

## #5122 ~ Commercial Property and Business

**565-569 Joline Avenue  
Long Branch, NJ 07740**

**Commercial/Real Estate/Business**

**Block: 353  
Lot: 7, 14**

**Land Size: 0.5166 Acre  
Building Size: 2,024 Sq. Ft.**

### **Tax Information**

**Land Assessment: \$ 377,000.  
Improvement Assessment: \$ 262,500.  
Total Assessment: \$ 639,500.**

**Taxes: \$ 9,554.  
Tax Year: 2023  
Tax Rate: 1.567/\$100  
Equalization Ratio: 89.73%  
Updated: 03/21/2024**

**Zoning: MB ~ Manufacturing and Business District**

**Remarks: Great Opportunity to Own TFF Landscaping Inc., an Established Landscaping Company and Two Prime Properties Totaling 0.5166 Acre with 2,024 Sq. Ft. Two-Story Four Bedroom, One Bathroom Home. Sale Includes Business, Trucks, Equipment and Landscaping Essentials. Zoning Allows for Both Traditional Commercial Ventures and Cannabis Business Classes 1-6. Easy Access to Highway 36 and the Garden State Parkway.**

**Price: \$ 1,999,999. ~ 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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)















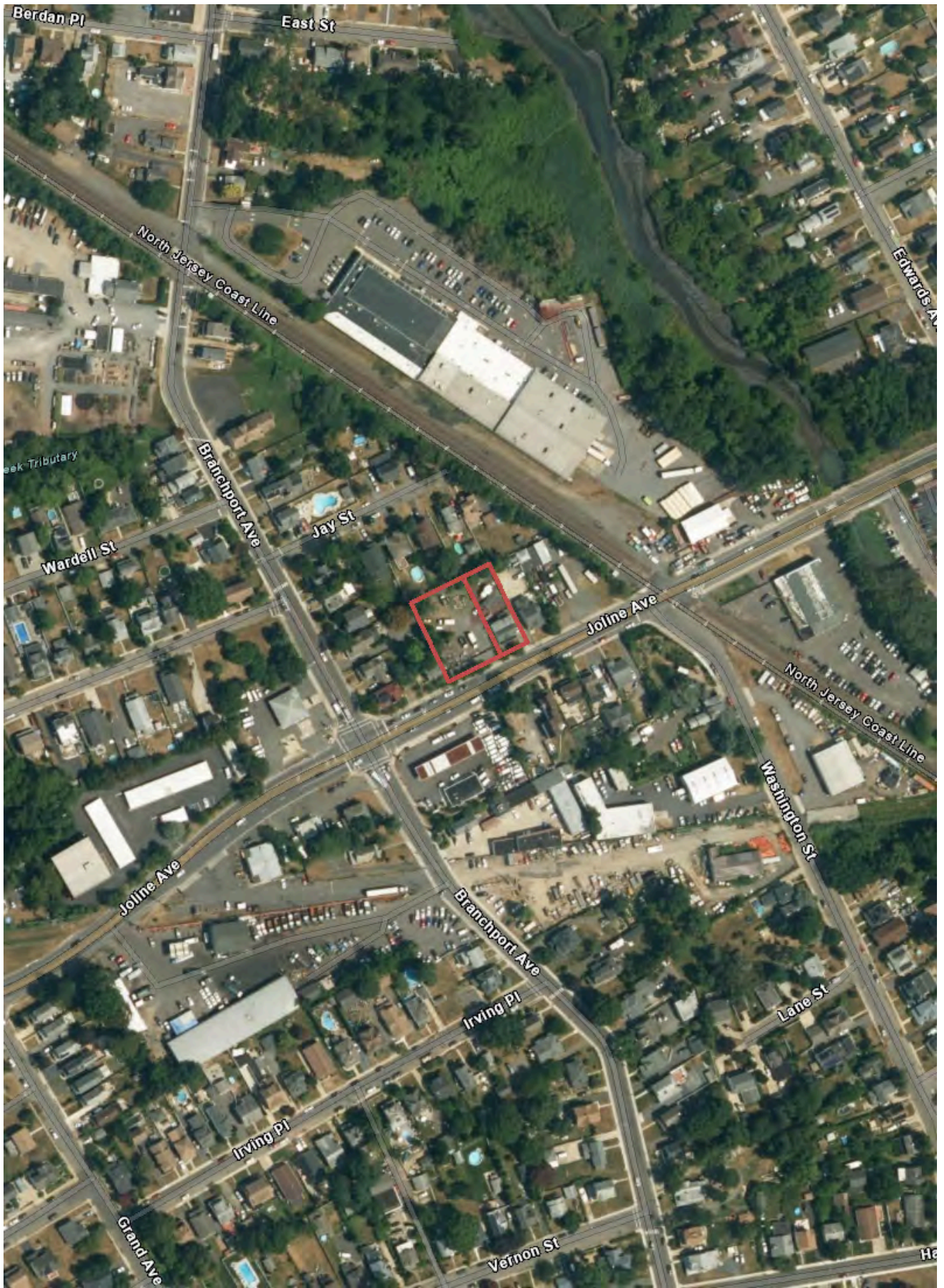












## EXECUTIVE SUMMARY

Premier Business and Real Estate Investment Opportunity in Monmouth County, NJ Introducing an Exceptional Opportunity at 565 & 569 Joline Ave, Long Branch, NJ - Featuring the Esteemed TFF Landscaping Inc. and a Rare Cannabis Business Prospect Elevate your portfolio with this unparalleled offering in the strategic heart of Monmouth County. This unique package not only presents a lucrative commercial and business venture with TFF Landscaping Inc. but also opens the door to an extraordinary opportunity in the burgeoning cannabis industry, thanks to its zoning for Cannabis Business classes 1-6. Located in the Shore Point area of Long Branch, NJ, just a mile from the vibrant Long Branch beach, attractions, dining, and shopping locales, this opportunity guarantees maximum visibility on a main thoroughfare.

