

#4953 ~ Commercial Building

106 Broad Street
Eatontown, NJ 07724

Commercial

Block: 1002
Lot: 9

Land Size: 0.2969 Acre (67 x 193)
Building Size: 4,831 Sq. Ft.

Tax Information

Land Assessment:	\$ 214,400.
Improvement Assessment:	\$ 888,900.
Total Assessment:	\$ 1,103,300.
Taxes:	\$ 21,746.
Tax Year:	2023
Tax Rate:	2.039/\$100
Equalization Ratio:	77.52%
Updated:	01/22/2024

Zoning: B-1 ~ Business Zone

Remarks: 4,831 Sq. Ft. Two-Story Building Converted for Commercial Use on 0.2969 Acre Corner Lot. Property for Sale in As Is Condition. Partially Finished Basement. Detached Two-Car Garage. On-Site Parking for Seven Cars. Second Floor Apartment Not Recognized by the Town as Legal Residence. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

Price: \$ 899,000. ~ 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













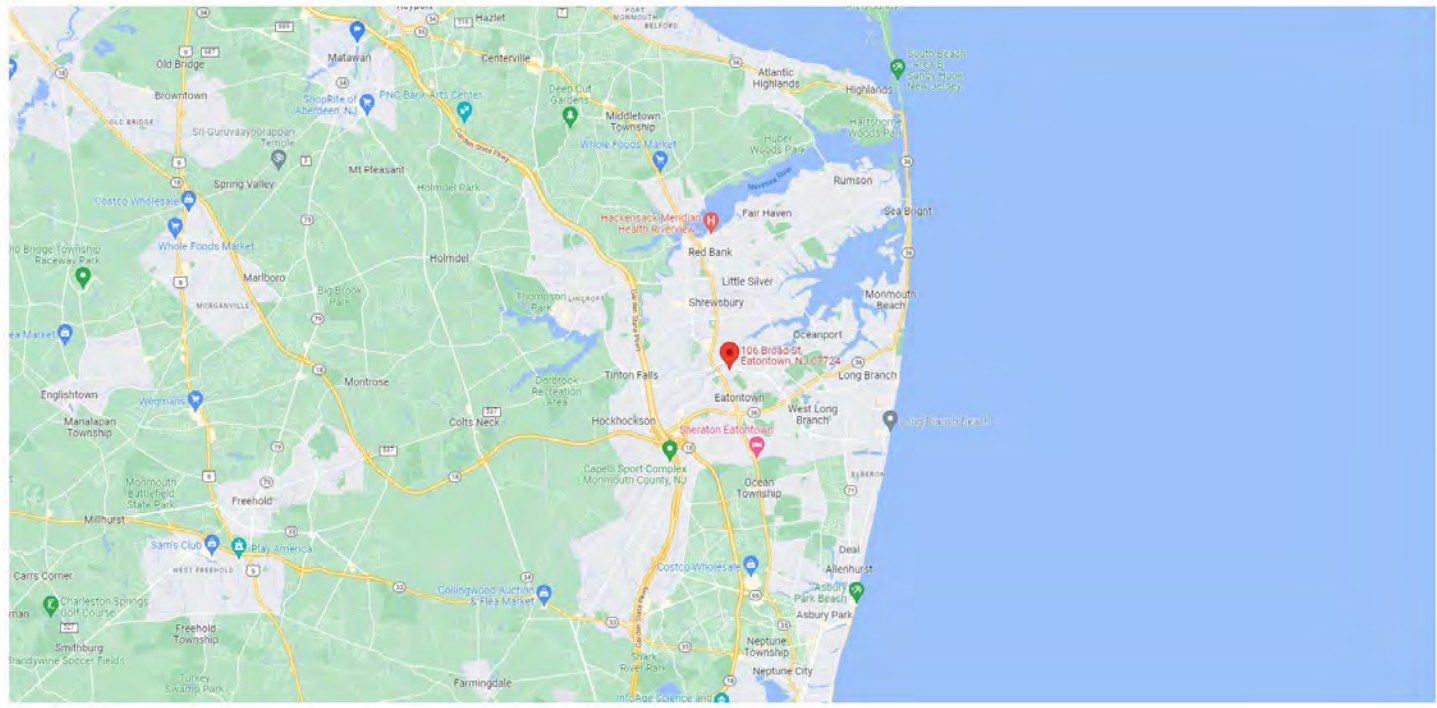
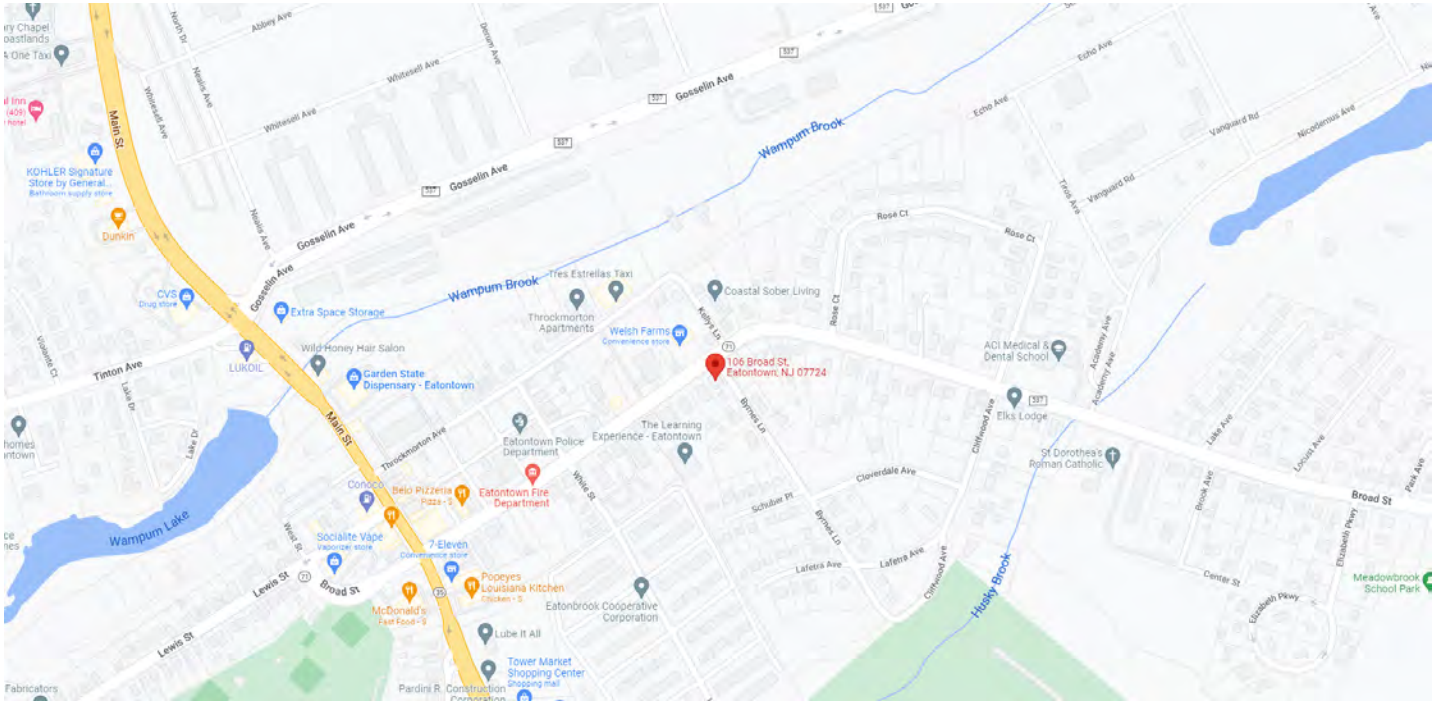




