

#5102 ~ Commercial Building

20 Thomas Avenue Shrewsbury, NJ 07702

Commercial/Mixed-Use

Block: 14 Lot: 11

Land Size: 0.2296 Acre (50 x 200)

Building Size: 3,720 Sq. Ft.

Tax Information

Land Assessment: \$ 165,100. Improvement Assessment: \$ 215,000. Total Assessment: \$ 380,100.

 Taxes:
 \$ 7,161.

 Tax Year:
 2023

 Tax Rate:
 1.934/\$100

 Equalization Ratio:
 92.04%

 Updated:
 01/15/2024

Zoning: B-1 ~ Business Zone District

Remarks: 3,720 Sq. Ft. One-Story Mixed-Use Commercial Building on 0.2296 Acre in

Downtown Shrewsbury. Three Separate Meters and Currently Set Up to Include Two Office Spaces and Third Office Space with Warehouse. Buyer Responsible for Due Diligence as it Relates to Permissible Uses. Easy Access

to Highway 35 and the Garden State Parkway.

Price: \$ 574,000. ~ 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.

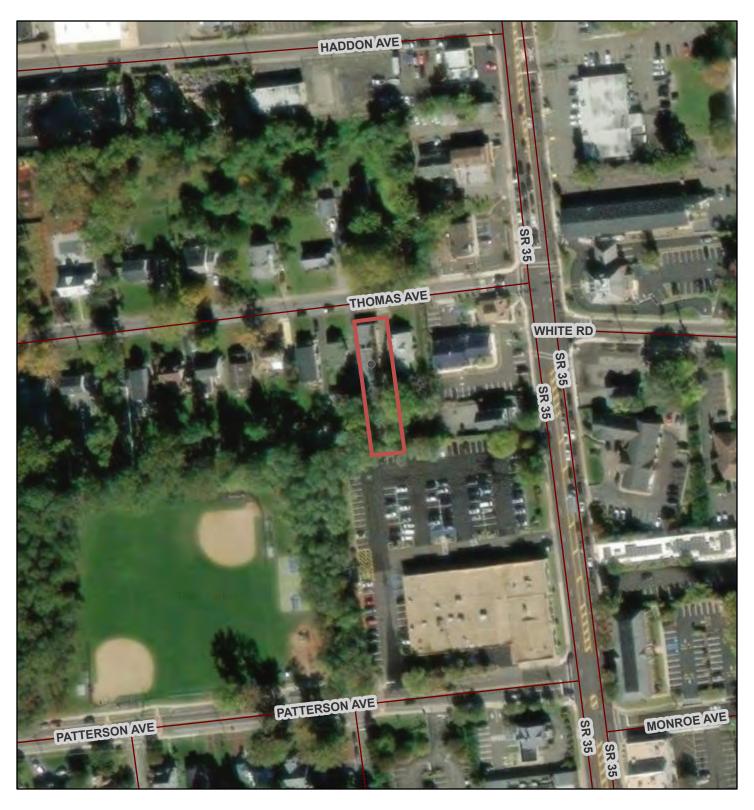


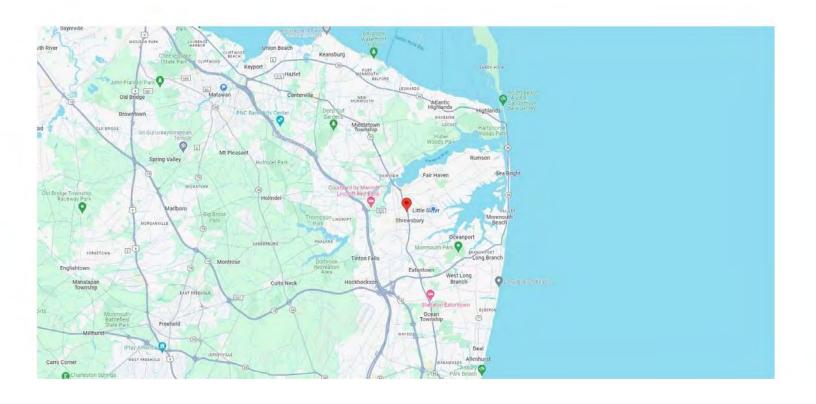


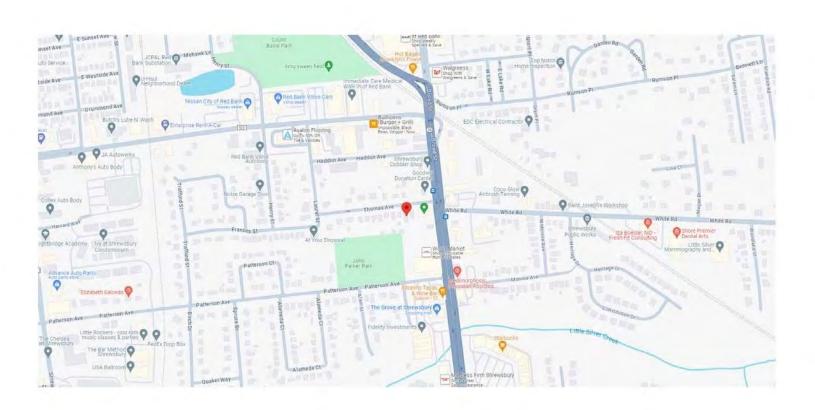


---- Road Centerlines

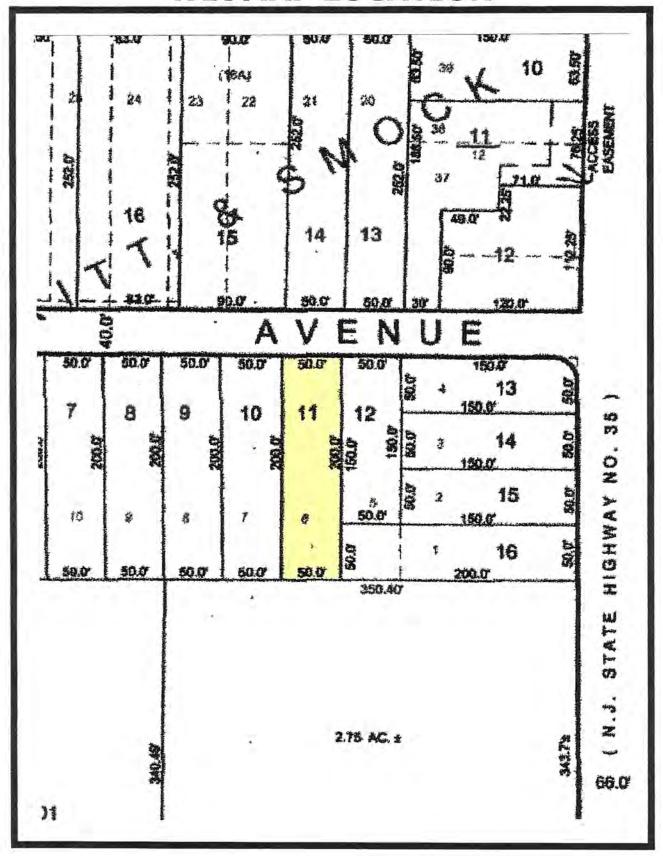
Parcels (cadastral non-survey)