### TFF Landscaping Inc.: A Legacy of Excellence

For nearly half a century, TFF Landscaping Inc. has set the standard in the landscaping industry, securing the title of the Best in Monmouth County on two occasions. With a foundation built on consistent cash flow, reliable residential contracts, finance-friendly practices, and inclusive contract work, this business stands as a testament to enduring success and stability. The current owner pledges a worry-free transition, with the assurance that all vehicles, equipment, and various landscaping essentials will be fully paid off upon sale, offering you a clean slate to continue or enhance this reputable venture.

### A Strategic Location for Growth

Nestled in the coveted Shore Point location, the properties at 565 and 569 Joline Ave offer not just a business, but a potential stronghold in the commercial real estate market. The high traffic exposure guarantees that your investment remains at the forefront of potential clients and customers. This site is perfectly positioned to thrive from the coastal allure of Long Branch, making it a strategic spot for expanding the existing landscaping business or diversifying into new commercial endeavors.



## An Extraordinary Cannabis Business Opportunity

In addition to the landscaping business, this location is zoned for Cannabis Business classes 1-6, presenting a rare and lucrative chance to enter or expand within the cannabis market. This zoning allows for a wide range of cannabis-related activities, offering investors a unique edge in a rapidly growing industry.

### What's Included:

TFF Landscaping Inc., a revered company with 48 years of market leadership.

Two prime properties with the possibility of subdividing one of the properties in a high-traffic area, zoned for both traditional commercial ventures and Cannabis Business classes 1-6. "Please do your own due diligence".

A comprehensive inventory of fully paid-off trucks, equipment, and landscaping essentials.

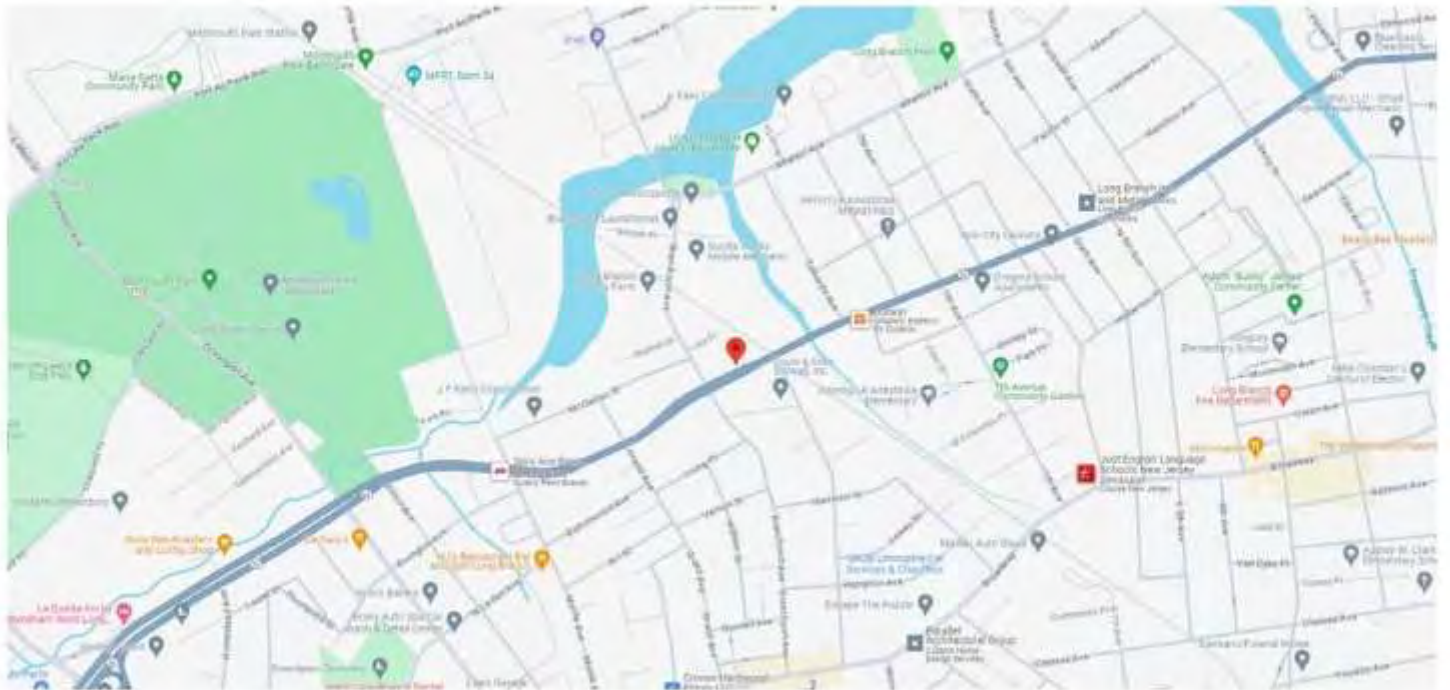
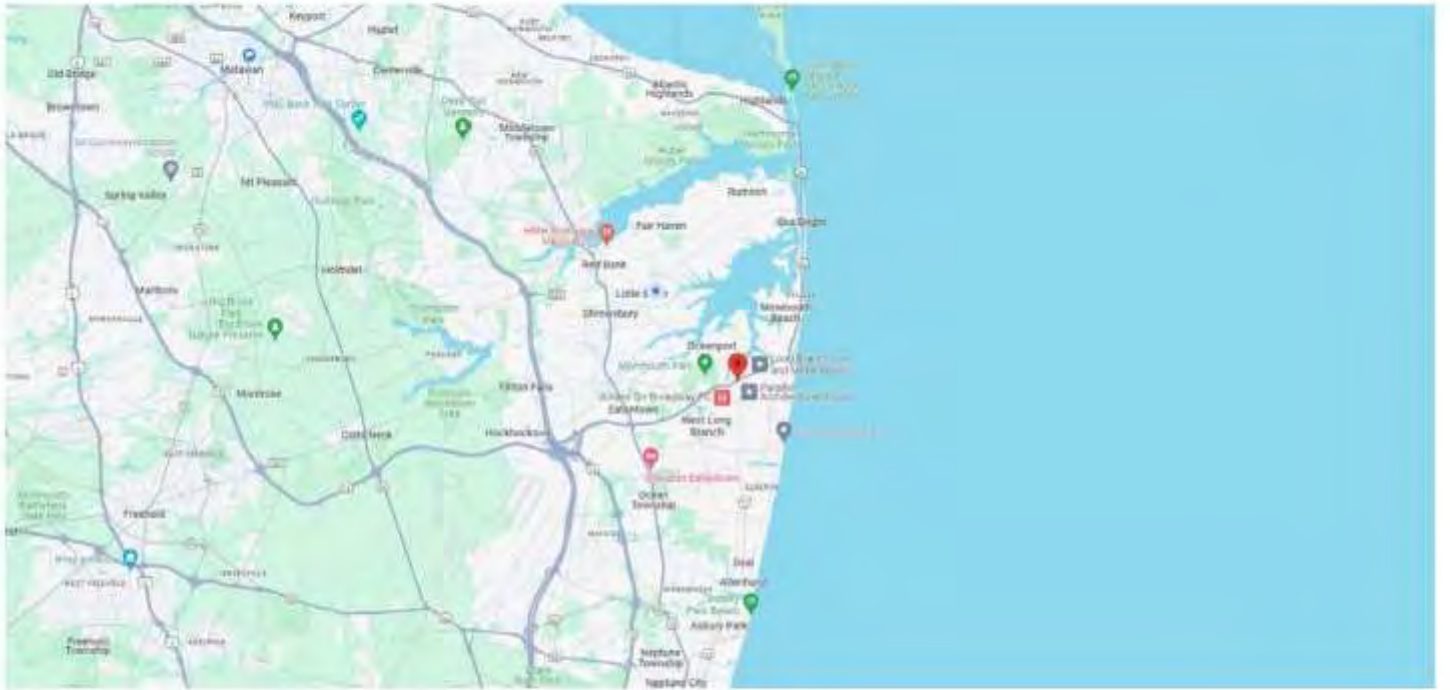
## Seize This Unmatched Investment Opportunity

