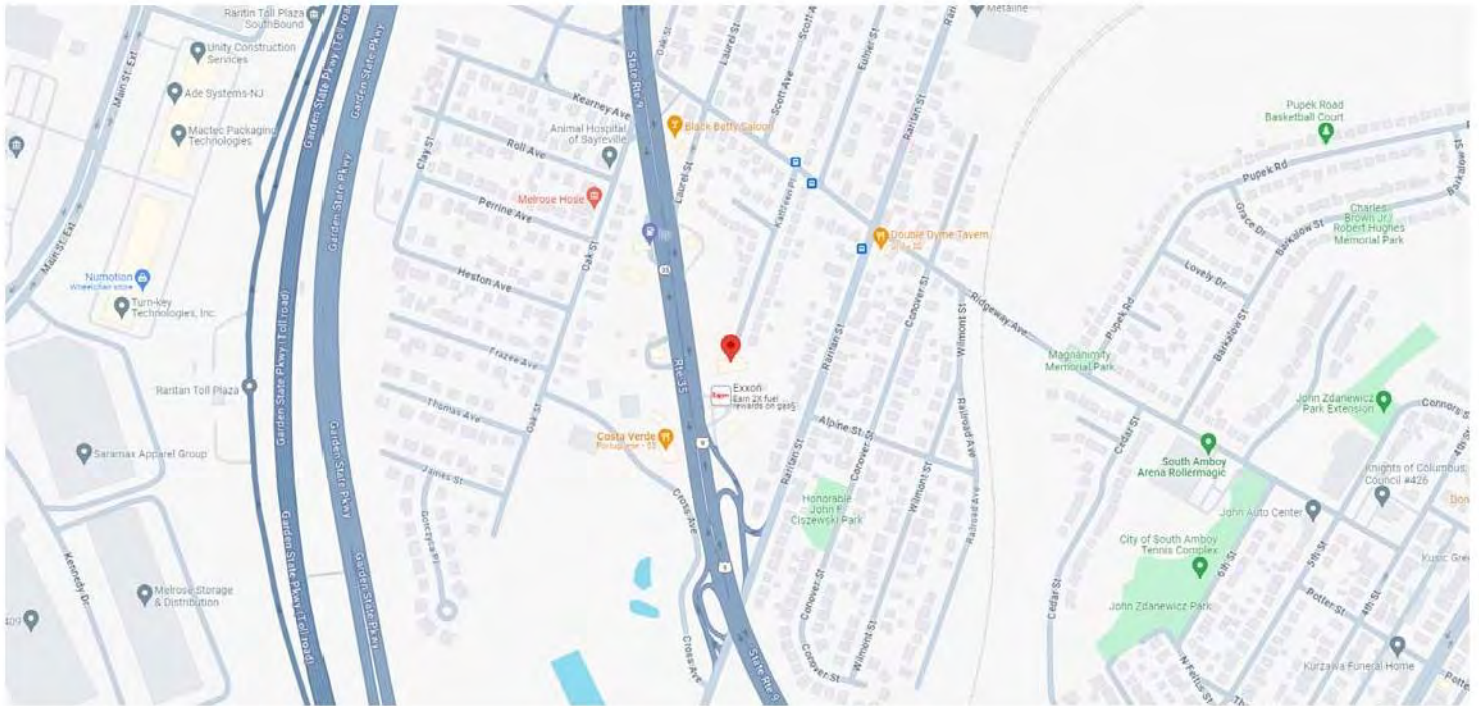