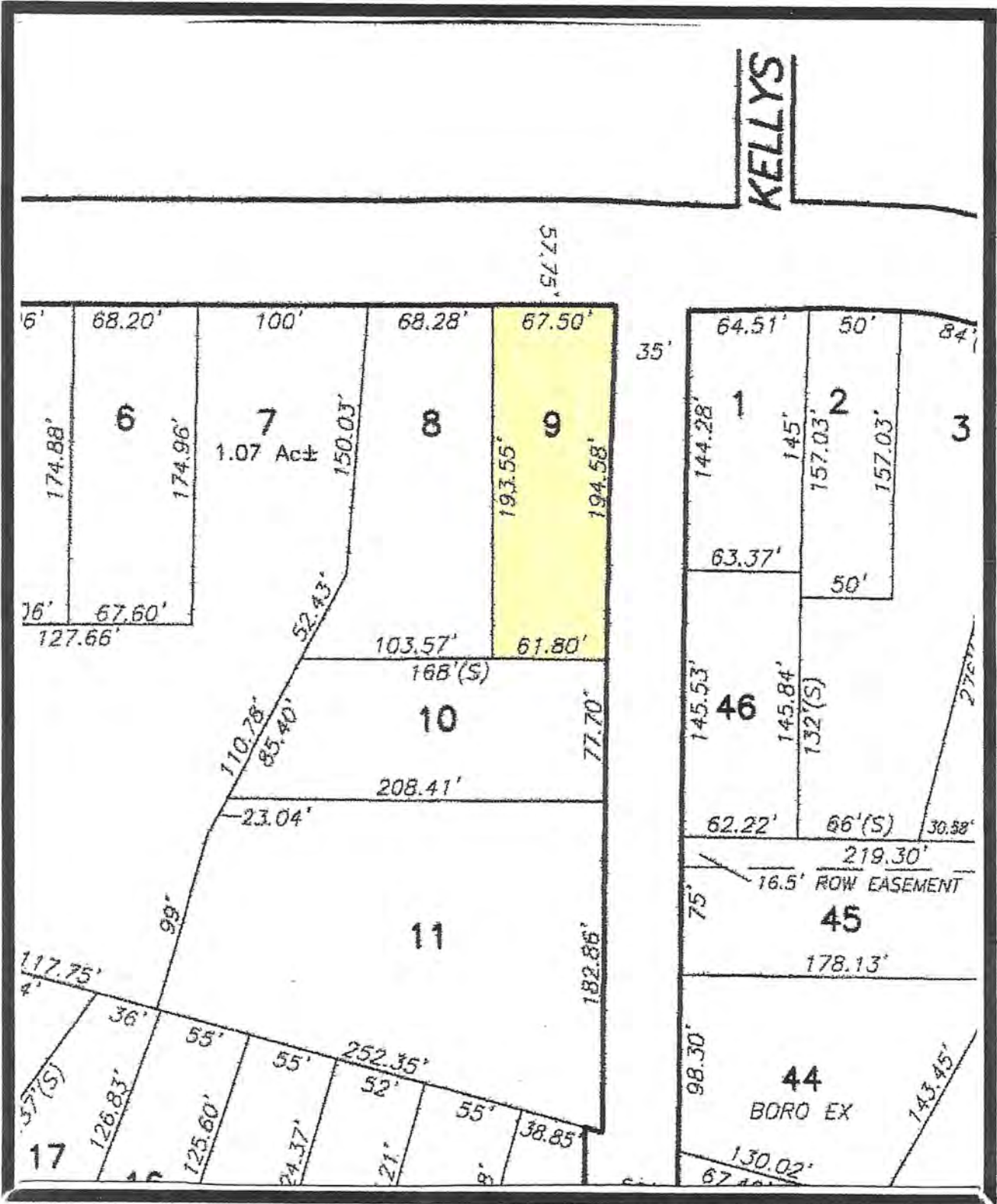
- Road Centerlines
- ▭ Parcels (cadastral non-survey)



