

#5109 ~ Land For Development

1472-1482 Highway 9/Lakewood Road
Toms River, NJ 08755

Land

Block: 412.41
Lot: 14, 15

Land Size: 3.98 Acres
Building Size: 2,409 Sq. Ft.

Tax Information

Land Assessment: \$ 463,400.
Improvement Assessment: \$ 228,200.
Total Assessment: \$ 691,600.

Taxes: \$ 11,536.
Tax Year: 2022
Tax Rate: 1.575/\$100
Equalization Ratio: 85.07%
Updated: 02/14/2024

Zoning: LI ~ Light Industrial Zone

Remarks: 3.98 Acres of Land for a Fully Approved 28,500 Sq. Ft. Flex/Storage Project and Refit Existing Structure for Office/Storage Space. Located Between Monroe Avenue and Clayton Avenue. Easy Access to Highway 37, 70 and the Garden State Parkway.

Price: \$ 2,700,000. ~ 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.

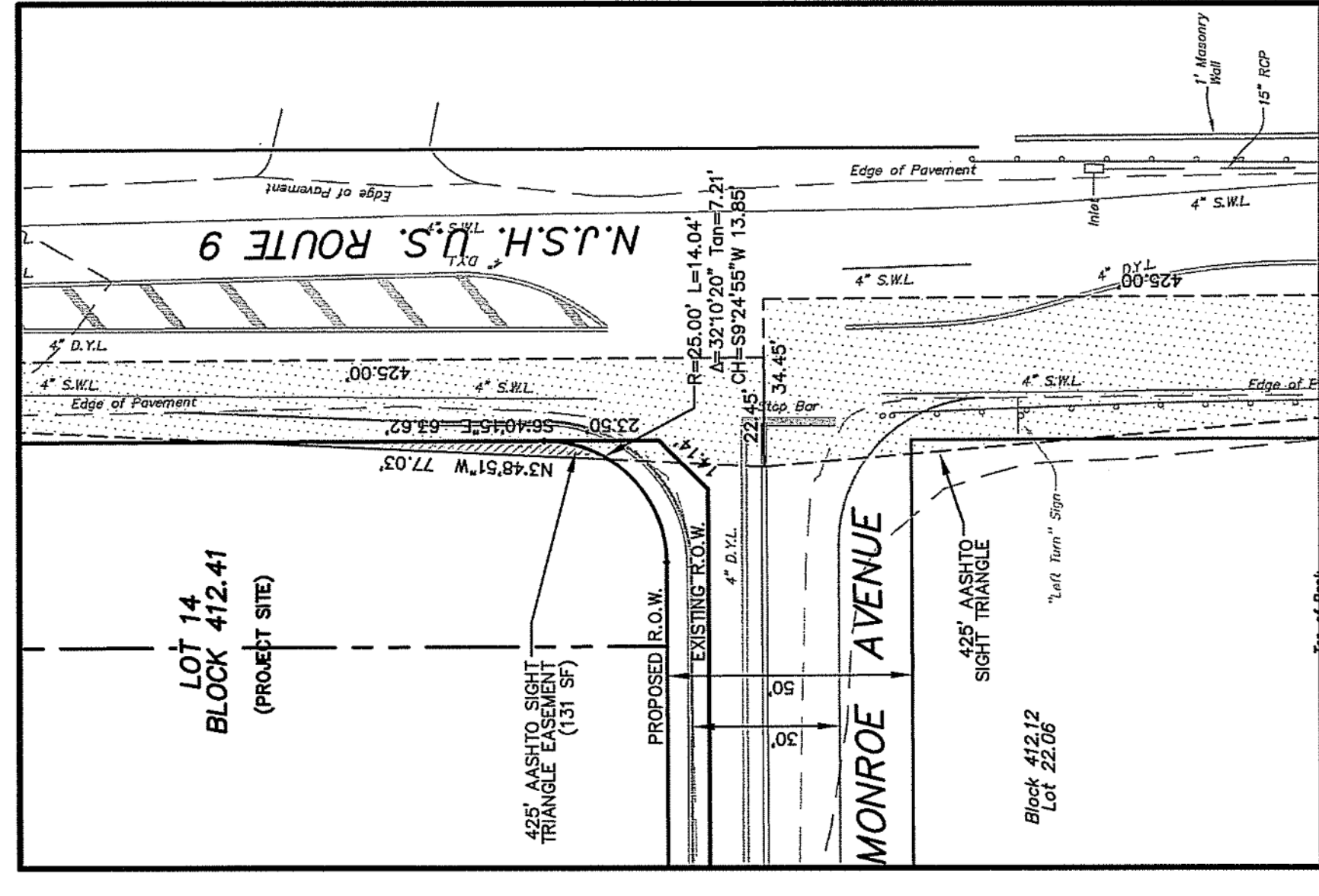
530 Prospect Avenue, 2E, Little Silver, New Jersey 07739-1444
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