This offering is more than a business sale; it's an invitation to become a part of Monmouth County's commercial and cannabis industry future. Whether you aim to continue the legacy of a leading landscaping firm or venture into the high-growth cannabis market, this opportunity is designed to deliver significant value and diversification to your investment portfolio.

### Explore the Potential Today

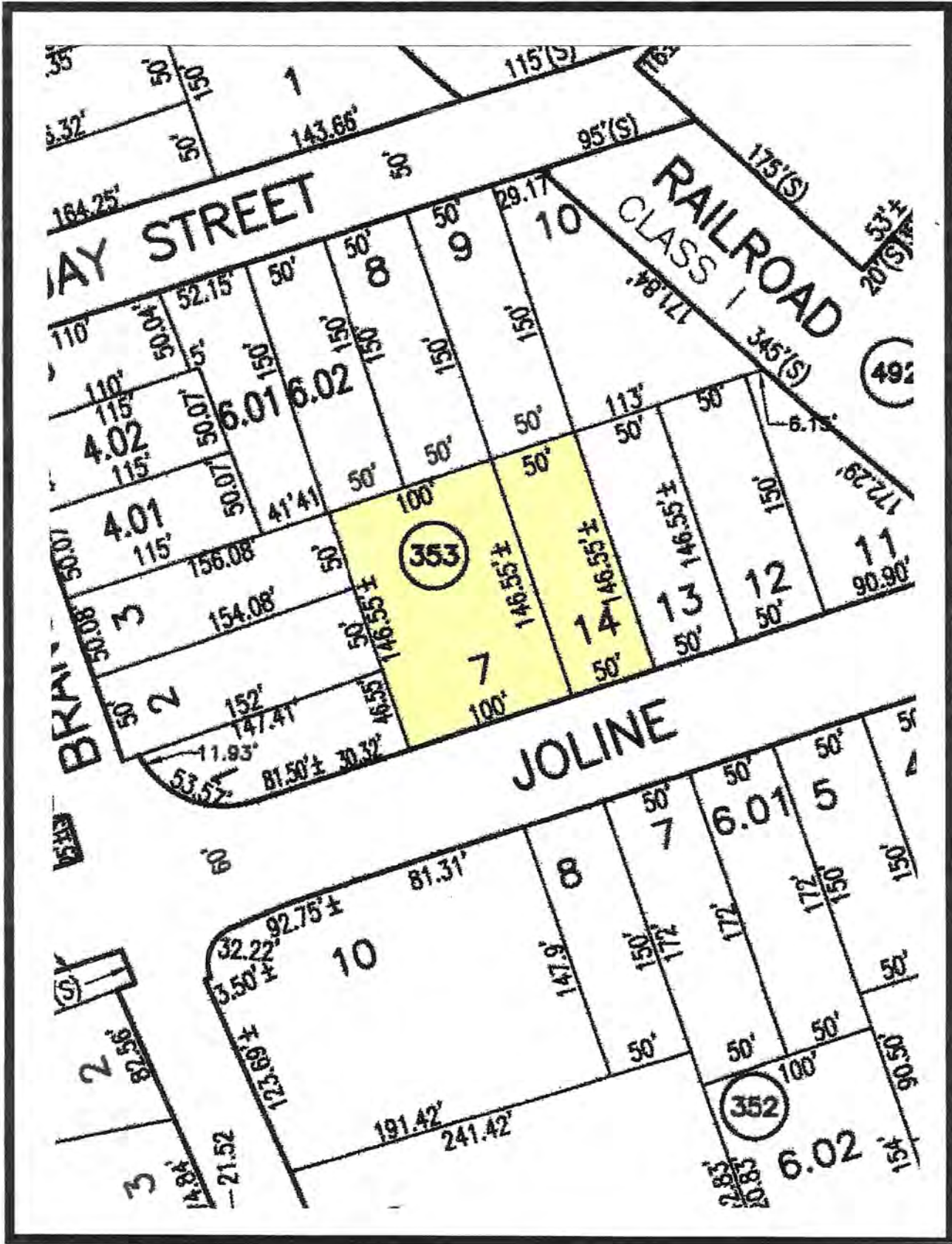
Discover the vibrant possibilities that 565 & 569 Joline Ave present.