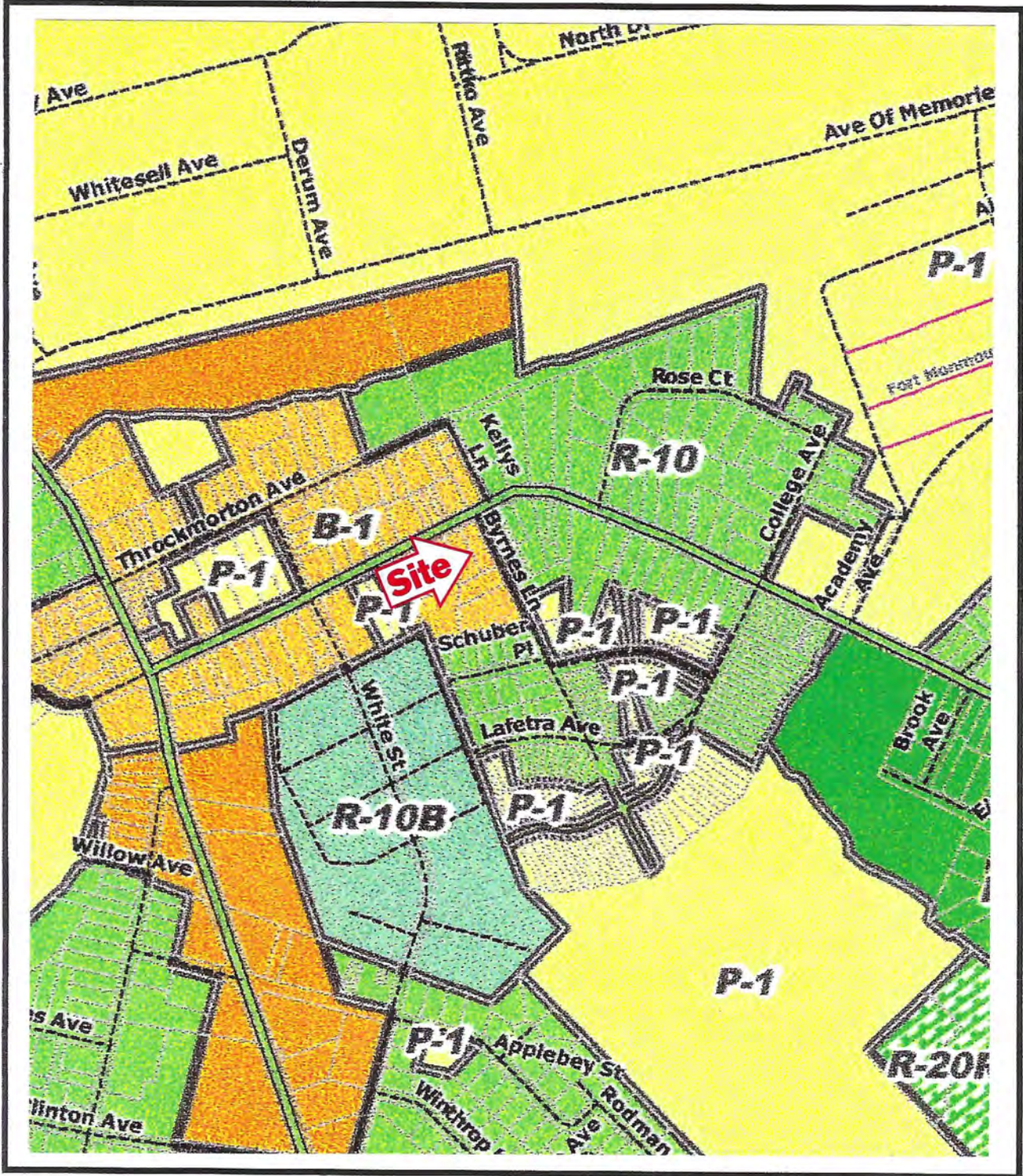
— Road Centerlines



Tax Map Location



Zoning Map



settlement agreement shall be a requirement of this chapter and shall be an essential and nonseverable condition of any project approval.

C. Regulations applying to the B-1, B-2, B-2MH, B-3 and B-4 Business Zones.

[Amended by Ord. No. 27-81; Ord. No. 26-87; Ord. No. 16-92; Ord. No. 3-2001; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 28-2010]

(1) B-1 Business Zone.

(a) Permitted uses.

- [1] Retail sales.
- [2] Personal services.
- [3] Indoor movie theaters.
- [4] Bus stations and taxi stands.
- [5] Banks, post office, business, municipal, public utility, and professional offices.
- [6] Buildings with mixed uses that are permitted within the B-1 Zone.
- [7] Restaurants and taverns.
- [8] Child day-care services and children's play areas, in accordance with N.J.A.C. 10:122, Manual of Requirements for Child Care Centers.
- [9] Public parking lots or garages (commercial).
- [10] Public utilities in accordance with the standards set forth within § **89-44C(8)**.
- [11] Health care testing service facility
- [12] Ambulatory health care facility

(b) Conditional uses. A fast-food restaurant shall be a conditional use if the following criteria are met:

- [1] Lot frontage and width shall be a minimum of 250 feet.
- [2] Minimum square footage of the principal building shall be 2,000 square feet.
- [3] In any fast-food restaurant which permits the ordering of food from a vehicle by means of an electronic sound system and delivery through a drive-in window, there shall be required a buffer zone of 30 feet in accordance with the standards set forth in § **89-39G** on the side(s) of the property where such facilities are located, same to be measured from the rear or side property lines to the commencement of the parking area.
- [4] Front-yard setback shall be a minimum of 50 feet.
- [5] Any fast-food restaurant which permits the ordering of food from a vehicle must provide a queuing area sufficient to permit 10 cars to be queued without obstructing the normal flow of traffic on the site.
- [6] There shall be provided on-site parking on the basis of one space per employee and one per two seats.

(c) Accessory uses.