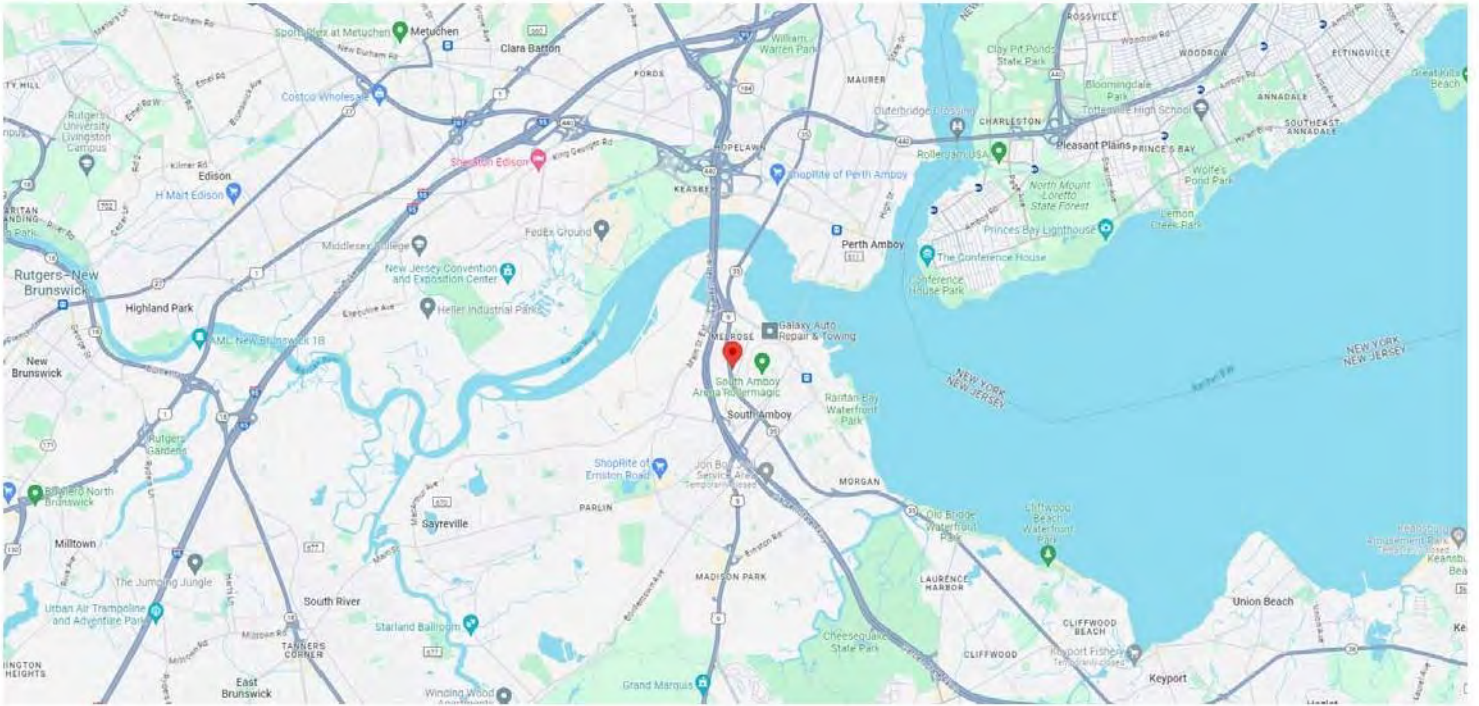