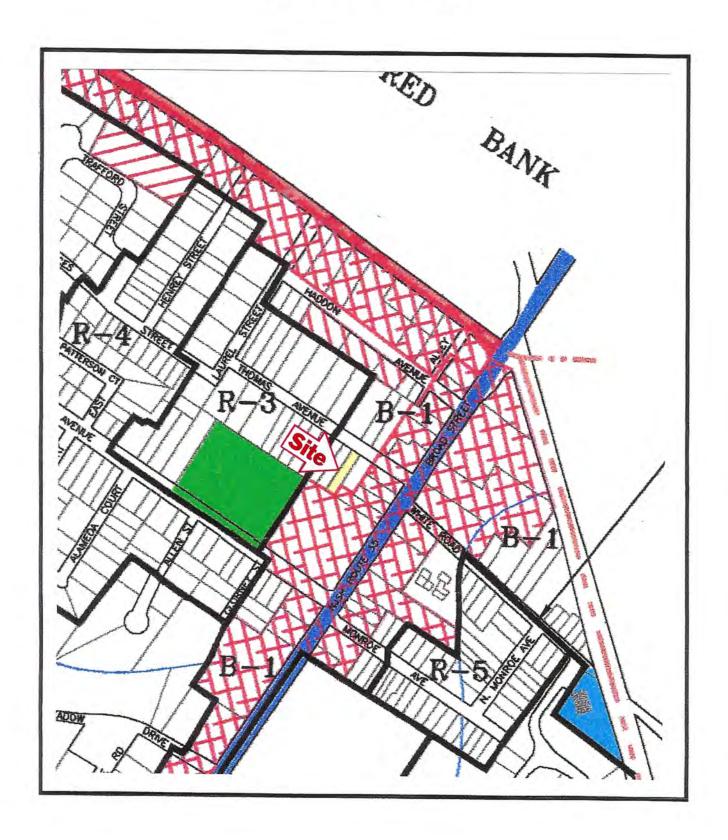




TAX MAP LOCATION



Zoning Map



§ 94-10.7. Business Zones

[Amended 12-15-2008 by Ord. No. 925^[1]]

[1] Editor's Note: This ordinance amended this section to consist of only this heading. See also §§ 94-10.7.1 through 10.7.3

§ 94-10.7.1. B-1 Business Zone District.

[Amended 12-15-2008 by Ord. No. 925]

Regulations controlling the B-1 Business Zone District shall be as follows:

A. Permitted uses.

- (1) Within any B-1 Zone, no building or land shall be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:
 - (a) Stores and shops for the conduct of any retail trade or service use, such as but not limited to general merchandise stores; furniture, home furnishings and equipment stores; household appliance, radio and television and music stores; apparel and accessory stores; drugstores; jewelry stores; barbershops; shoe repair shops; bakeries; laundromats; florist shops; beauty shops; tailor shops; and similar service uses.
 - (b) Banks, fiduciary institutions and indoor theaters.
 - (c) Business and professional offices.
 - (d) Telephone exchanges, telegraph and express offices.
 - (e) Residential uses, either as a mixed use or as separate dwelling units. [Added 10-1-2012 by Ord. No. 989]
- (2) For the above uses, no wholesale merchandising or distributing shall be permitted and no merchandise shall be carried or stored in or about the building, structure, enclosure or land other than that intended to be sold at retail within such building, structure, enclosure or land. No business or use shall be carried on in connection with any merchandising establishments or permitted in any building, structure or upon any land which is or is likely to be injurious, obnoxious, offensive or dangerous, by reason of noise, smoke, odor, gas, dust or other objectionable or hazardous features, or which for any reason would hinder, interfere with or detrimentally affect the health, safety, comfort or general welfare of the Borough.
- (3) Only electric motive power shall be used for operating any machinery used incidentally to a permitted use. No junk, defunct motor vehicles, scrap materials or motor vehicles advertised for sale or held as stock-in-trade shall be stored or allowed to remain out of doors.

B. (Reserved)[1]

- [1] Editor's Note: Former § 94-10.7B, Prohibited uses, was repealed 10-1-2012 by Ord. No. 989.
- C. Permitted accessory uses.
 - (1) Private garages subject to the provisions of § 94-8.19.
 - (2) Other customary accessory uses and buildings, subject to § **94-5.8**, provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory use shall be located on the same lot as principal building.
 - (3) Signs, subject to the provisions of § 94-8.34.
 - (4) Fences and hedges, subject to the provisions of § 94-8.16.
 - (5) Off-street parking, subject to the provisions of § 94-8.26.
- D. Conditional uses, subject to the provisions of Article IX of this chapter.
 - (1) Places of worship.
 - (2) Educational uses.
 - (3) Public utilities.
- E. Standards and regulations shall be in accordance with the provisions of this chapter and with the schedule referred to in § **94-10.1** and contained herein.