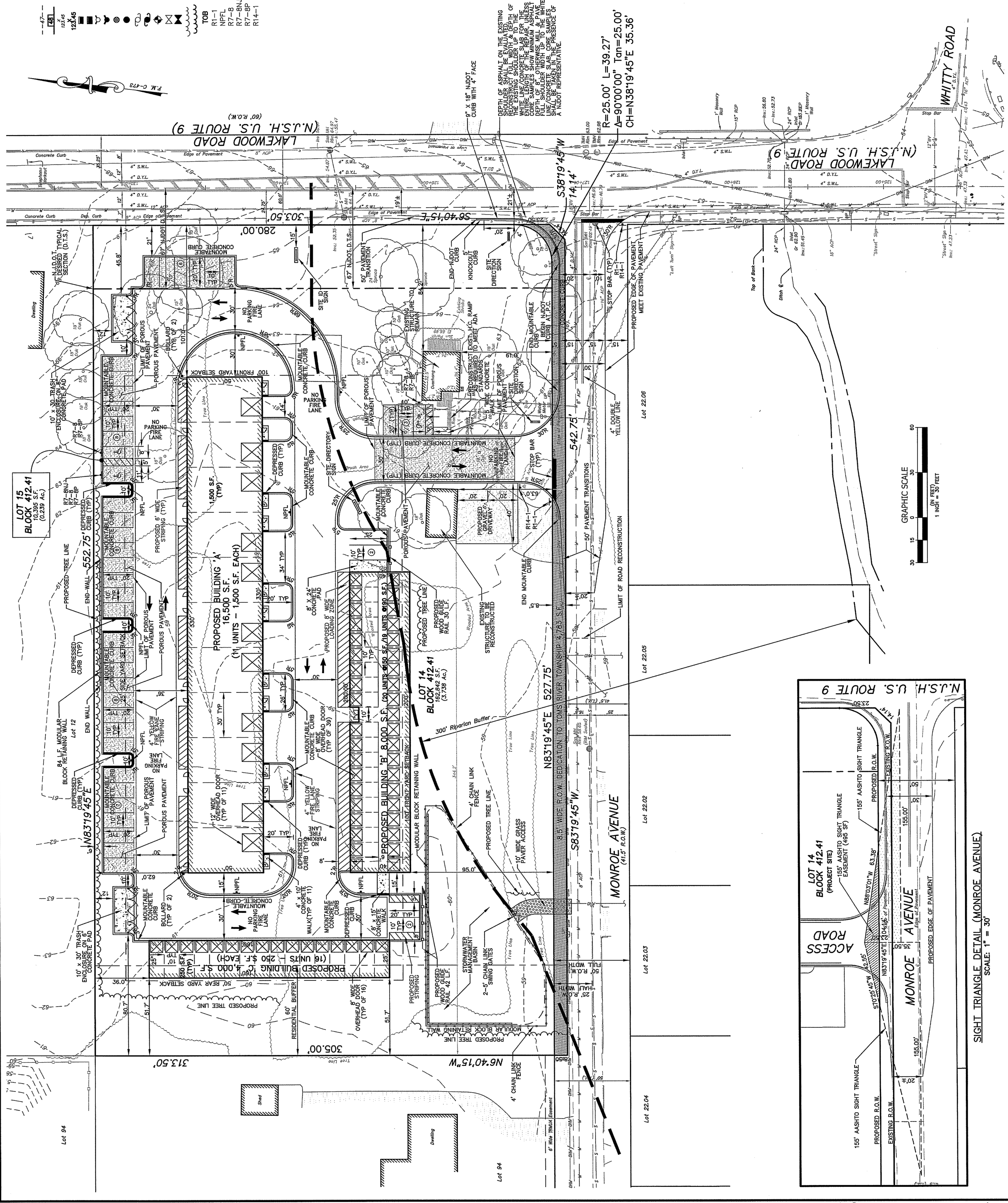


LEGEND:

- 47- Existing Contour
- 48- Proposed Contour
- 49- Existing Spot Grade
- 50- Proposed Spot Grade
- 51- Existing Inlet
- 52- Proposed Inlet
- 53- Existing Fire Hydrant
- 54- Proposed Fire Hydrant
- 55- Existing M.H.
- 56- Proposed M.H.
- 57- Existing Utility Pole
- 58- Proposed Utility Pole
- 59- Soil Boring Location
- 60- Existing Valve
- 61- Proposed Valve
- 62- Existing Woods Line
- 63- Proposed Woods Line
- 64- Top of Block
- 65- R1-1 No Parking Fire Lane Sign
- 66- R7-8 Handicapped Sign
- 67- R7-8NJ Handicap Penalty Sign
- 68- R7-8P Van Accessible Sign
- 69- R14-1 Truck Route



SIGHT TRIANGLE DETAIL (U.S. ROUTE 9)
SCALE: 1" = 30'