- [1] Off-street parking in accordance with 89 Attachment 10.^[4]
[4] *Editor's Note: The attachment is included at the end of this chapter.*

- [2] Signs.
 - [3] Essential services (Article II definitions).
 - [4] Recycling containers within enclosures.
 - (d) Bulk and area regulations. Refer to 89 Attachment 9.^[5]
 - [5] *Editor's Note: The attachment is included at the end of this chapter.*
 - (e) In the B-1 Zone, goods or products may be processed or fabricated on the premises on which they will be offered for sale at retail provided that such processing or fabricating shall not employ more than three persons at any one time; shall be performed indoors but not in the front of the building at street level; and that no supplies, materials or goods shall be stored out of doors.
- (2) B-2 Business Zone.
- (a) Permitted uses.
 - [1] Retail sales.
 - [2] Personal services.
 - [3] Indoor movie theaters.
 - [4] Banks, post office, business, municipal, public utility, and professional offices.
 - [5] Buildings with mixed uses that are permitted within the B-2 Zone.
 - [6] Restaurants and taverns.
 - [7] Health clubs.
 - [8] Health care testing service facility.
 - [9] Ambulatory health care facility.
 - [10] Child day-care services and children's play areas, in accordance with N.J.A.C. 10:122 Manual of Requirements for Child Care Centers.
 - [11] Public parking lots or garages (commercial).
 - [12] Public utilities in accordance with the standards set forth within § **89-44C(8)**.
 - [13] Hotels and motels are permitted, provided that they observe and are regulated by the following:
 - [a] The entire area of the site for the travel or parking of motor vehicles will be hard surfaced.
 - [b] Parking spaces are provided to meet the individual standards for all of the individual activities to be conducted on the site.
 - [c] No sleeping unit including bathroom and other appurtenant facilities shall be smaller than 300 square feet.
 - [d] No hotel or motel shall contain less than 40 sleeping units.
 - [14] Auto repair and gasoline stations.
 - [a] In addition to the information required on the site plan by Article **X** of this chapter, the site plan for auto repair and gasoline service stations when applied for in zones where permitted shall also show the number and location of fuel tanks to be installed, the dimensions and capacity of each storage tank, the depth the

LAND USE

89 Attachment 9

Borough of Eatontown
Exhibit 3

Schedule of Zone Requirements for the Nonresidential Zones

[Amended by Ord. No. 16-80; Ord. No. 26-87; Ord. No. 16-92; 2-22-2006 by Ord. No. 6-2006; 12-8-2010 by Ord. No. 25-2010; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 27-2010; 9-14-2016 by Ord. No. 10-2016]

Zone	Type of Use	Minimum Lot Size			Minimum Front Yards (Feet)			Accessory Building to Rear/Side	Maximum Lot Coverage (percent)	Maximum Building Height (feet)	Maximum Impervious Coverage (%)	Minimum Gross Floor Area (square feet)	Maximum Building Floor Area Ratio (square feet)
		Minimum Tract Size	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side						
B-1	Permitted uses	NA	NA	—	—	20	—	—	90 ¹	50	90 ²	—	—
B-2	Permitted uses	NA	20,000	100	150	50	15	40	30	40	65 ²	—	—
B-2MH		All standards and requirements permitted in the B-2 Zone and mobile home parks in accord with the standards and requirements of Code § 89-44B											
B-3	Permitted uses	NA	10 acres	500	500	150	50	100	20	60	65 ²	—	—
B-4	Permitted uses	NA	5 acres	500	300	100	75	150	25	30	65 ²	30,000	—
B-5	Permitted uses ¹⁰	NA	20,000	100	150	35	15	40	30	40	85	—	—
B-6	Permitted uses ¹¹	NA	8 acres	500	500	125	50	100	30	60	85	—	—
BP-1	Permitted uses	NA	88,000	250	250	75	50	100	—	40	65 ²	—	—
	Hotels and motels	NA	10 acres	500	500	75	50	100	—	65	65 ²	—	—
BP-2	Business park development	88,000 square feet	20,000	90	175	50	15	40	30	65	65 ²	—	—
	Permitted uses	NA	4 acres	250	250	80	40	100	30	40	65 ²	—	—
M-1	Business park development	20 acres	1 acre	200	250	50 ⁶	40	80	50	40	65 ²	5,000	—
	Animal care centers	NA	4 acres	200	250	50 ⁶	40	80	50	40	65 ²	—	—
M-2	Permitted uses	NA	4 acres	250	250	80	40	100	30	40	65 ²	—	—
	Industrial park	20 acres	1 acre	200	250	50 ⁶	40	80	30	40	65 ²	5,000	—
M-B	Permitted uses	NA	20,000	100	150	50	20	50	30	40	65 ²	—	—
	Permitted uses	NA	1 acre	100	150	75 ³	25	50	30	40	65 ²	5,000	—
MB-R	Permitted uses	NA	4 acres ⁴	200	200	75	25	50	15	40	65 ²	—	0.15
	Permitted MB uses	NA	1 acre	100	150	75 ⁹	25	50	30	40	65 ²	5,000	—
MB/R-TH/SCH	Permitted MB uses	NA	10 acres ⁸	—	—	50 ⁹	50 ⁹	100 ⁹	20	35 ⁷	40	—	—
	Senior citizen townhouses	10 acres ⁸	NA	—	—	50 ⁹	50 ⁹	100 ⁹	20	35 ⁷	40	—	—
MURC		See § 89-54.3 for a detailed description of the requirements for this zone.											
PBO-88	Permitted uses	NA	88,000	250	250	75	50	100	25	40	65 ⁷	—	—
	Hotels	NA	10 acres	500	500	75	50	100	25	65	—	—	—
PBO-200	Business park development	88,000	20,000	90	175	50	15	40	30	—	—	—	—
	Permitted uses	NA	200,000	300	300	75	50	100	25	40	65 ²	5,000	0.3