This rare chance to own a piece of Long Branch's commercial landscape, complete with a turn-key operation and a gateway to the cannabis industry, is an investment in prosperity and growth. Don't let this unparalleled opportunity pass you by.



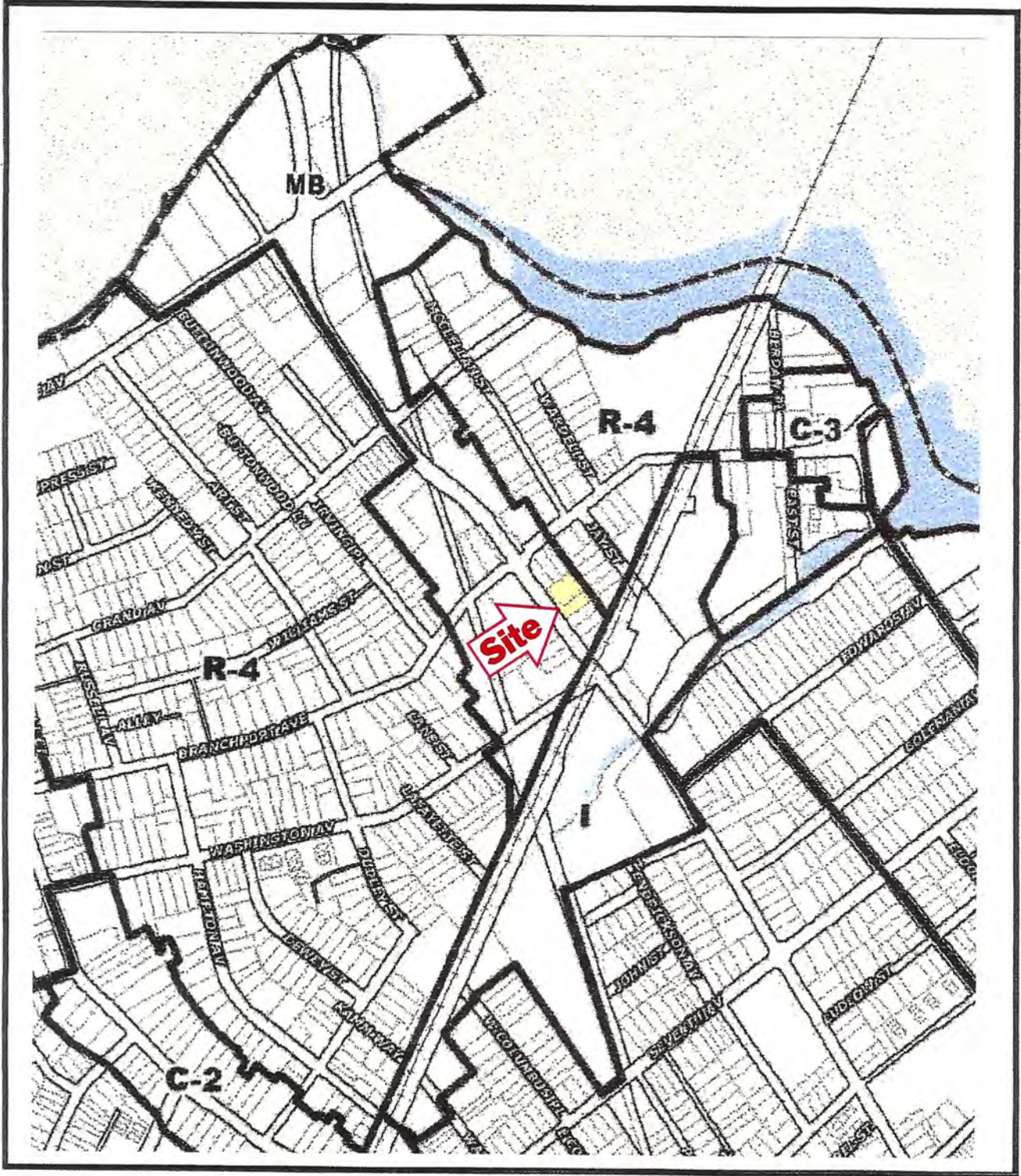


# TAX MAP LOCATION





# Zoning Map





Planning Board shall refer applications to the Design Review Committee for comments on any such major development review application or Conditional Use approval.

## § 345-33. C-4 Resort Commercial District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) Hotels, subject to the provisions of Article **VI**, Supplementary Regulations.  
[Amended 9-26-2017 by Ord. No. 23-17]
- (2) Municipal buildings, parks and playgrounds.
- (3) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (4) One-family dwellings, subject to the bulk requirements for the R-1 Residential District as they are specified in § **345-7**.
- (5) Townhouses, subject to the provisions of § **345-53** and at a maximum density of six units per acre.
- (6) Waterfront mixed residential units, subject to the provisions of § **345-55**.  
[Added 8-10-1999 by Ord. No. 32-99]

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the C-1 Commercial District, § **345-30B**, and the R-1 Residential District, § **345-20B**.

C. Area and bulk requirements. Area and bulk requirements shall be as specified in §§ **345-7** and **345-53**.

D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:  
[Amended 2-14-1995 by Ord. No. 8-95]

(1) Beach clubs.

(2) (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former Subsection D(2), Community residences for the developmentally disabled and community shelters for victims of domestic violence, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

(3) Churches and places of worship.

(4) Senior citizens project.

E. Additional requirements. Additional requirements shall be as specified in the C-1 Commercial District, § **345-30E**.<sup>[2]</sup>

[2] *Editor's Note: Original Section 20-6.17, C-5 Commercial Recreation District, and Section 20-6.18, C-6 Boulevard Commercial, as amended by Ord. Nos. 8-95 and 19-93, which immediately followed this subsection, were repealed effective with the adoption of the Oceanfront-Broadway Redevelopment Plan on 5-14-1996 by Ord. No. 15-96.*

## § 345-34. I - Industrial Zone District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) Manufacturing uses of light machinery, comprising any of the following: carburetors and small machine parts, cash registers, sewing machines and typewriters, calculators, printing and other office machines.