NO.	DATE	REVISION DESCRIPTION	BY

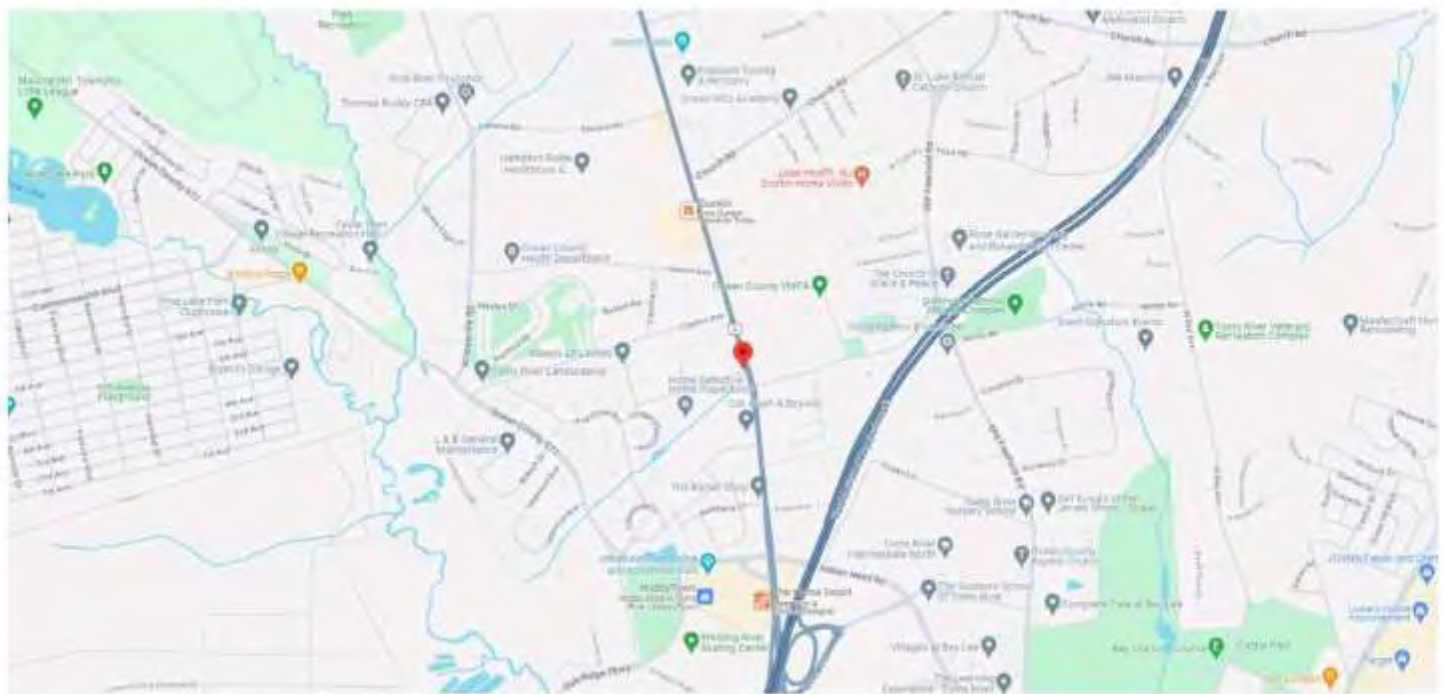
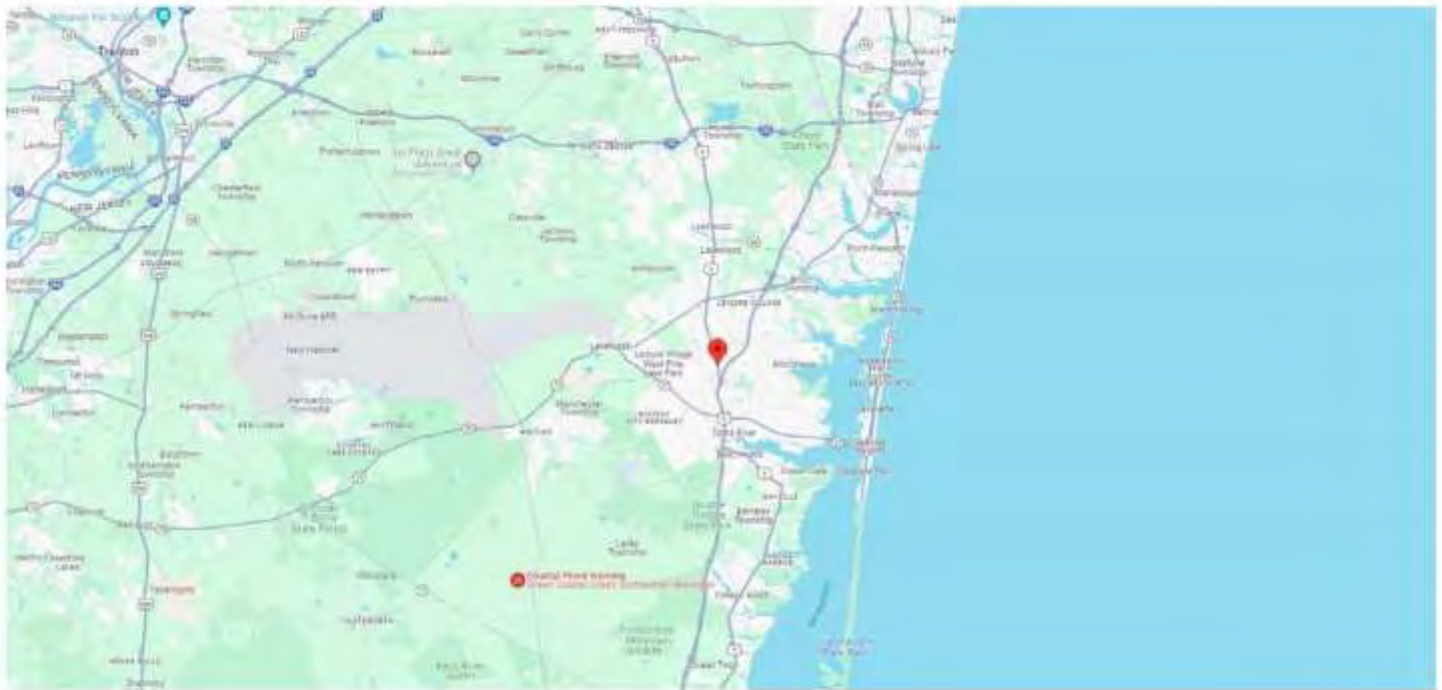
Lindstrom, Diessner & Carr, P.C.
ENGINEERING ♦ SURVEYING ♦ PLANNING
138 Drum Point Road • Suite 6 • Brick, NJ 08723 • Tel: (732) 477-8900 • Fax: (732) 477-8026

