

## #4871 ~ Office Building

910 4th Avenue  
Asbury Park, NJ 07712

Commercial/Investment

Block: 302  
Lot: 5

Land Size: 0.3444 Acre (100 x 150)  
Building Size: 14,400 Sq. Ft.

### Tax Information

Land Assessment: \$ 333,600.  
Improvement Assessment: \$ 1,780,600.  
Total Assessment: \$ 2,114,200.

Taxes: \$ 32,686.  
Tax Year: 2023  
Tax Rate: 1.639/\$100  
Equalization Ratio: 95.70%  
Updated: 03/29/2024

Zoning: B ~ Business District

Remarks: Recently Renovated 14,400 Sq. Ft. Three-Story Office Building Centrally Located in Asbury Park. 11,400 Sq. Ft. of Office Space and 3,000 Sq. Ft. of Warehouse Space. Property is 100% Leased to the Asbury Park Board of Education and Rent is Guaranteed by the State of NJ. Modified NN Lease with Tenant Responsible for Most Maintenance Items and Portion of the Taxes. Lease Commits Tenant Through April 2026. Easy Access to Highway 18, 33, 35, 66, 71 and the Garden State Parkway.

**Price: \$ 3,400,000. ~ 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)











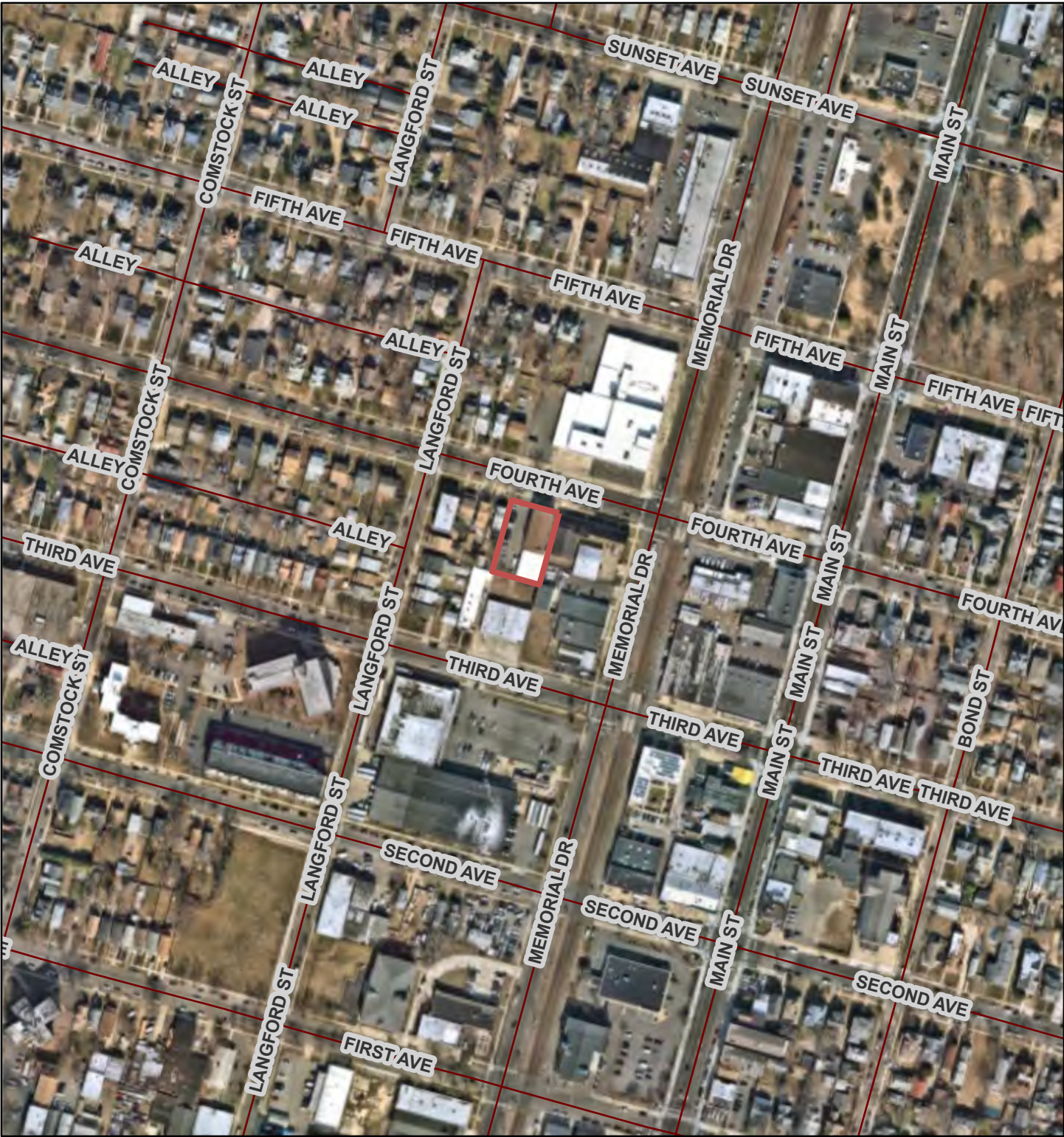






- Road Centerlines
- ▭ Parcels (cadastral non-survey)