NOTES:

- Stories one through three may occupy 90% of the lot area. For buildings exceeding three stories in height, stories four and above shall not cover more than 60% of the lot area if projected to the ground. No wall above the third story shall be closer to a lot line than 20 feet when projected to the ground.
- Only 1/2 of the area devoted to detention or retention facilities shall be considered as nonimpervious surfaces in calculating the percentages set forth above and any area used to calculate nonimpervious coverage cannot include a combination of nonimpervious and impervious materials.
- One hundred feet from Route 36.
- The planned commercial development must be located on a contiguous land area.
- See Code § 89-44H(1)(x) for additional setback requirements.
- The minimum front yard setback shall be 100 feet where a proposed structure exceeds 80,000 square feet.
- The maximum building height shall be 35 feet and 2.5 stories, whichever is less.
- Tract may not have less than 500 feet of frontage. The maximum permitted density is four dwelling units per gross acre.
- See § 89-44D(15) for additional requirements.
- As provided by Ord. No. 26-2010, all uses permitted in the B-2 Business Zone shall be permitted in the B-5 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum front yard setback and maximum impervious coverage are as noted above for the B-5 Zone.

106 Broad St, Eatontown, NJ 07724-1518, Monmouth County

APN: 12-01002-0000-00009 CLIP: 1492878213

POPULATION

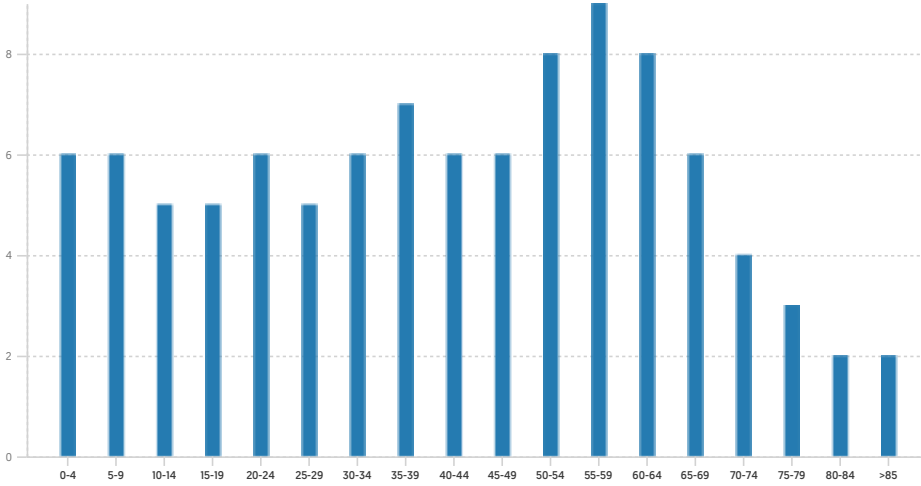
SUMMARY

Estimated Population	23,332
Population Growth (since 2010)	-4.8%
Population Density (ppl / mile)	1,908
Median Age	42.6