PRELIMINARY & FINAL MAJOR SITE PLAN
SITE PLAN
1482 OFFICE PARK
TOWNSHIP OF TOMS RIVER OCEAN COUNTY NEW JERSEY
LOTS 14 & 15 BLOCK 412.41

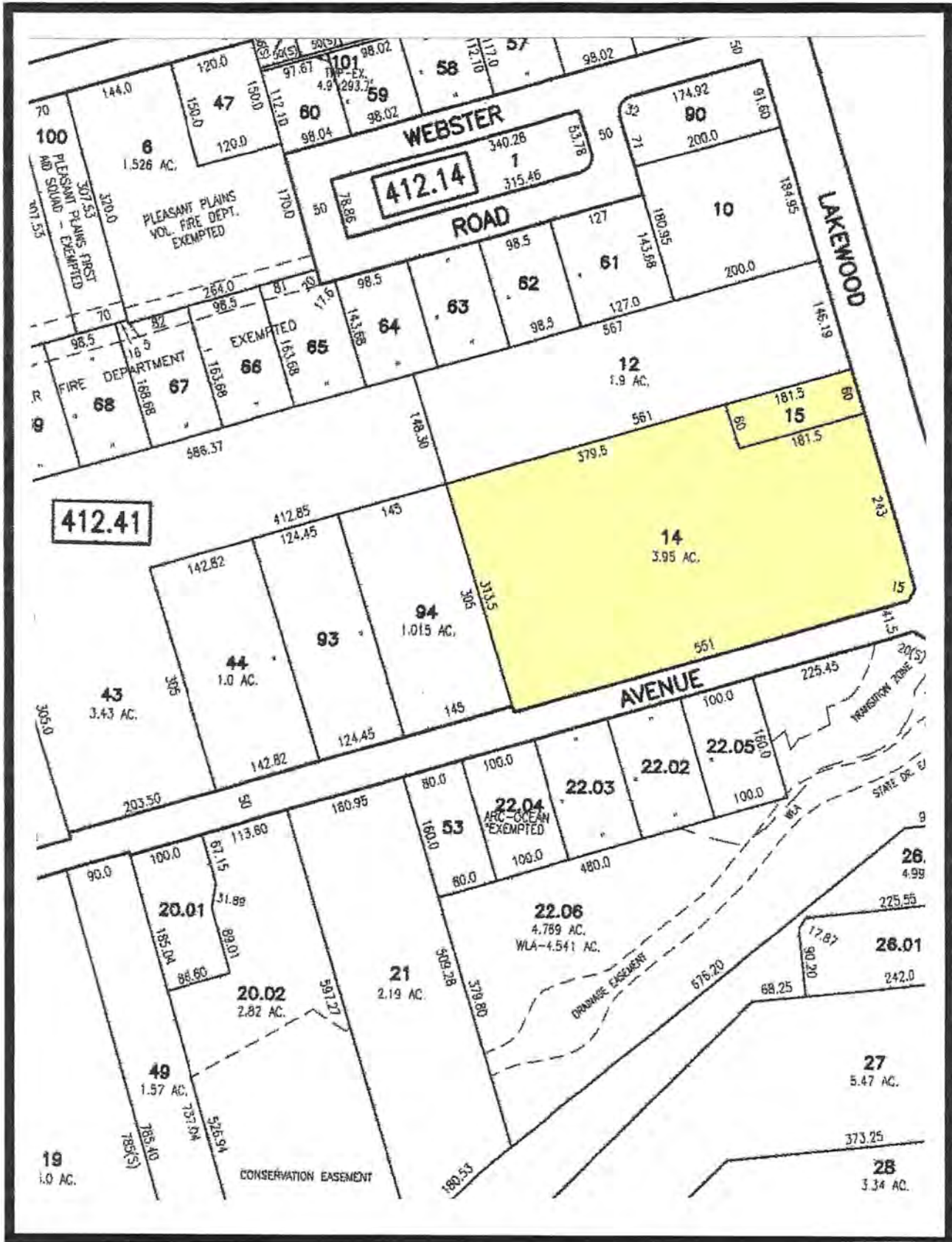
DRAWN BY: CC
SCALE: 1" = 30'
DATE: 11/11/2022
SHEET: 3 OF 15
PROJECT: 21013