- (2) Fabrication of metal products, comprising any of the following: baby carriages, bicycles and other similar vehicles, metal foil-tin, aluminum, gold, etc.; and metal furniture, musical instruments, sheet metal products and toys.
- (3) Fabrication of wood products, comprising any of the following: boats, boxes, cabinets and woodworking; furniture; and toys.
- (4) Food and associated industries, comprising any of the following: bakeries, bottling of food and beverages; food and cereal mixing and milling food processing; food sundry manufacturing; ice cream manufacturing; and manufacturing of spirituous liquor.
- (5) Laboratories, comprising any of the following: biological, chemical, dental, electronic, pharmaceutical and general.
- (6) The warehousing or storage of goods and products and associated wholesaling uses.
- (7) Office buildings for executive or administrative purposes.
- (8) Other permissible industry, comprising any of the following: brush and broom manufacturing; electric light and power and other utility company installations; electronic products; farm machine sales and service; glass and glass products manufacturing; jewelry manufacturing, except curing, tanning and finishing of hides; motion picture exchange; pharmaceutical products and manufacturing; photo finishing; pottery and ceramic products manufacturing; printing plants; sporting goods manufacturing; and thread and yarn manufacturing.
- (9) Lumber yards and fuel dealers.
- (10) Municipal functions conducted in the public interest.
- (11) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (12) Recycling plant for indoor sorting, preparation, storage and disposal of glass, metal, aluminum and paper waste products and outdoor storage of the finished product, so long as it is confined within containment walls not visible to the public.
- (13) Retail sales associated with one of the above uses.
- (14) The following classes of cannabis licensed businesses shall be permitted:  
[Added 12-8-2021 by Ord. No. 22-21]
  - (a) Class 1: licensed cannabis cultivator.
  - (b) Class 2: licensed cannabis manufacturer.
  - (c) Class 3: licensed cannabis wholesaler.
  - (d) Class 4: licensed cannabis distributor.
  - (e) Class 5: licensed retailer without a cannabis consumption area.
  - (f) Class 6: licensed cannabis delivery service.

B. Permitted accessory uses. Permitted accessory uses shall be as specified in the C-1 Commercial District, § **345-30B**.

C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.

D. Uses requiring a conditional use permit. Uses requiring a conditional use permit shall be as follows:

- (1) Public utilities.
- (2) Public, parochial and private schools.  
[Added 8-22-2000 by Ord. No. 34-00]



E. Other requirements for industrial uses.

- (1) No residential use shall be permitted in the Industrial Zone District, except the following:  
[Amended 5-14-1996 by Ord. No. 15-96; 2-9-1999 by Ord. No. 5-99]
  - (a) Hotels/motels, subject to the provisions of § **345-52**.
  - (b) Any use which by its nature would have a tendency to create objectionable conditions due to the emission of smoke, noise or odor or in any way result in a detrimental effect upon the surrounding area and the general community. (See § **345-45**.)
  - (c) Any exclusively retail use.
- (2) Buffering and landscaping. Where the property line of a proposed industrial lot abuts or is across the street from a residential zone, a strip of land 50 feet in width adjacent to the abutting property line shall be kept free from any building, development or improvement, except for landscaping which shall include a buffer strip or fence as defined by this chapter. Wherever these provisions apply, 50 feet shall be added to the required building setback line standard.
- (3) A site plan conforming to the requirements established under § **345-14** shall be submitted to the Planning Board for its approval.
- (4) A detailed description of the proposed industrial process and its product.
- (5) Reports prepared by competent technical experts showing compliance with environmental standards, § **345-45**.
- (6) All industrial uses must stay within the tolerance standards set forth in § **345-45**, and the user shall furnish proof of this when asked to do so by the appropriate authorities.

## § 345-35. (Reserved)

[1] *Editor's Note: Former § 345-35, HTLI High Technology Light Industrial, was repealed 6-21-2023 by Ord. No. 17-23.*

## § 345-36. MB Manufacturing and Business District.

A. Permitted uses. Permitted uses shall be as follows:

- (1) All uses permitted in the I-Industrial District.
- (2) All uses permitted in the C-1 Commercial District.
- (3) Convenience store.
- (4) Adult entertainment uses; subject to the provisions of § **345-47**.  
[Added 2-14-1995 by Ord. No. 6-95]
- (5) The following classes of cannabis licensed businesses shall be permitted:  
[Added 12-8-2021 by Ord. No. 22-21]
  - (a) Class 1: licensed cannabis cultivator.
  - (b) Class 2: licensed cannabis manufacturer.
  - (c) Class 3: licensed cannabis wholesaler.
  - (d) Class 4: licensed cannabis distributor.
  - (e) Class 5: licensed retailer without a cannabis consumption area.

- (f) Class 6: licensed cannabis delivery service.
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the C-1 Commercial District, § **345-30B**.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.
- D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:
  - (1) Public utilities.
- E. Other requirements for MB uses. These uses shall be as follows:
  - (1) Any use is prohibited which by its nature would have a tendency to create objectionable conditions due to the emission of smoke, noise or odor or in any way result in a detrimental effect upon the surrounding area and the general community. (See § **345-45**.)
  - (2) Buffering and landscaping. Where the property line of a proposed industrial lot abuts or is across the street from a residential zone, a strip of land 50 feet in width adjacent to the abutting property line shall be kept free from any building, development or improvement, except for landscaping which shall include a buffer strip or fence as defined by this chapter. Wherever these provisions apply, 50 feet shall be added to the required building setback line standard.
  - (3) All industrial uses must stay within the tolerance standards set forth in § **345-54**, and the user shall furnish proof of this when asked to do so by the appropriate authorities.