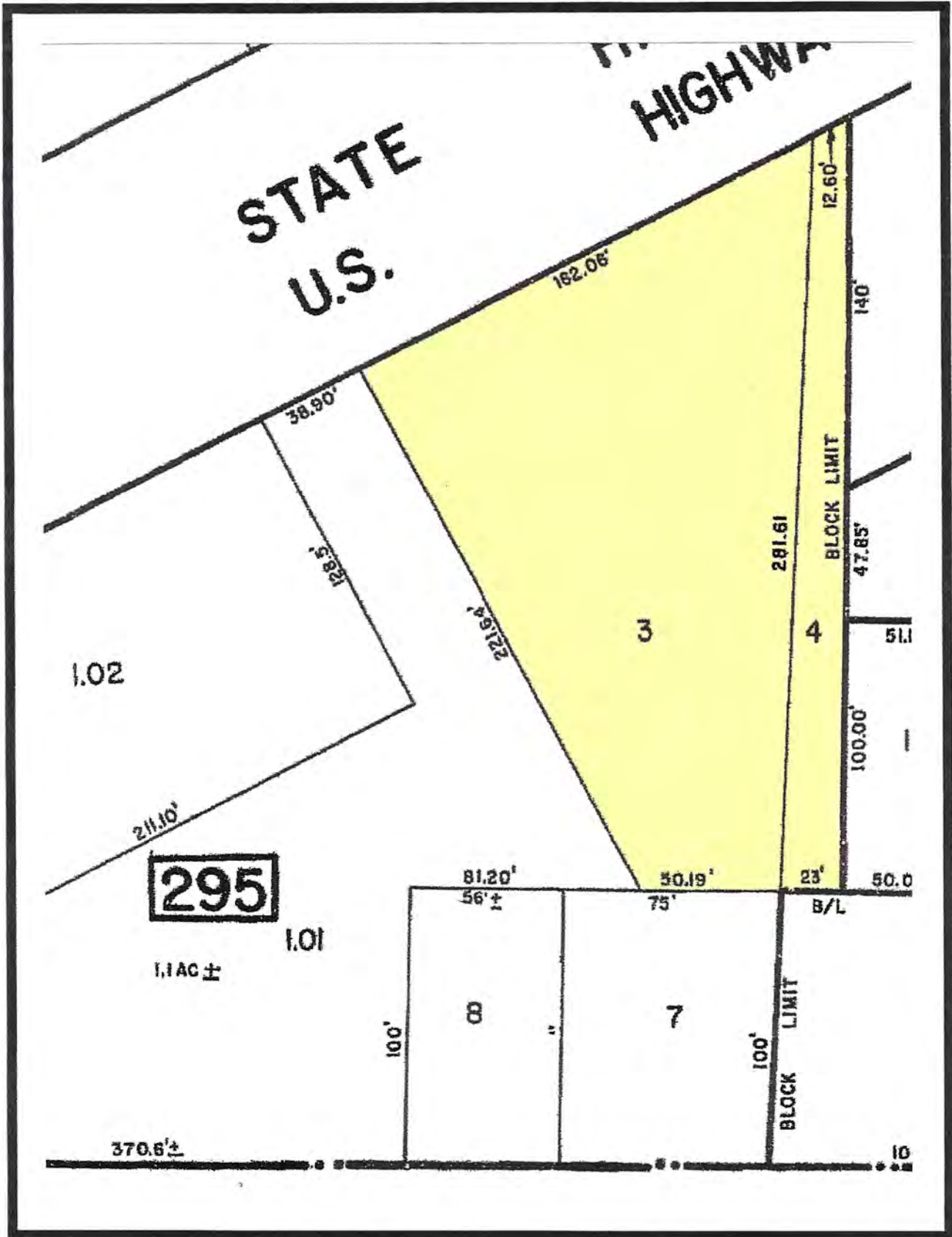




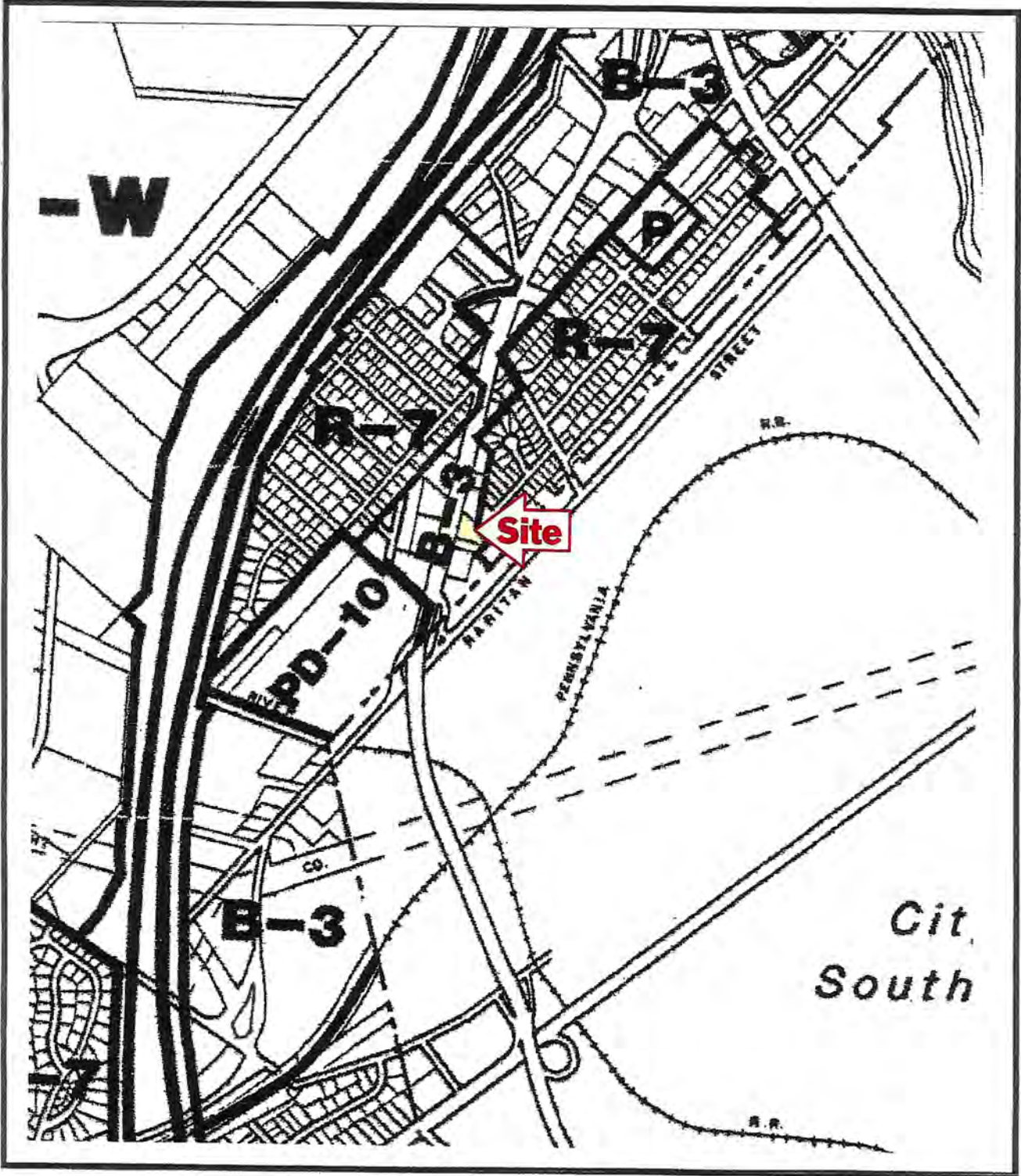




TAX MAP LOCATION



Zoning Map



Zoning Schedule I-B Use Regulations - Commercial Districts Borough of Sayreville, Middlesex County, New Jersey						
Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Apartment	-	A	-	-	-	-
Automatic car wash	-	P	P	-	-	-
Automobile repair	-	P	P	-	-	-
Automobile sales	-	-	P	-	-	-
Bar	-	P	P	-	P	-
Child care center	P	P	P	P	P	P
Essential service	P	P	P	P	P	P
Financial institution	P	P	-	-	-	-
Full-service or suite hotel	-	-	C	-	-	-
Funeral home	-	P	-	-	-	-
Gasoline service station	-	C	C	-	-	-
Health club, gym or recreational facility	P	P	P	A	A	P
House of worship	C	C	C	C	C	C
Indoor theater	-	-	P	-	-	-

Zoning Schedule I-B Use Regulations - Commercial Districts Borough of Sayreville, Middlesex County, New Jersey						
Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Institutional and public use	P	P	P	P	P	P
Nightclub	-	-	P	-	A	-
Nursing home, assisted living facility, continuing care retirement community	P	P	P	P	-	P
Office	P	P**	P	P	P	A

Uses	B-1	B-2*	B-3	PO	MW*	PRIME
Outdoor storage	A	A	A	A	A	A
Parking facility/garage (non-truck)	A	A	A	A	A	A
Parking for principal use	A	A	A	A	A	A
Public utility	C	C	C	C	C	C
Research laboratory	-	-	-	P	-	-
Restaurant, excluding drive-in	P	P	P	-	P	A
Retail sales and service	P	P	P	-	A	A
Signs	A	A	A	A	A	A
Water-related use	-	-	-	-	P	-
Wholesale sales and service	-	-	P	-	A	-
Wireless telecommunications facility	See Section 26-87					
P = Permitted use; C = Conditional use; A = Accessory use						
*See Section 26-84.3 for PUD/PRD options.						