JEFFREY V. CARR
PROFESSIONAL ENGINEER, N.J. LIC. NO. 24602918900
PROFESSIONAL PLANNER, N.J. LIC. NO. 3500219490

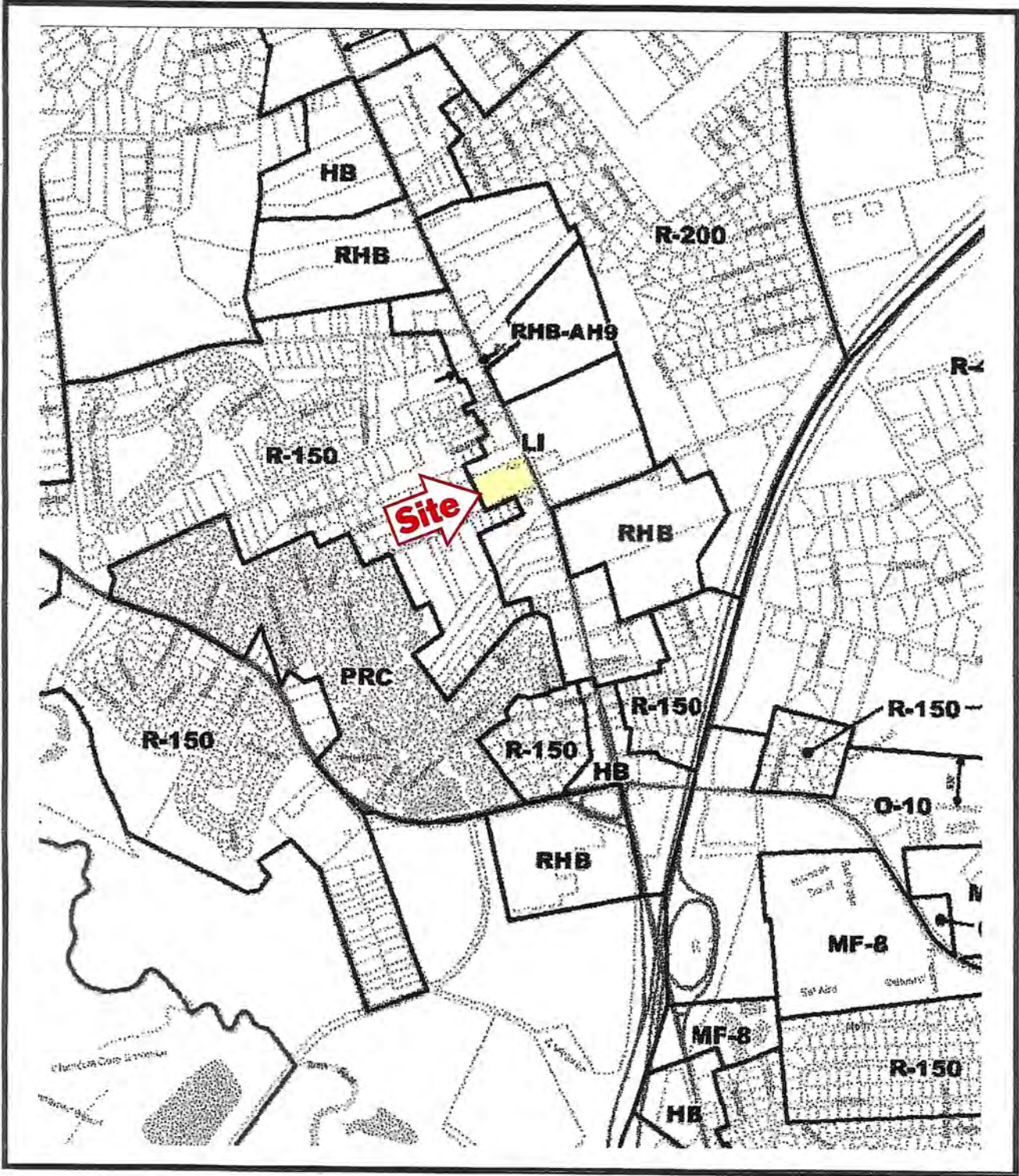
SIGHT TRIANGLE DETAIL (MONROE AVENUE)
SCALE: 1" = 30'



TAX MAP LOCATION



Zoning Map



[Added 9-24-2019 by Ord. No. 4646-19; amended 11-12-2019 by Ord. No. 4649-19]

[1] *Editor's Note: Former § 348-10.29, Preservation-Reclamation Zone, added 7-12-1988 by Ord. No. 2592-88, was repealed 12-27-2006 by Ord. No. 4064-06.*

§ 348-10.30. LI Light Industrial Zone.