ZONING AND LAND DEVELOPMENT

94 Attachment 14

Borough of Shrewsbury

Schedule of Zoning District Regulations [Adopted 5-11-1987 as part of Ord. No. 555; amended 6-8-1992 by Ord. No. 644; 3-14-1994 by Ord. No. 675; 11-13-1995 by Ord. No. 708; 6-21-2004 by Ord. No. 778; 6-21-2004 by Ord. No. 873; 6-5-2006 by Ord. No. 873; 12-15-2008 by Ord. No. 924; 12-15-2008 by Ord. No. 925]

| | | | Minimum | | | | | | Max | Maximum | | Minimum Gross | 1 Gross | | | Maximum | | |
|---------------|--|---------------------|-----------------|----------|-------------------|----------------------------------|------------------------|---|-------------------------------|---------------------------------|------------------|--|-----------------|--------|------------------------|--------------------|---------------------|---------------------|
| | | Minimum | Lot Width | F | Minimum Ya | Minimum Yard Requirements (feet) | ents | | Bui Hei | Building Height² | H | Habitable Living Area (square feet) | iving Are feet) | g, | Minimum | Lot Coverage- | Maximum | |
| | | Net Lot | and | | Rear | ar | Side | Minimum | | | , | ! | ; | , | Gross Floor | Impervious | Coverage- | Maximum |
| Zone District | 44:04 | Area (sourage feet) | Frontage (foot) | Tront | Drincinal | A 000000 | Principal Accessory | Lot Depth | Toot | Storios | 1- | 1 1/2- | Split I avel | 2- | Area (south area foot) | Surfaces (noncont) | Buildings (norcent) | Floor Area Patio |
| Residential | ial | (square reer) | (icci) | | (1) | (1) | Accessory | (neer) | (2) | 200103 | 3001.9 | Story | 150.00 | 3101.9 | (square reet) | (per cent) | (per cent) | INALIO |
| R-1 | Single-Family | 45,000 | 150 | 50 | 50 | 20 | 30 | N/A | 35 | 2 1/2 | 1,800 | 2,000 | 2,000 | 2,200 | N/A | 20% | 10% | N/A |
| R-1A | Single-Family Cluster | 45,000 | 150 | 50 | 50 | 15 | 30 | N/A | 35 | 2 1/2 | 1,800 | 2,000 | 2,200 | 2,200 | N/A | 20% | 10% | N/A |
| | | 22,500 | 150 | 50 | 50 | 15 | 25 | N/A | 35 | 2 1/2 | 1,500 | 1,600 | 1,650 | 1,800 | N/A | 20% | 10% | N/A |
| R-1B | Single-Family Senior Citizen | 5 acres | 400 | 75 | 501 | 252 | 501 | 400 | 35 | 2 1/21 | N/A | N/A | N/A | N/A | N/A | 40% | 20% | 0.50 |