Zoning Schedule II-B Bulk Regulations—Non-Residential Districts Borough of Sayreville, Middlesex County, NJ												
District	Minimum Area Requirements			Minimum Area Requirements for Corner Lots			Minimum Setback Requirements			Maximum Bulk Requirements	Maximum Lot Coverage (Percent)	
	Lot Area (SF)	Lot Width	Lot Depth	Lot Area (SF)	Lot Width	Lot Depth	Front Yard	One Side Yard/ Total	Rear Yard		Buildings	Buildings and Pavement
B-1	10,000	100'	100'	12,500	125	100	20'	10'/20'	20'	35'	25	85
B-2*	—	—	—	—	—	—	15'	—	20'	35'	60	85
B-3	20,000	100'	100'	20,000	100'	100'	50'	10'/20'	25'	35'	25	85
PO	7,500	75'	100'	8,500	85'	100'	20'	8'/20'	25'	35'/3	30	75
PRIME	10,000	100'	100'	10,000	100	100	20'	10'/20'	30'	40'/3	30	85

6056 Hwy 35 & #9, Sayreville, NJ 08879, Middlesex County

APN: 19-00295-0000-00003 CLIP: 5356525197

POPULATION

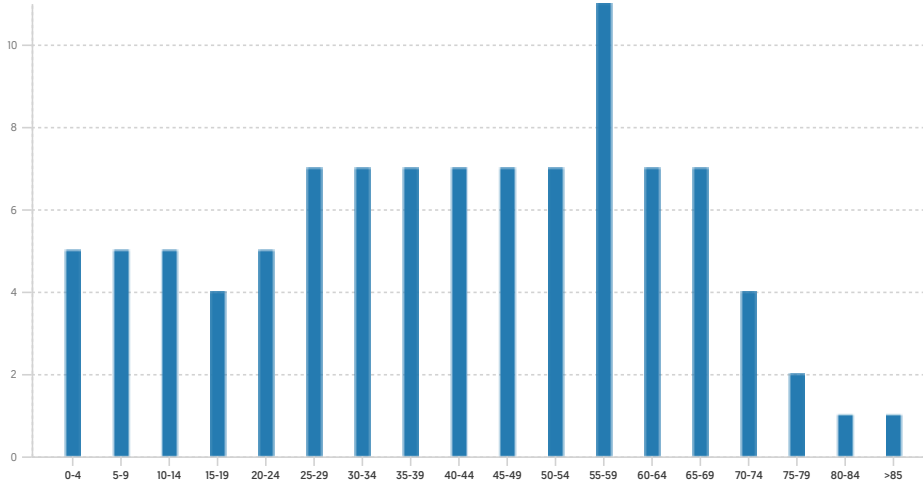
SUMMARY

Estimated Population	21,940
Population Growth (since 2010)	-12.3%
Population Density (ppl / mile)	2,889
Median Age	42.4