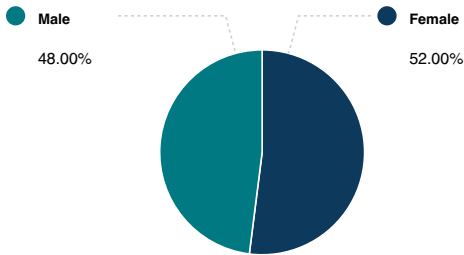
HOUSEHOLD

Number of Households	9,575
Household Size (ppl)	2
Households w/ Children	4,674

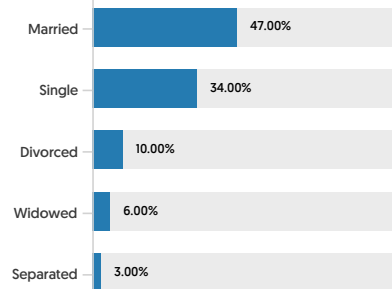
AGE



GENDER



MARITAL STATUS



HOUSING

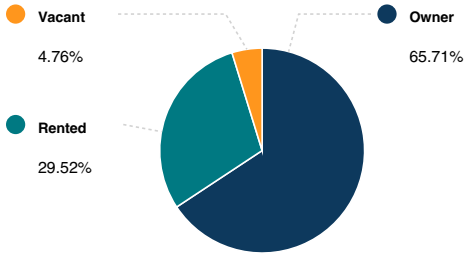
SUMMARY

Median Home Sale Price	\$394,100
Median Year Built	1975

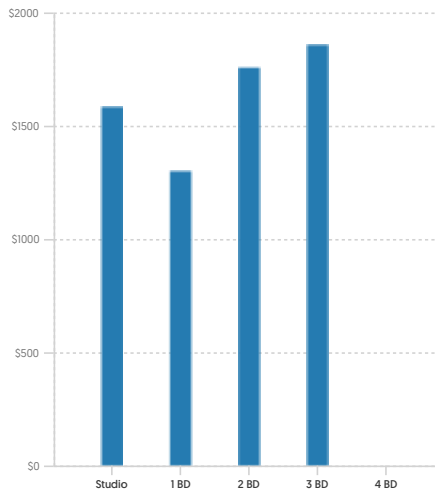
STABILITY

Annual Residential Turnover	8.52%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

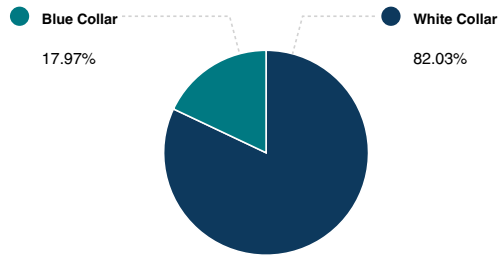


QUALITY OF LIFE

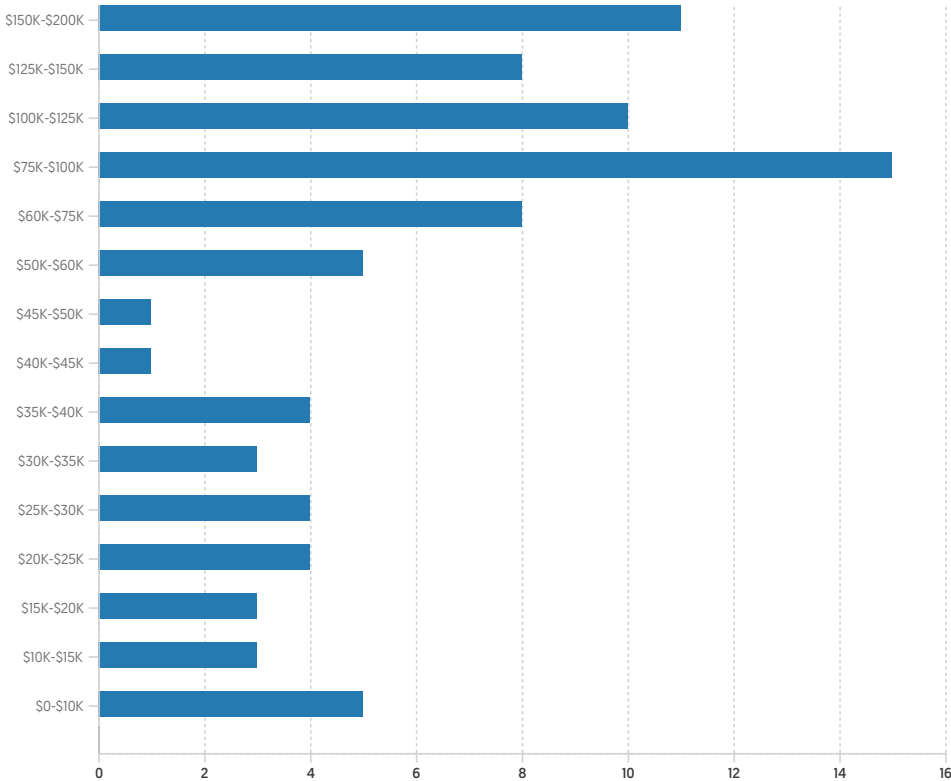
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	1,155
Manufacturing	773
Transportation and Communications	484
Wholesale Trade	350
Retail Trade	1,360
Finance, Insurance and Real Estate	1,100
Services	4,115
Public Administration	583
Unclassified	