| R-2 | Single-Family | 22,500 | 150 | 50 | 50 | 15 | 25 | N/A | 35 | 2 1/2 | 1,500 | 1,600 | 1,650 | 1,800 | N/A | 20% | 10% | N/A |
| R-3 | Single-Family | 15,000 | 100 | 35 | 35 | 10 | 15 | N/A | 35 | 2 1/2 | 1,200 | 1,300 | 1,300 | 1,400 | N/A | 20% | 15% | N/A |
| R-4 | Single-Family | 10,000 | 65 | 35 | 35 | 10 | 10 | N/A | 35 | 2 1/2 | 1,000 | 1,100 | 1,200 | 1,250 | N/A | 25% | 20% | N/A |
| R-4.5 | Single-Family | 8,000 | 09 | 30 | 35 | 10 | 6 | N/A | 35 | 2 1/2 | 900 | 1,100 | 1,200 | 1,250 | N/A | 25% | 20% | N/A |
| R-5 | Single-Family | 6,000 | 50 | 20 | 35 | 15 | 8 | N/A | 35 | 2 1/2 | 800 | 1,000 | 1,100 | 1,200 | N/A | 30% | 25% | N/A |
| PSC-3 | Planned Senior Citizen Residential Zone | | | | | | | Ь | lease refei | Please refer to § 94-10.15 | .15 | | | | | | | |
| AH-MF- 8 | | | | | | | | See § 94-10.16. AH-MF-8 Affordable Housing-Multi-Family-8 Overlay Zone | See § 94-10.] Housing-Mult | .16. AH-MF-8 ılti-Family-8 O | F-8 8 Overlay | . Zone | | | | | | |
| | Zone | | | | | | | | | - | | - | | | | | | |
| Business | | | | | | | | | | | | | | | | | | |
| B-1 | General | 20,000 | 150 | 15 | 30 | 5 | 5 | N/A | 30 | 2 | N/A | N/A | N/A | N/A | 625 | 65% | 40% | 0.40 |
| B-2 | Shopping/Office Center | 300,000 | 400 | 100 | 30 | 25 | 25 | N/A | 40 | 3 | N/A | N/A | N/A | N/A | 20,000 | %09 | 30% | 0.30 |
| B-3 | Business Service Zone | 10,000 | 50 | 15 | 75 | 50 | 10 | 200 | 35 | 2 1/2 | N/A | N/A | N/A | N/A | 625 | 65% | 40% | 0.40 |
| HC/PO | Highway Commercial/ Professional Office | 120,000 | 200 | 150 | 30 | 30 | 25 | N/A | 40 | 3 | N/A | N/A | N/A | N/A | 20,000 | %09 | 30% | 0.30 |
| P-1 | Professional | 40,000 | 100 | 50 | 30 | 15 | 15 | N/A | 35 | 2 1/2 | N/A | N/A | N/A | N/A | 625 | %09 | 30% | 0.30 |
| LI | Light Industrial | 40,000 | 75 | 35 | 30 | 30 | 15 | N/A | 40 | 3 | N/A | N/A | N/A | N/A | 1,000 | 65% | 40% | 0.40 |
| Limited 1 | Limited Industrial Research | | | | | | | | | | | | | | | | | |
| LIR-60 | Limited Industrial Research | 60,000 | 200 | 50^{3} | 25 ^{3,4} | 25^{4} | 25^{4} | 300 | 40 | 3 | N/A | N/A | N/A | N/A | $5,000^{6}$ | %09 | 30% | 0.30 |
| LIR-88 | Limited Industrial Research | 88,000 | 250 | 50^{3} | 25 ^{1,4} | 25^{4} | 254,5 | 250 | 40 | 3 | N/A | N/A | N/A | N/A | $5,000^{6}$ | %09 | 30% | 0.30 |