— Road Centerlines





**Main St**  
18,497 VPD

**Asbury Ave**  
40,445 VPD

Asbury Park Beach

Asbury Park High School

Micetown Community Elementary school

Bradley Elementary School

Asbury Park Middle School

**State Route 35**  
22,359 VPD

Shark River

**Subject Property**

**CVS pharmacy**  
**WELLS FARGO**  
**7 ELEVEN**  
**STUNDO**  
**ACURA**

William F. Larkin Golf Course

Hollywood Golf Club

Deal Golf & Country Club

Hackensack Meridian Medical Center

- Neptune High School
- Neptune Middle School
- Gables Elementary

**Public Storage**  
**IHOP**  
**cricket**  
**EXON**  
**POPULAR MECHANICS**  
**SUPERCURTIS**

**State Route 18**  
53,427 VPD

Shark River Golf Course

**COSTCO WHOLESALE**  
**HOMESENSE**  
**BIG LOTS!**  
**Target Center**  
**at home**  
**PETSMART**  
**BANANA FRESH**  
**Burlington**  
**SIERRA TRADING POST**  
**FIVE BELOW**  
**CVS pharmacy**  
**MATRESS FIRM**  
**Starbucks**

**verizon**  
**Wegmans**  
**PBG**  
**Ford**  
**Chevrolet**  
**Shell**

Schroth School

**KOHL'S**  
**WELLS FARGO**  
**Shell**  
**Baymont & Flanagan**  
**Pop Tarts**

DG



# TENANT OVERVIEW



Asbury Park Board of Education is responsible for setting the policies, goals and objectives for the district - and works with the Superintendent in making sure those goals are achieved.

The Board of Education recognizes the value of a system of management organization that enhances communication among administrators and between the administration and the Board, encourages a shared responsibility for educational policy decisions, and provides for the equitable resolution of conflicts. The Board directs the Superintendent to establish a management team that includes the Superintendent and those administrative, supervisory, and support staff members who are responsible for employee evaluation, the adjudication of grievances, supervision of employees, or recommendations regarding the employment of employees.

The preparation of each member for the performance of Board of Education duties is essential to the proper functioning of the Board. The Board encourages each new Board member in the acquisition of information about school district governance, the separate functions of the Board and the Superintendent, the operations of the district, and Board procedures.

Asbury Park Public Schools is a comprehensive community public school district headquartered in Asbury Park, NJ, serving children in pre-K and Kindergarten through twelfth grade. The district is one of 31 former Abbott Districts statewide, which are now referred to as "SDA Districts" based on the requirement for the state to cover all costs for school building and renovation projects in these districts under the supervision of the New Jersey Schools Development Authority.