## § 345-37. S-1 Professional Office District.

- A. Permitted uses. Permitted uses shall be as follows:
  - (1) One-family homes in accordance with the regulations of the R-4 District regulations.
  - (2) Home professional offices.
  - (3) Professional offices.
  - (4) Home occupation.
  - (5) Funeral home.
  - (6) Municipal buildings, parks and playgrounds.
  - (7) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion and abandonment of the construction work.
- B. Permitted accessory uses. Permitted accessory uses shall be as specified in the C-1 Commercial District, § **345-30B**.
- C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.<sup>[1]</sup>
  - [1] *Editor's Note: Former Subsection D, Uses requiring a conditional use permit, which immediately followed this subsection, was repealed 11-10-1998 by Ord. No. 39-98 and 2-23-1999 by Ord. No. 15-99.*

## § 345-38. S-2 Oceanfront District.

- A. Permitted uses. Permitted uses shall be as follows:
  - (1) Piers, seawalls, bulkheads, boardwalks, docks or fences for beach maintenance or protection.



- (3) Public utilities.
- (4) Motor vehicle service stations.
- E. Additional requirements. Additional requirements shall be as specified in the C-1 Commercial District, § **345-11E**; as to townhouses, see § **345-53**.<sup>[1]</sup>

[1] *Editor's Note: Original Section 20-6.11, RC-3 Waterfront Mix District, and Section 20-6.12, RC-4 Ocean Promenade Waterfront Mix, as amended 6-22-1993 by Ord. No. 19-93, which immediately followed this subsection, were repealed effective with the adoption of the Oceanfront-Broadway Redevelopment Plan on 5-14-1996 by Ord. No. 15-96.*

## § 345-30. C-1 Central Commercial District.

[Amended 6-22-1993 by Ord. No. 19-93]

A. Permitted uses. Permitted uses shall be as follows:

(1) Retail trade stores, as follows:

(a) New or previously unused general merchandise.

[Amended 2-14-1995 by Ord. No. 8-95]

(b) Food.

(c) New automobile showrooms of authorized automobile dealerships, and new and used car lots only in conjunction therewith; automobile and marine accessories; new boat showrooms of authorized boat dealerships; and new and used boat lots or used car lots in conjunction therewith.

(d) Apparel and accessories.

(e) New or previously unused furniture, home furnishings and equipment.

[Amended 2-14-1995 by Ord. No. 8-95]

(f) Restaurants and eating and drinking places, but not drive-in restaurants.

(g) Variety stores, drug stores, florists or other retail trade stores, but not including fuel.

(h) Delicatessens.

(i) Antique, used book, memorabilia and collectible dealers.

[Added 2-14-1995 by Ord. No. 8-95]

(j) Tattoo parlors, except that no tattoo parlor may be located within 1,000 feet of another tattoo parlor.

[Added 2-14-1995 by Ord. No. 8-95]

(k) Class 5 licensed retailer without a cannabis consumption area.

[Added 12-8-2021 by Ord. No. 22-21]

(2) Service uses, as follows:

[Amended 2-14-1995 by Ord. No. 8-95]

(a) Finance, insurance, real estate, legal, personnel and business consulting services.

(b) Governmental services.

(c) Educational services and colleges, but excluding primary and secondary.

(d) Publication of newspapers and periodicals.

(e) Professional office/services.

[Added 2-27-1996 by Ord. No. 6-96; amended 6-11-1996 by Ord. No. 20-96]

- (3) Assembly hall, bowling alley and motion-picture theater, provided that it is carried on within a building.
- (4) Municipal buildings, parks and playgrounds.
- (5) Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.
- (6) High Technology Light Industrial. (See § **345-35** for specifics.)
- (7) Health spa/gym. (See § **345-3**, Definitions.)
- (8) Barbershop/beauty salon/tanning salon.
- (9) Farm markets/community farmers' markets (see §§ **345-10K** and **345-3**).  
[Added 5-26-2009 by Ord. No. 9-09]

B. Permitted accessory uses. Permitted accessory uses shall be as follows:  
[Amended 2-14-1995 by Ord. No. 8-95]

- (1) Signs subject to provisions of Chapter **284**, Signs.
- (2) Fences, subject to the provisions of § **345-41**.
- (3) Essential services.
- (4) Private garages.
- (5) Off-street parking facilities, subject to the provisions of § **345-42**.
- (6) Parking lots, subject to § **345-42** and all other applicable general regulations of Chapter **300**, Subdivision of Land, and this chapter.
- (7) Satellite and/or microwave broadcasting appurtenances (applicable to commercial properties only, and excluding residential properties).

C. Area and bulk requirements. Area and bulk requirements shall be as specified in § **345-7**.

D. Uses requiring a conditional use permit. These uses shall be subject to Article **VII**, Conditional Uses:  
[Amended 2-14-1995 by Ord. No. 8-95]

- (1) Public utilities.
- (2) Motor vehicle service stations.
- (3) Senior citizen housing. (See Article **VI**, Supplementary Regulations, and Article **VII**, Conditional Uses.)
- (4) Secondhand stores.

E. Additional requirements. Where the property line of a proposed commercial lot abuts a residential use or zone, a strip of land at least 10 feet in width adjacent to the abutting property line shall be kept free of any building development, except for landscaping which shall include a buffer strip as defined by this chapter. Wherever these provisions apply, 10 feet shall be added to the required building setback line standard. (See § **345-11U**.)

## § 345-31. C-2 Professional Office and Related Services District.

A. Permitted uses. Permitted uses shall be as follows:



See § 345-35.

Permitted uses	High technology, light industrial
Conditional uses	Public utilities
Minimum lot area (square feet)	40,000
Minimum lot frontage (feet)	200
Minimum lot depth (feet)	200
Maximum lot coverage of all structures	40%
Front yard setback (feet)	40
Side yard setback (feet)	20
Rear yard setback (feet)	20
Maximum building height, principal building	Unlimited
Maximum building height, accessory building	40 feet
Minimum gross habitable floor area	N/A
Other requirements and supplementary notes	See § 345-33.
Permitted accessory uses	See § 345-35.