A. Permitted uses.

- (1) Light manufacturing as defined in this chapter.
- (2) The warehousing and storage of goods and products, excluding the warehousing or storage of hazardous chemicals.
[Amended 2-9-1982 by Ord. No. 2068]
- (3) Wholesaling or distributing establishments, except for used automobiles.
- (4) Scientific or research laboratories.
- (5) Executive or administrative offices of an industrial or business concern which are not normally involved in conducting business with the general public.
- (6) Federal, state, county and municipal buildings and grounds.
- (7) Essential services.
- (8) Motor vehicle repair garages.
[Added 8-14-1991 by Ord. No. 2848-91]
- (9) Child-care centers.
[Added 8-14-1991 by Ord. No. 2848-91]
- (10) Hotels and motels containing 100 or more units.
[Added 8-14-1991 by Ord. No. 2848-91]
- (11) Mini warehouse facilities, including one dwelling unit.
[Added 9-24-1996 by Ord. No. 3196-96; amended 7-8-1997 by Ord. No. 3271-97]

B. Required accessory uses.

- (1) Off-street parking subject to the provisions of § **348-8.20**.
- (2) Off-street loading subject to the provisions of § **348-8.19**.

C. Permitted accessory uses.

- (1) Fences subject to the provisions of § **348-8.13**.
- (2) Signs subject to the provisions of § **348-8.26**.
- (3) Bulk storage subject to the provisions of § **348-8.6**.
- (4) Other customary accessory uses and buildings which are clearly incidental to the principal use and building.
- (5) Outdoor display of goods subject to §§ **348-5.20** and **348-5.37**.
[Added 8-14-1991 by Ord. No. 2848-91]

D. Conditional uses subject to the provisions of Article IX of this chapter.

- (1) (Reserved)^[1]

[1] *Editor's Note: Former Subsection D(1), motor vehicle repair garages, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(8).*

- (2) Public utilities (§ **348-9.6**).

(3) (Reserved)^[2]

[2] *Editor's Note: Former Subsection D(3), concerning hotels and motels, was repealed 8-14-1991 by Ord. No. 2848-91. See now Subsection A(10).*

(4) Veterinary clinics or hospitals or animal care facilities (§ 348-9.17).

(5) Farmers' markets or auction markets (§ 348-9.20).

(6) Retail and office uses (§ 348-9.21).

(7) Billboards (§ 348-9.23) along the frontage of properties on U.S. Route No. 9 only.

(8) Trailers, excluding boat and construction trailers, used for storage (but not including loading or unloading operations) or sale of goods or merchandise or in which commercial or professional services are rendered for a period not exceeding two months. No more than one extension for reasons of hardship may be granted, except that applications for 30 days or less may be made directly to the Township Committee without payment of fees and without a showing of hardship where the granting of such application would not be detrimental to interests of the public or in conflict with the Master Plan.

E. Area, yard and building requirements.

(1) Minimum lot area: one acre.

(2) Minimum lot width: 150 feet.

(3) Minimum lot frontage: 150 feet.

(4) Minimum lot depth: 200 feet.

(5) Minimum front setback:

(a) Principal and accessory buildings: 100 feet.

(b) Parking areas and vehicular circulation aisles: 35 feet.

(6) Minimum rear yard setback for principal and accessory buildings: 50 feet.

(7) Minimum side yard setbacks:

(a) Principal buildings: 25 feet.

(b) Accessory buildings: 25 feet.

(8) Maximum building height: 45 feet subject to the provisions of § 348-5.12.
[Amended 4-25-2001 by Ord. No. 3597-01; 2-26-2019 by Ord. No. 4622-19]

(9) Maximum lot coverage by buildings: 25%.
[Amended 12-9-2003 by Ord. No. 3843-03]

(10) Minimum unoccupied open space: 20%.

F. Prohibited uses.

[Added 3-7-2023 by Ord. No. 4771-23]

§ 348-10.31. I Industrial Zone.

A. Permitted uses.

(1) Research and testing laboratories, such as aerodynamic, biological, chemical, dental, electronic, pharmaceutical and general.

(2) Manufacturing of light machinery, such as carburetors and small machine parts, cash registers, sewing machines and typewriters, calculators and other office machines.