Asbury Park School Board

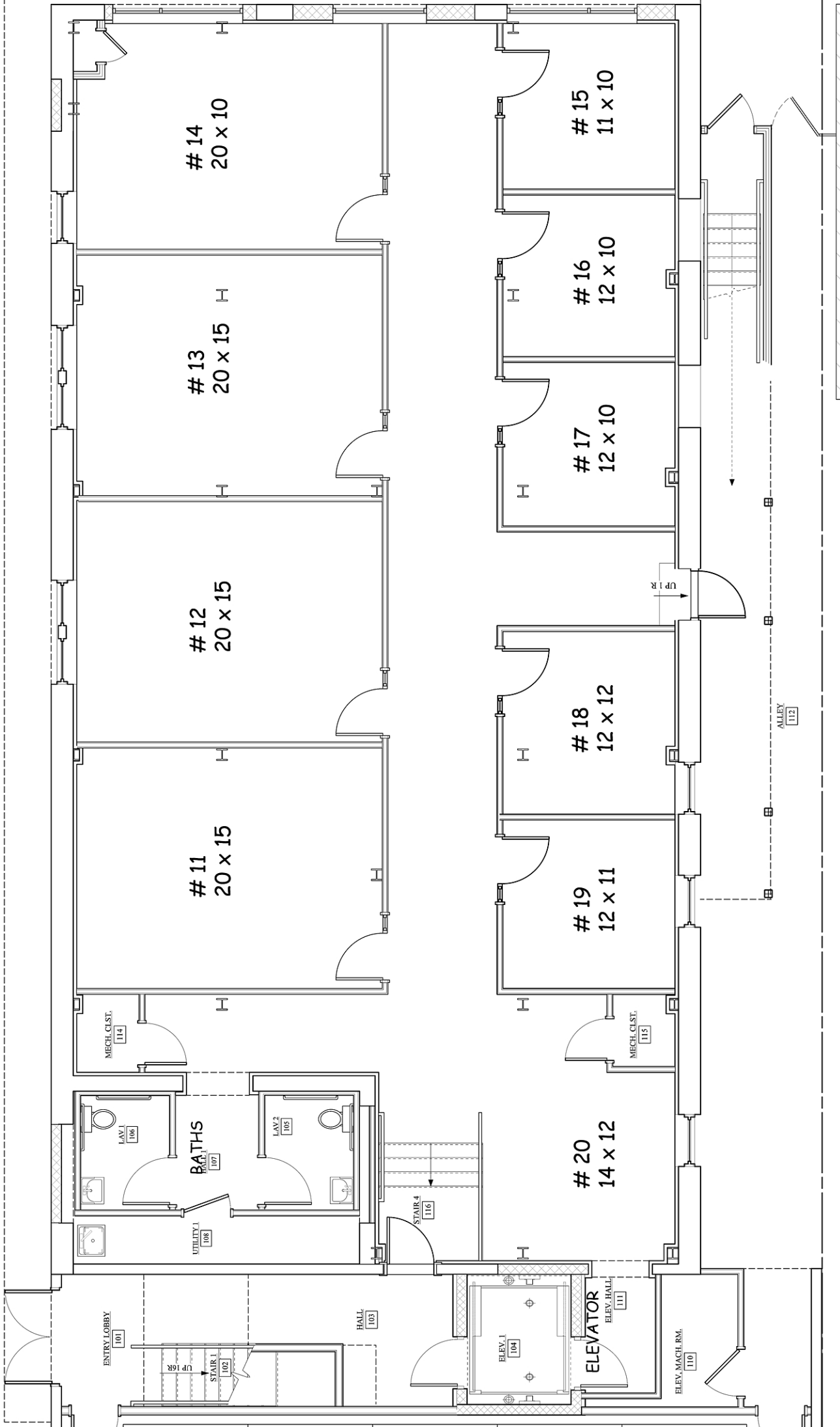


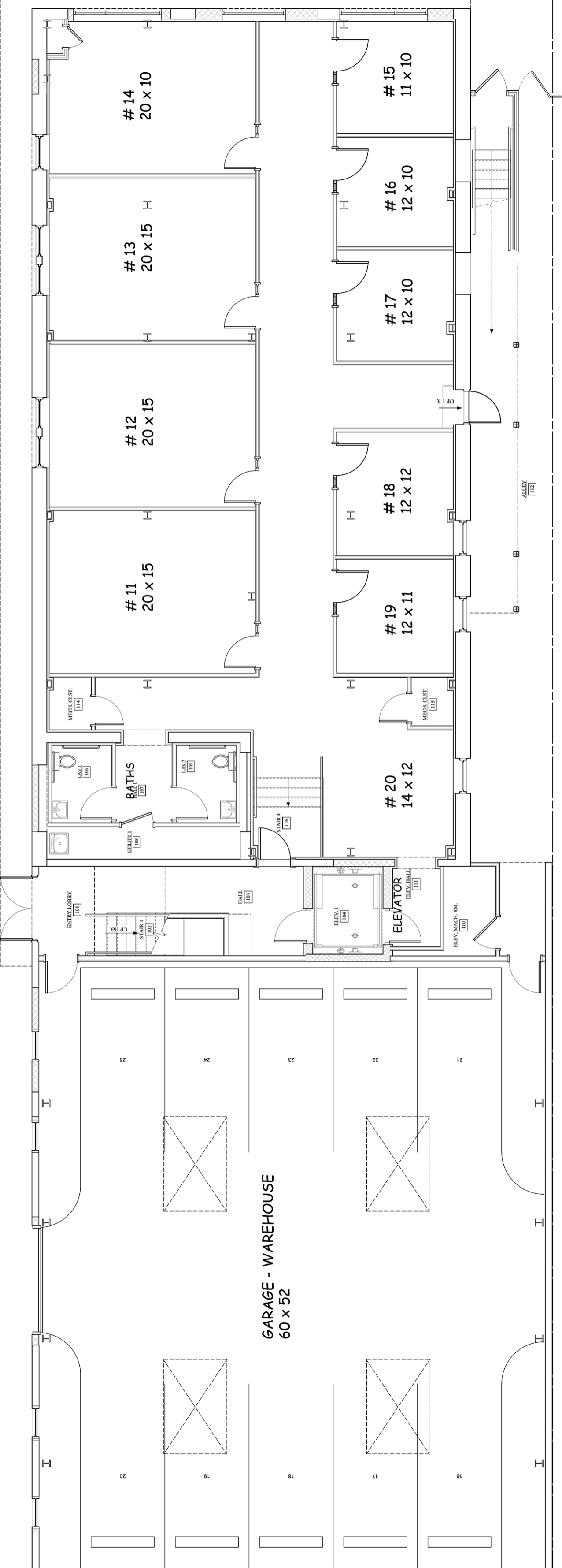
Asbury Park School District Students



FIRST FLOOR - PLAN

910 Fourth Ave.  
Asbury Park, NJ 07712





**GARAGE - WAREHOUSE**  
60 x 52

25

24