## § 345-118. MB Manufacturing Business Zone District.

See § 345-36.

Permitted uses	Industrial, manufacturing, commercial
Conditional uses	Public utilities
Minimum lot area (square feet)	15,000
Minimum lot frontage (feet)	100
Minimum lot depth (feet)	150
Maximum lot coverage of all structures	40%
Front yard setback (feet)	50
Side yard setback (feet)	20 each
Rear yard setback (feet)	30
Maximum building height, principal building	3 stories
Maximum building height, accessory building	40 feet
Minimum gross habitable floor area	N/A
Other requirements and supplementary notes	See § 345-33E.
Permitted accessory uses	See § 345-30 and § 345-36.

## § 345-119. S-1 Professional Office Zone District.

See § 345-37.

Permitted uses	One-family residential, professional office
Conditional uses	Community residence
Minimum lot area (square feet)	7,500

POPULATION

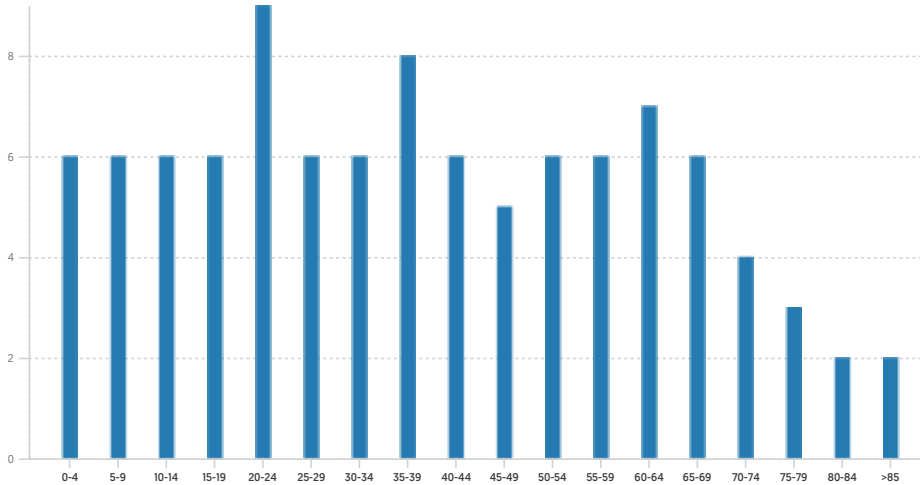
SUMMARY

Estimated Population	<b>31,863</b>
Population Growth (since 2010)	<b>2%</b>
Population Density (ppl / mile)	<b>4,948</b>
Median Age	<b>37.5</b>

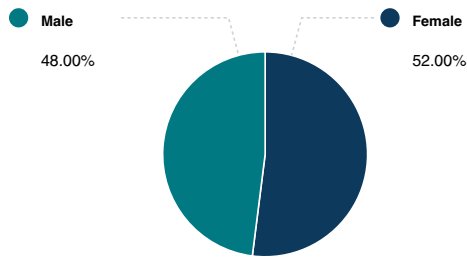
HOUSEHOLD

Number of Households	<b>12,817</b>
Household Size (ppl)	<b>2</b>
Households w/ Children	<b>6,995</b>

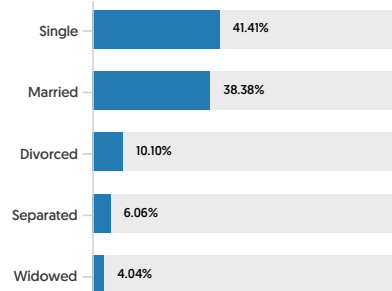
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

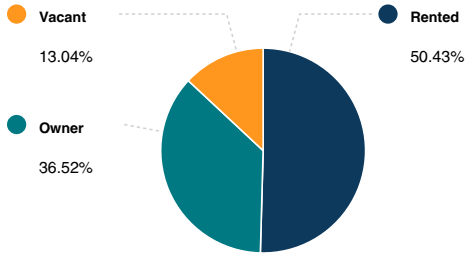
Median Home Sale Price	<b>\$394,600</b>
Median Year Built	<b>1967</b>

STABILITY

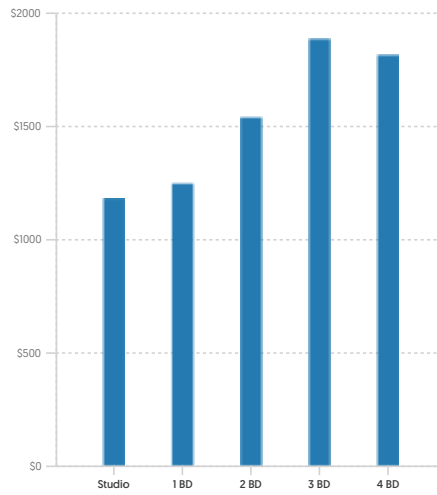
Annual Residential Turnover	<b>13.51%</b>
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### OCCUPANCY