NOTES:

- Five feet for fireproof accessory buildings not exceeding 100 square feet.

 Accessory buildings and freestanding garages shall not exceed 16 feet nor one story in height.

 Combined front and rear yards shall not be less than 175 feet.

 No building shall be constructed within 75 feet of any property zoned for residential use.

 Total width of side yards: 100 feet.

20 Thomas Ave, Shrewsbury, NJ 07702-4022, Monmouth County

APN: 44-00014-0000-00011 CLIP: 7984448391

POPULATION

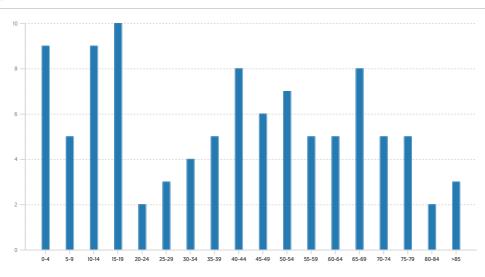
SUMMARY

| Estimated Population | 4,129 |
|---------------------------------|-------|
| Population Growth (since 2010) | 7.2% |
| Population Density (ppl / mile) | 1,886 |
| Median Age | 42.3 |

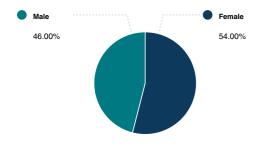
HOUSEHOLD

| Number of Households | 1,361 |
|------------------------|-------|
| Household Size (ppl) | 3 |
| Households w/ Children | 1,234 |

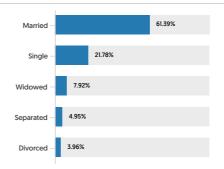
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

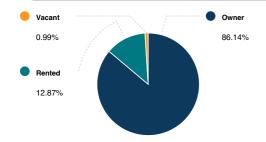
| Median Home Sale Price | \$642,300 |
|------------------------|-----------|
| Median Year Built | 1959 |

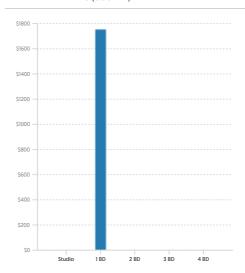
STABILITY

| Annual Residential Turnover | 9.84% |
|-----------------------------|-------|
| | |

OCCUPANCY

FAIR MARKET RENTS (COUNTY)



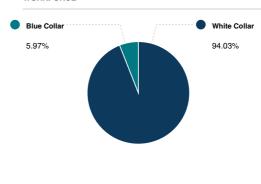


QUALITY OF LIFE

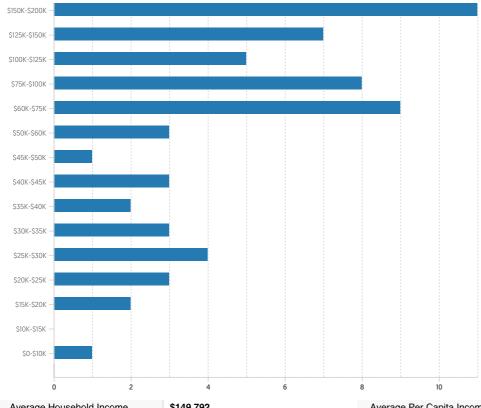
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing Mining 40 Construction Manufacturing 68 Transportation and Communications Wholesale Trade 19 Retail Trade 128 Finance, Insurance and Real Est ate 374 557 Services Public Administration 88 Unclassified



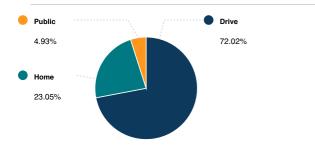


HOUSEHOLD INCOME



Average Household Income \$149,792 Average Per Capita Income \$65,408

COMMUTE METHOD



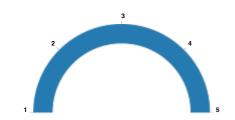
WEATHER

| 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 |

Median Travel Time 28 min

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

| Less than 9th grade | 12 |
|----------------------|-------|
| Some High School | 39 |
| High School Graduate | 460 |
| Some College | 267 |
| Associate Degree | 186 |
| Bachelor's Degree | 1,193 |
| Graduate Degree | 727 |
| | |

(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 Te acher | GreatSchools R ating (1) |
|---|----------|-----------|----------|-----------------------|--------------------------|
| Shrewsbury Borough Elementary School | 0.52 | Pre-K-8th | 449 | 11 | 8/10 |
| Red Bank Middle Sch ool | 0.79 | 4th-8th | 642 | 10 | 4/10 |
| Red Bank Charter Sc hool | 0.94 | Pre-K-8th | 196 | 9 | 3/10 |

| | Community Rating (2) |
|--------------------------------------|----------------------|
| Shrewsbury Borough Elementary School | |
| Red Bank Middle School | 5 |
| Red Bank Charter School | 2 |