WORKFORCE



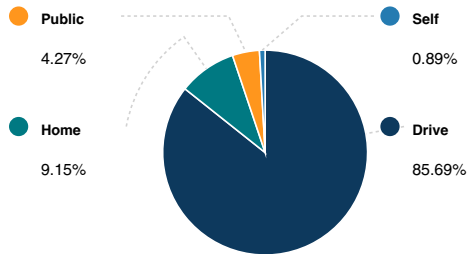
HOUSEHOLD INCOME



Average Household Income **\$90,827**

Average Per Capita Income **\$51,185**

COMMUTE METHOD



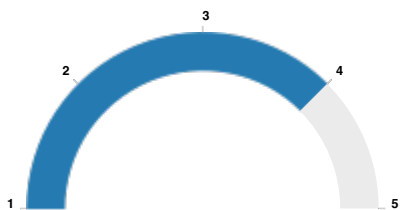
Median Travel Time **29 min**

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	173
Some High School	963
High School Graduate	4,135
Some College	2,830
Associate Degree	1,330
Bachelor's Degree	5,773
Graduate Degree	3,102

(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)
Meadowbrook	0.62	Pre-K-1st	227	11	
Margaret L Vetter	0.76	5th-6th	190	8	7/10

Community Rating (2)

Meadowbrook	
Margaret L Vetter	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Memorial Middle School	0.89	7th-8th	192	7	5/10

Community Rating (2)

Memorial Middle School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Creative Learning Center	0.55	Pre-K-1st	23		

(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.

EATING - DRINKING

	Address	Phone #	Distance	Description
Qqr LLC	1 Highway 35	(732) 542-1100	0.27	Fast-Food Restaurant, Chain
Rise N Shine Luncheonette Inc	14 Main St	(732) 542-8042	0.28	Diner
China Chef	37 Highway 35 Ste 9	(732) 578-1841	0.28	Chinese Restaurant
Bangkok House Authentic Thai Restaurant	26 Highway 35	(732) 859-8914	0.33	Thai Restaurant
Philly Soft Pretzel Factory	76 Highway 35	(732) 380-0550	0.46	Pretzels
A Taste For Miles, LLC	15 Corlies Ave	(848) 456-9876	0.46	Caterers
John Brockriede II Inc	152 Main St	(732) 542-5555	0.48	Fast-Food Restaurant, Chain
Ruby Tuesday, Inc.	35 Wyckoff Rd	(732) 542-4141	0.62	Restaurant, Family: Chain
Gynthion Corp	1160 Broad St	(732) 542-1658	0.64	Diner
Marilena Restaurant LLC	33 Carolyn Ct	(732) 935-0889	0.7	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Solar Conserve	1 Main St Ste 318	(732) 380-7818	0.24	Solar Heating Equipment
Dolgencorp, LLC	37 Highway 35 Ste 1	(732) 982-2303	0.28	Variety Stores
Snap On Tools	106 Winthrop Ln	(732) 803-7148	0.48	Tools
Precision Mirror & Glass Inc.	89 Highway 35	(732) 389-8175	0.5	Glass
K K S Criterion Chocolates Inc	125 Lewis St	(732) 542-7847	0.61	Candy
Lowe's Home Centers, LLC	118 Highway 35	(732) 544-5820	0.69	Home Centers
Trader Joe's Company	1031 Broad St	(732) 389-2535	0.76	Grocery Stores, Chain
Jersey Shore Supplements	980 Shrewsbury Ave	(848) 208-2036	0.77	Vitamin Food Stores
Nutrishop	980 Shrewsbury Ave	(732) 440-4925	0.77	Health And Dietetic Food Stores
Pet Valu 5440	490 Shrewsbury Plz	(848) 456-4610	0.77	Supermarkets