### FAIR MARKET RENTS (COUNTY)

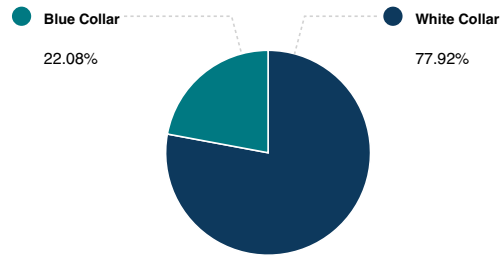


### QUALITY OF LIFE

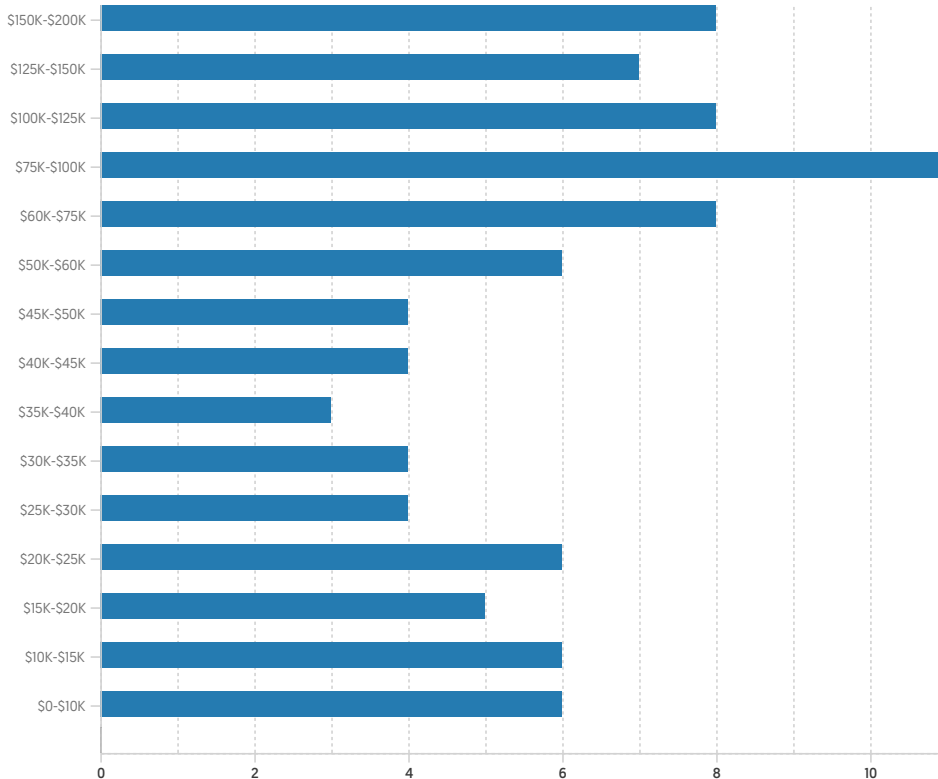
#### WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	86
Mining	
Construction	2,318
Manufacturing	547
Transportation and Communications	529
Wholesale Trade	404
Retail Trade	1,933
Finance, Insurance and Real Estate	1,208
Services	6,057
Public Administration	527
Unclassified	

#### WORKFORCE



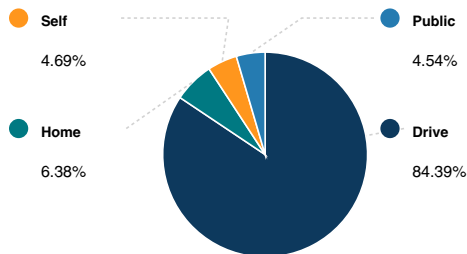
### HOUSEHOLD INCOME



Average Household Income **\$65,647**

Average Per Capita Income **\$36,487**

COMMUTE METHOD



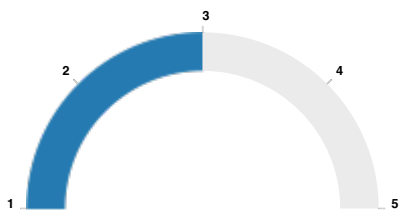
Median Travel Time **30 min**

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	1,521
Some High School	3,742
High School Graduate	5,857
Some College	3,270
Associate Degree	1,377
Bachelor's Degree	5,457
Graduate Degree	2,852

(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)
A A Anastasia Elementary School	0.28	K-5th	587	9	4/10
Gregory Elementary School	0.36	K-5th	600	11	1/10
Maple Place Middle School	0.82	5th-8th	264	8	8/10
Morris Avenue Elementary School	0.85	Pre-K-K	310	11	

Community Rating (2)

A A Anastasia Elementary School	
Gregory Elementary School	1
Maple Place Middle School	
Morris Avenue Elementary School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Maple Place Middle School	0.82	5th-8th	264	8	8/10

Community Rating (2)

Maple Place Middle School	
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(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
Brian's Barbeque LLC	199 Branchport Ave	(802) 917-4216	0.05	Barbecue Restaurant
Dunkin' Donuts	492 Joline Ave Ste 1	(732) 870-2303	0.15	Doughnuts
Hong Kong Chinese Restaurant	492 Joline Ave Ste 3	(732) 229-8862	0.16	Chinese Restaurant
Cousins Pizza	492 Joline Ave	(732) 272-1736	0.18	Pizzeria, Chain
Port Chop LLC	492 Joline Ave	(732) 222-1227	0.18	Family Restaurants
Evolution Pizza And Alex	492 Joline Ave Ste 7	(732) 272-1736	0.18	Pizza Restaurants
Babaa LLC	492 Joline Ave Ste 10	(732) 229-9158	0.19	Eating Places
La Famiglia Pizzeria	522 Atlantic Ave	(732) 222-8000	0.24	Pizza Restaurants
Sacco's Pizzeria	522 Atlantic Ave	(732) 870-8000	0.24	Pizzeria, Independent
Tlc Catering Inc	91 Grand Ave	(732) 571-2767	0.29	Caterers

## SHOPPING

	Address	Phone #	Distance	Description
Gold Coast Gardens	4 James Dr	(732) 222-2888	0.17	Retail Nurseries
Long Branch Poultry Farm, L.I.c.	264 Branchport Ave	(732) 222-2464	0.17	Delicatessen Stores
Brazilian Meat Boutique And More LLC	492 Joline Ave	(732) 272-1102	0.18	Supermarkets
V. R. Corporation Of Nj	492 Joline Ave	(732) 870-0677	0.18	Dairy Products Stores
Architectural Building Components, Inc	700 Joline Ave	(201) 996-1700	0.41	Door And Window Products
Rook Coffee	700 Joline Ave	(732) 229-7665	0.41	Coffee
Long Branch Grocery LLC	593 Broadway	(732) 795-3792	0.46	Grocery Stores, Independent
Regaligifts.com	569 Broadway	(732) 299-6955	0.47	Department Stores
Branch Long Convenience Stores	532 Broadway Ste 1	(732) 222-4488	0.51	Convenience Stores, Chain
Builders' General Supply Co. Toms River Inc.	659 Broadway	(732) 443-8800	0.52	Lumber Products