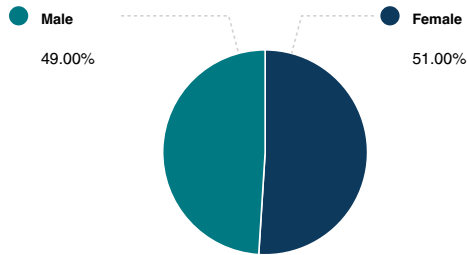
HOUSEHOLD

Number of Households	9,004
Household Size (ppl)	2
Households w/ Children	3,609

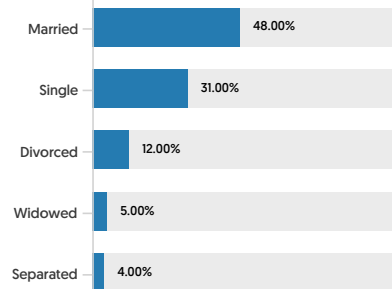
AGE



GENDER



MARITAL STATUS



HOUSING

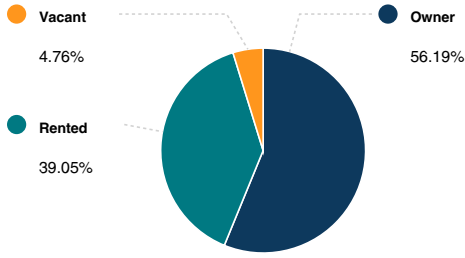
SUMMARY

Median Home Sale Price	\$317,100
Median Year Built	1960

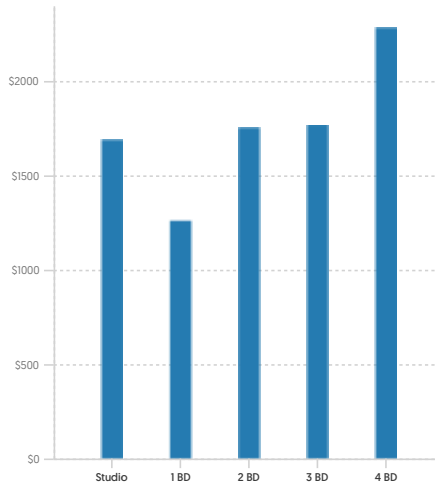
STABILITY

Annual Residential Turnover	10.01%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

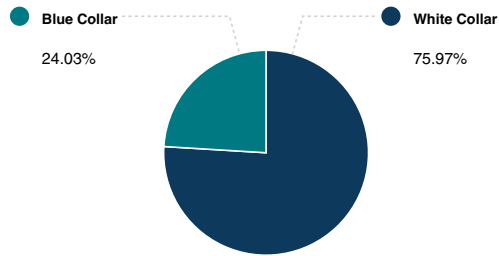


QUALITY OF LIFE

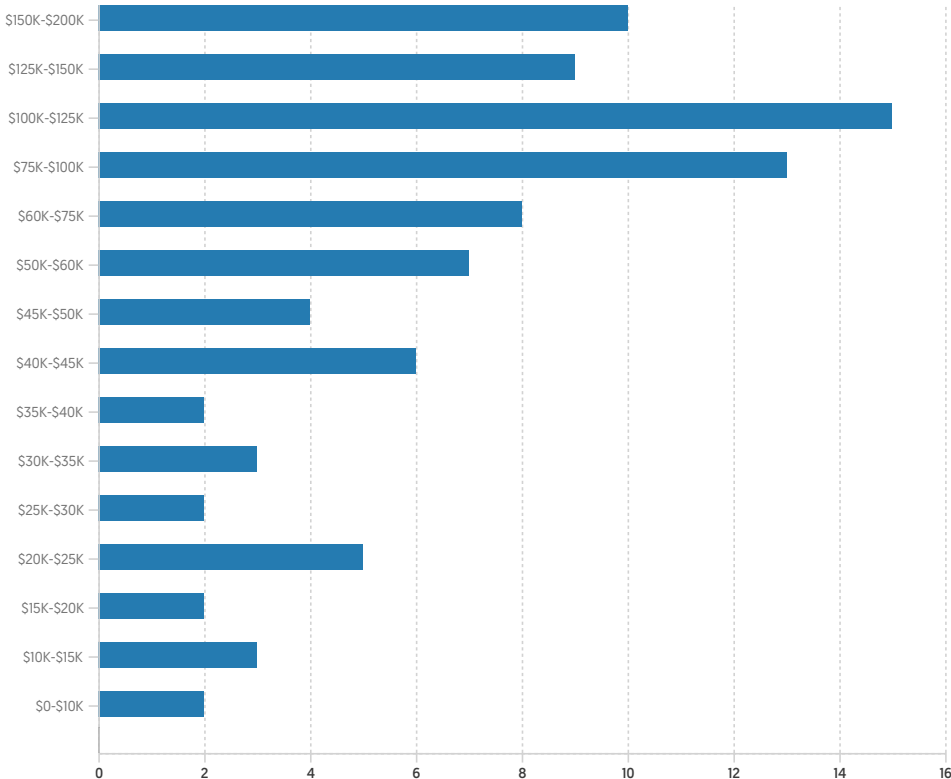
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	17
Mining	
Construction	561
Manufacturing	1,004
Transportation and Communications	1,312
Wholesale Trade	444
Retail Trade	1,316
Finance, Insurance and Real Estate	1,528
Services	3,890
Public Administration	475
Unclassified	