PUBLIC - MIDDLE/HIGH

| | Distance | Grades | Students | Students per Te acher | GreatSchools R ating (1) |
|---|----------|-----------|----------|-----------------------|--------------------------|
| Shrewsbury Borough Elementary School | 0.52 | Pre-K-8th | 449 | 11 | 8/10 |
| Red Bank Middle Sch ool | 0.79 | 4th-8th | 642 | 10 | 4/10 |
| Red Bank Charter Sc hool | 0.94 | Pre-K-8th | 196 | 9 | 3/10 |

| C | community Hating (2) |
|--------------------------------------|----------------------|
| Shrewsbury Borough Elementary School | |
| Red Bank Middle School 5 | |
| Red Bank Charter School 2 | |

| | Distance | Grades | Students | Classrooms | Community Rating (2) |
|---|----------|-----------|----------|------------|----------------------|
| Vincent S Mastro Mo ntessori Academy | 0.13 | Pre-K-7th | 43 | | |
| Goddard School For Early Childhood Deve lopment | 0.84 | Pre-K-K | 9 | | |
| St James Elementary School | 0.85 | Pre-K-8th | 363 | | |
| Tower Hill School | 0.9 | Pre-K-K | 11 | | |
| Red Bank Catholic Hi gh School | 0.91 | 9th-12th | 915 | | |

| LOCAL BUSINESSES | RADIUS: 1 MILE(S) |
|------------------|-------------------|
|------------------|-------------------|

| EAI | ING | - L | ואי | INL | IING |
|-----|-----|-----|-----|-----|------|

| | Address | Phone # | Distance | Description | |
|-----------------------------|------------------------|----------------|----------|------------------------------|--|
| Ocean Cafe Inc | 441 Broad St | (732) 933-1188 | 0.11 | Cafe | |
| Shrewsbury Donuts Inc | 15 Newman Springs Rd E | (732) 842-9721 | 0.13 | Doughnuts | |
| San Remo Restaurant Corp. | 37 Newman Springs Rd E | (732) 345-8200 | 0.15 | Italian Restaurant | |
| Hot Bagels Brooklyns Finest | 368 Broad St | (732) 842-1397 | 0.22 | Bagels | |
| M N Bagel Store LLC | 368 Broad St | (732) 842-1397 | 0.22 | Bagels | |
| Strokers Deli | 566 Broad St | (732) 842-4292 | 0.24 | Delicatessen (Eating Places) | |
| Starbucks Corporation | 551 Rte 35 | (732) 450-0579 | 0.24 | Coffee Shop | |
| Bayroot Cafe LLC | 132 Trafford St | (732) 747-7724 | 0.25 | Cafe | |
| Frutta Bowls | 603 Broad St | (732) 933-8300 | 0.27 | Health Food Restaurant | |
| Ajd Pizzeria Inc | 15 Wikoff Pl | (732) 768-9018 | 0.29 | Pizza Restaurants | |

SHOPPING

| | Address | Phone # | Distance | Description |
|------------------------------------|--------------------------|----------------|----------|--|
| Deans Natural Food Market I | 490 Broad St | (732) 842-8686 | 0.07 | Health Foods |
| Thompson's Hardware Inc | 457 Broad St | (732) 747-3205 | 0.09 | Hardware Stores |
| Lowe Lake House LLC | 55 Thomas Ave | (732) 741-1547 | 0.09 | Lumber And Other Building Materials |
| Nada Nut Bakery LLC | 55 White Rd | (732) 687-9930 | 0.17 | Nuts |
| Pure Inventions LLC | 64b Grant PI | (732) 842-5777 | 0.22 | Health Foods |
| Ryser's Landscape Supply Y ard Inc | 145 White Rd | (732) 741-8338 | 0.22 | Masonry Materials And Sup plies |
| Food Circus Super Markets, Inc. | 362 Broad St | (732) 747-6800 | 0.26 | Supermarkets, Chain |
| Earthly Botanical LLC | 123 Trafford St | (908) 309-5669 | 0.29 | Spices And Herbs |
| The Sherwin-Williams Company | 471 Shrewsbury Ave Ste B | (732) 212-1047 | 0.52 | Paint |
| Red Bank Mart Inc | 220 Newman Springs Rd E | (732) 219-7626 | 0.55 | Convenience Stores, Indep endent |

⁽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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