POPULATION

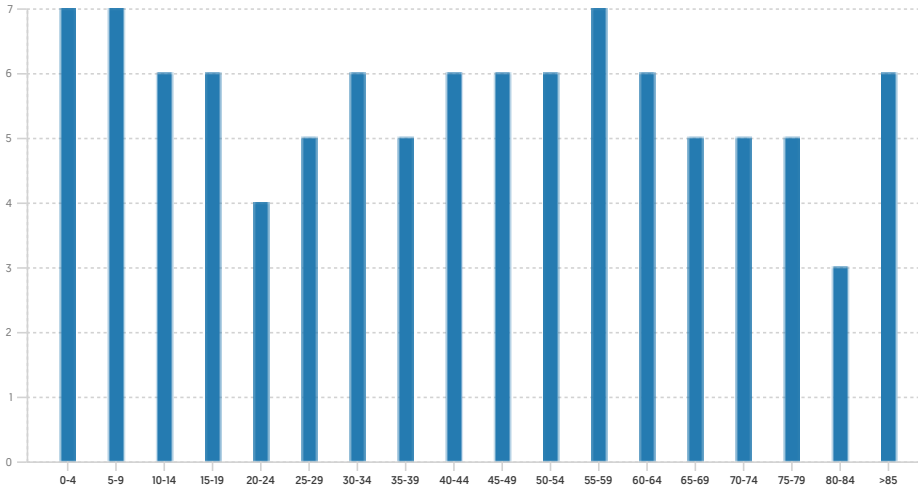
SUMMARY

Estimated Population	27,164
Population Growth (since 2010)	-5%
Population Density (ppl / mile)	1,685
Median Age	43.1

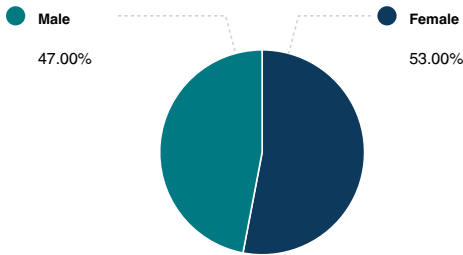
HOUSEHOLD

Number of Households	10,299
Household Size (ppl)	3
Households w/ Children	6,248

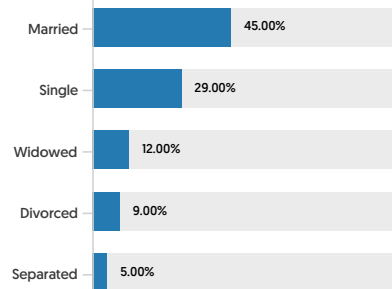
AGE



GENDER



MARITAL STATUS



HOUSING

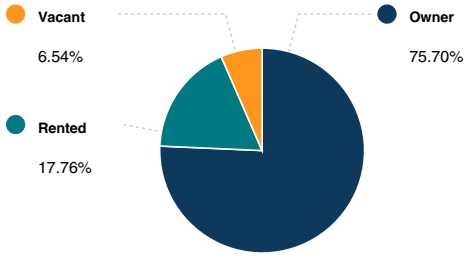
SUMMARY

Median Home Sale Price	\$298,300
Median Year Built	1990

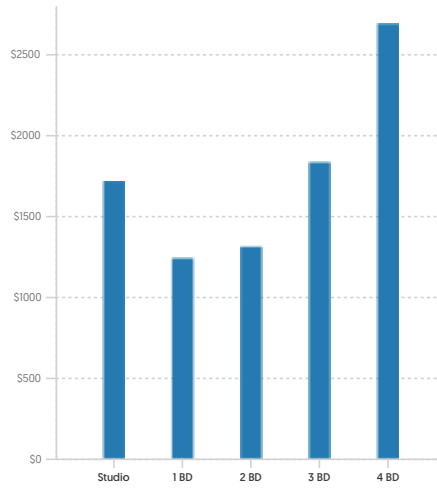
STABILITY

Annual Residential Turnover	11.67%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