WORKFORCE



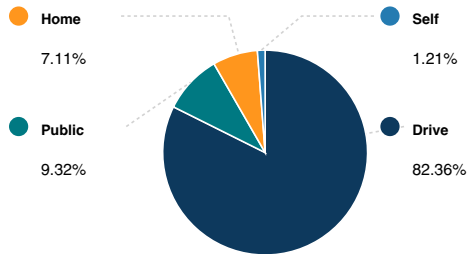
HOUSEHOLD INCOME



Average Household Income **\$89,041**

Average Per Capita Income **\$42,287**

COMMUTE METHOD



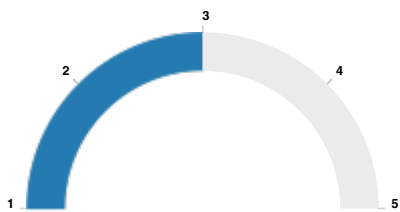
Median Travel Time **36 min**

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	208
Some High School	1,452
High School Graduate	5,751
Some College	3,213
Associate Degree	929
Bachelor's Degree	4,485
Graduate Degree	1,861

(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)
South Amboy Elementary	0.93	Pre-K-5th	514	12	3/10

Community Rating (2)

South Amboy Elementary

(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
Costa Verde Corp	6039 State Route 35	(732) 727-7070	0.08	Caterers
Casa Borinquen LLC	229 Oak St	(732) 401-0814	0.14	Eating Places
Ahmad Big Clouds Stuckey LLC	195 Oak St	(973) 277-9984	0.15	Ice Cream, Soft Drink And Soda Fountain Stands
Central Jersey Boxing Club	426 Raritan St	(732) 952-0190	0.46	Boxing And Wrestling Arena
Hing Lung	426 Raritan St Ste 1	(732) 721-3900	0.46	Chinese Restaurant
Nunzio's Pizza Inc	426 Raritan St Ste 3	(732) 727-1060	0.46	Pizzeria, Independent
Prompt Catering II LLC	426 Raritan St Ste 6	(732) 316-9100	0.46	Caterers
Drag Racing Technologies LLC	100 Main St Ste B	(718) 397-8586	0.53	Eating Places
Don Giovanni Wood Fired Pizza Bar	276 Main St	(732) 727-0733	0.57	Pizzeria, Chain

SHOPPING

	Address	Phone #	Distance	Description
Cloud Chaser Vapors LLC	9 Thomas Ave	(973) 449-8314	0.22	Variety Stores
Raritan Discount Liquor	510 Raritan St	(732) 727-3036	0.45	Delicatessen Stores
The Carter Vaporium LLC	534 Washington Ave Apt A	(732) 841-3589	0.52	Variety Stores
Accurate Concrete Inc Of South Amboy	110 Main St Ste 1	(732) 727-2022	0.58	Concrete And Cinder Block
Wawa, Inc.	969 Route 9	(732) 285-1112	0.64	Convenience Stores, Chain
A D Convenience Inc & Kaar Inc	200 N Broadway	(732) 727-4336	0.69	Convenience Stores
Krausz's Food Store	200 N Broadway	(732) 727-4336	0.69	Convenience Stores
La Gloria Salon	104 S Broadway	(732) 952-2744	0.9	Grocery Stores
Amboy Food Liquor And News, Inc	101 N Broadway	(732) 316-1122	0.91	Convenience Stores, Independent
Franelen Inc	611 Bordentown Ave	(732) 221-0276	0.96	Supermarkets