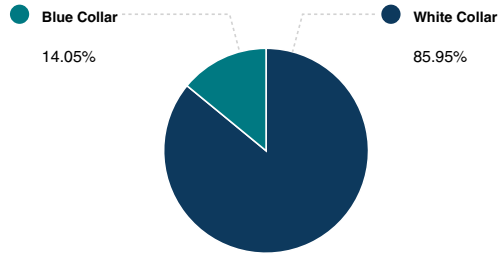


QUALITY OF LIFE

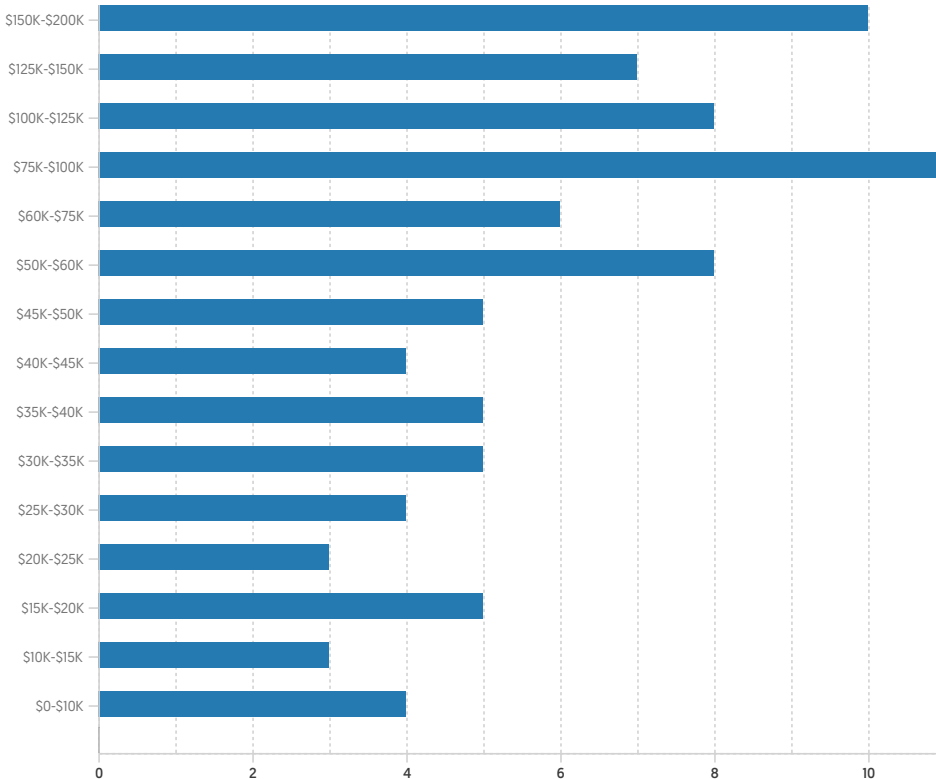
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	8
Mining	
Construction	515
Manufacturing	924
Transportation and Communications	757
Wholesale Trade	194
Retail Trade	1,629
Finance, Insurance and Real Estate	507
Services	5,074
Public Administration	771
Unclassified	

WORKFORCE



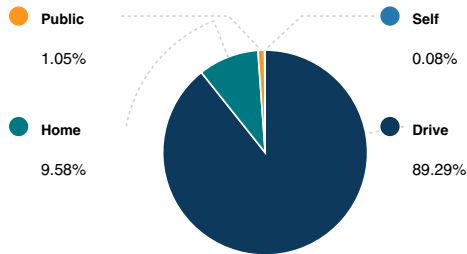
HOUSEHOLD INCOME



Average Household Income **\$73,857**

Average Per Capita Income **\$42,206**

COMMUTE METHOD



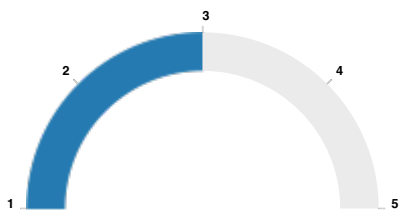
Median Travel Time **28 min**

WEATHER

January High Temp (avg °F)	41.1
January Low Temp (avg °F)	22.1
July High Temp (avg °F)	85
July Low Temp (avg °F)	63.9
Annual Precipitation (inches)	49.09

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	375
Some High School	1,498
High School Graduate	6,494
Some College	3,697
Associate Degree	1,382
Bachelor's Degree	5,134
Graduate Degree	2,077

(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 - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Ocean County Jdc	0.65	9th-12th	9		
Toms River Intermediate School North	0.88	6th-8th	1,078	13	3/10

Community Rating (2)

Ocean County Jdc	
Toms River Intermediate School North	

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
The Goddard School	0.93	Pre-K-K	14		

(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
Cafe Diem	1425 Route 9	(732) 456-8388	0.31	Cafe
R J Fast Food And Bakery	1561 Route 9 Ste 1	(732) 244-4493	0.36	Family Restaurants
Five Star Chinese Restaurant	1580 Route 9 Ste 9	(732) 736-7028	0.4	Chinese Restaurant
Laina Luxe Salon And Spa LLC	1580 Route 9 Ste 6	(848) 251-2305	0.4	Saloon

Aamantran Indian Cuisine	1594 Route 9 Ste 3	(732) 341-5424	0.49	Indian/Pakistan Restaurant
Little Kusina	1594 Route 9	(732) 914-1972	0.49	Family Restaurants
Velo Eatery	1616 Route 9	(732) 569-6153	0.58	Eating Places
1640 Lakewood Road Associates Inc	1640 Route 9	(732) 281-1511	0.64	Night Clubs
El Tenampa Mexican Restaurant	1341 Route 9 Ste 11	(732) 505-1870	0.66	Mexican Restaurant
Koi Hibachi & Kitchen (Indian Head Road, Toms River Location, NJ)	1256 Indian Head Rd	(732) 240-8888	0.7	Japanese Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Sunrise Grocery	1548 Route 9	(732) 228-7226	0.28	Grocery Stores
Hard Surface Kings LLC	1560 Lakewood Rd	(732) 779-5862	0.33	Counter Tops
Carls Fencing & Deck Inc	1579 Route 9 Unit 2	(732) 505-1749	0.43	Fencing
Sheldorado	1380 Route 9	(732) 294-9090	0.47	Lumber And Other Building Materials
Hewitson Ceramic Tile & Marble	28 Primrose Ct	(732) 505-1167	0.61	Tile, Ceramic
Home Depot U.s.a., Inc.	1334 Lakewood Rd	(732) 244-3400	0.63	Home Centers
Wawa, Inc.	1680 Lakewood Rd	(732) 341-0006	0.73	Convenience Stores, Chain