23

22

21

20

19

18

17

16

ENTRY LOBBY  
101

UP 16R

STAIR 1  
102

HALL  
103

ELEV. 1  
104

ELEVATOR  
ELEV. HALL  
111

ELEV. MACH. RM.  
110

MECH. CLST.  
114

LAV. 1  
106

BATHS  
107

UTILITY 1  
108

LAV. 2  
108

STAIR 4  
116

MECH. CLST.  
115

# 20  
14 x 12

# 19  
12 x 11

# 18  
12 x 12

# 17  
12 x 10

# 16  
12 x 10

# 15  
11 x 10

# 11  
20 x 15

# 12  
20 x 15

# 13  
20 x 15

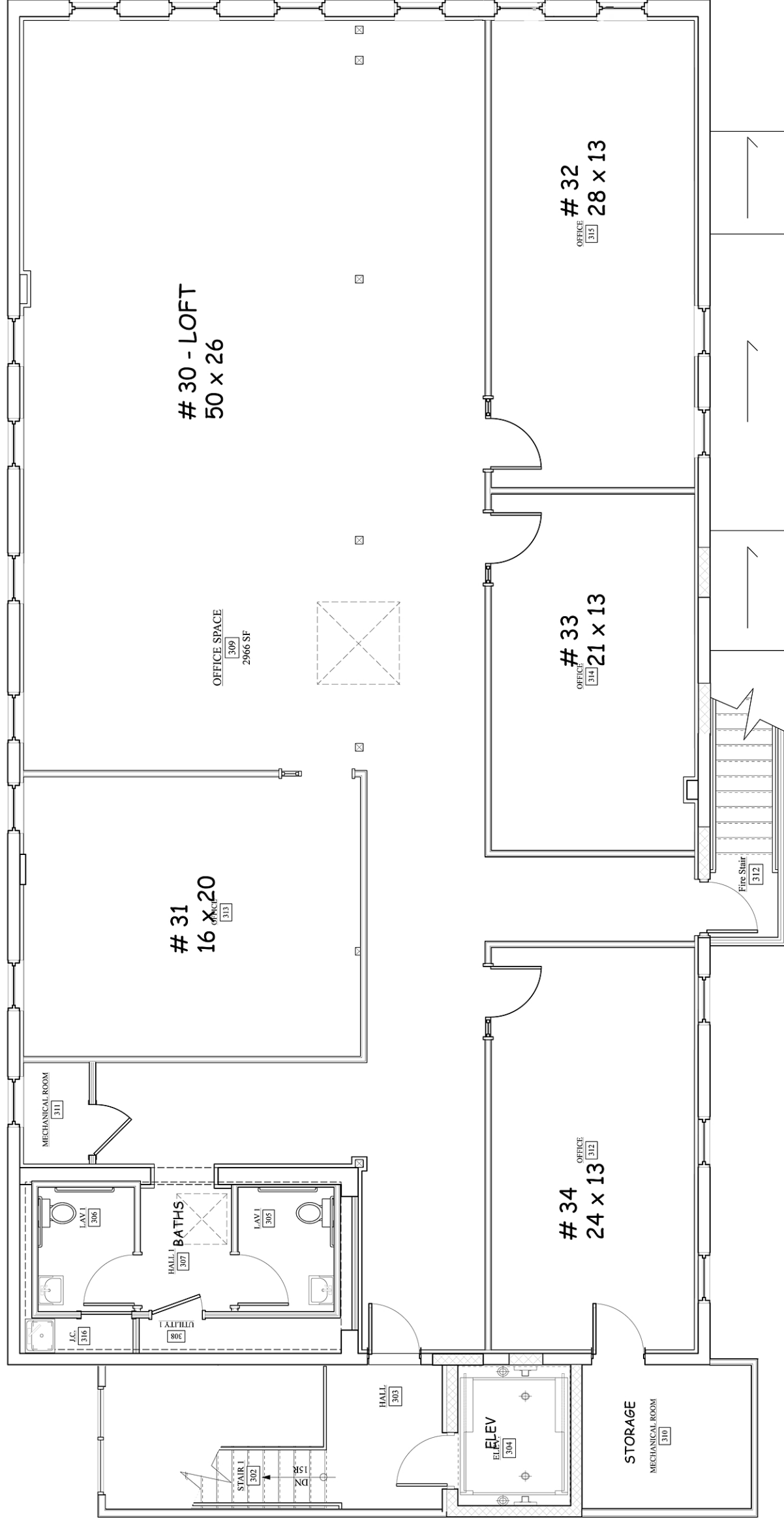
# 14  
20 x 10

ALLEY  
112

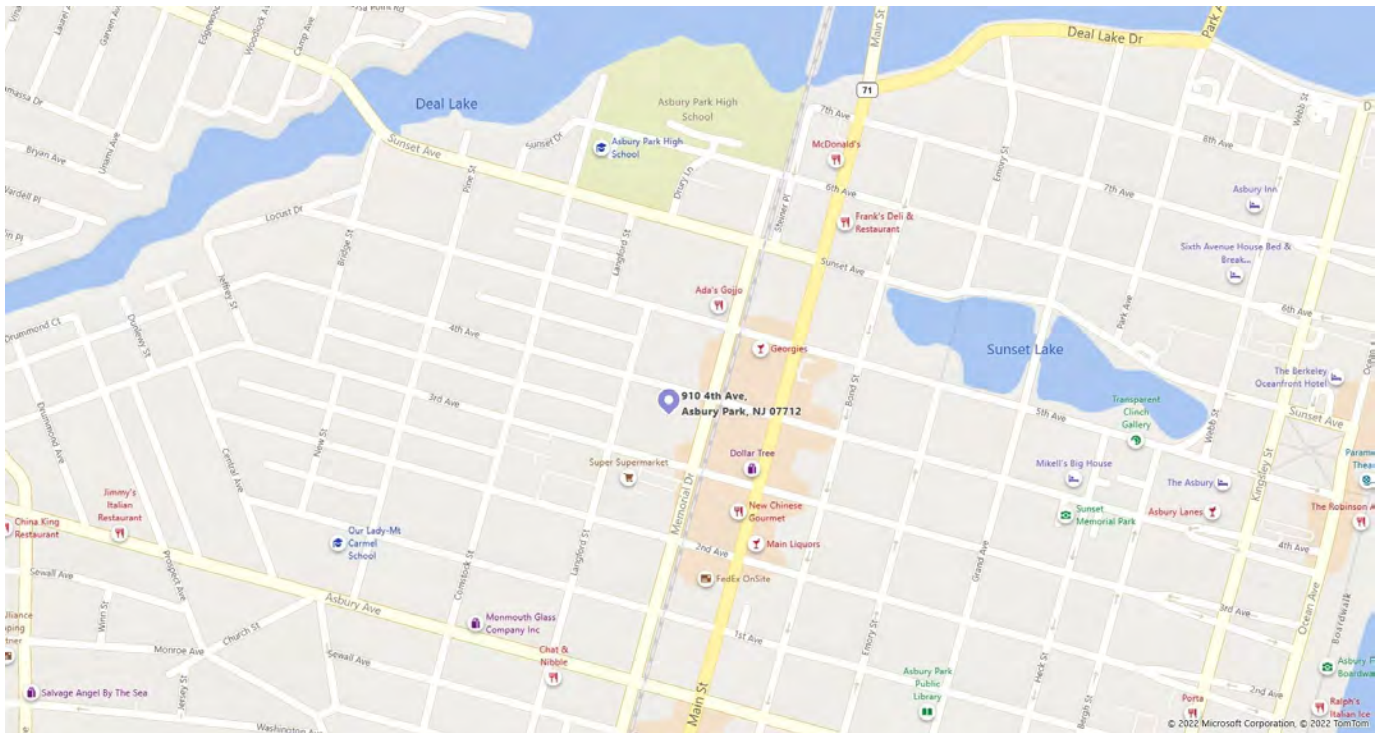
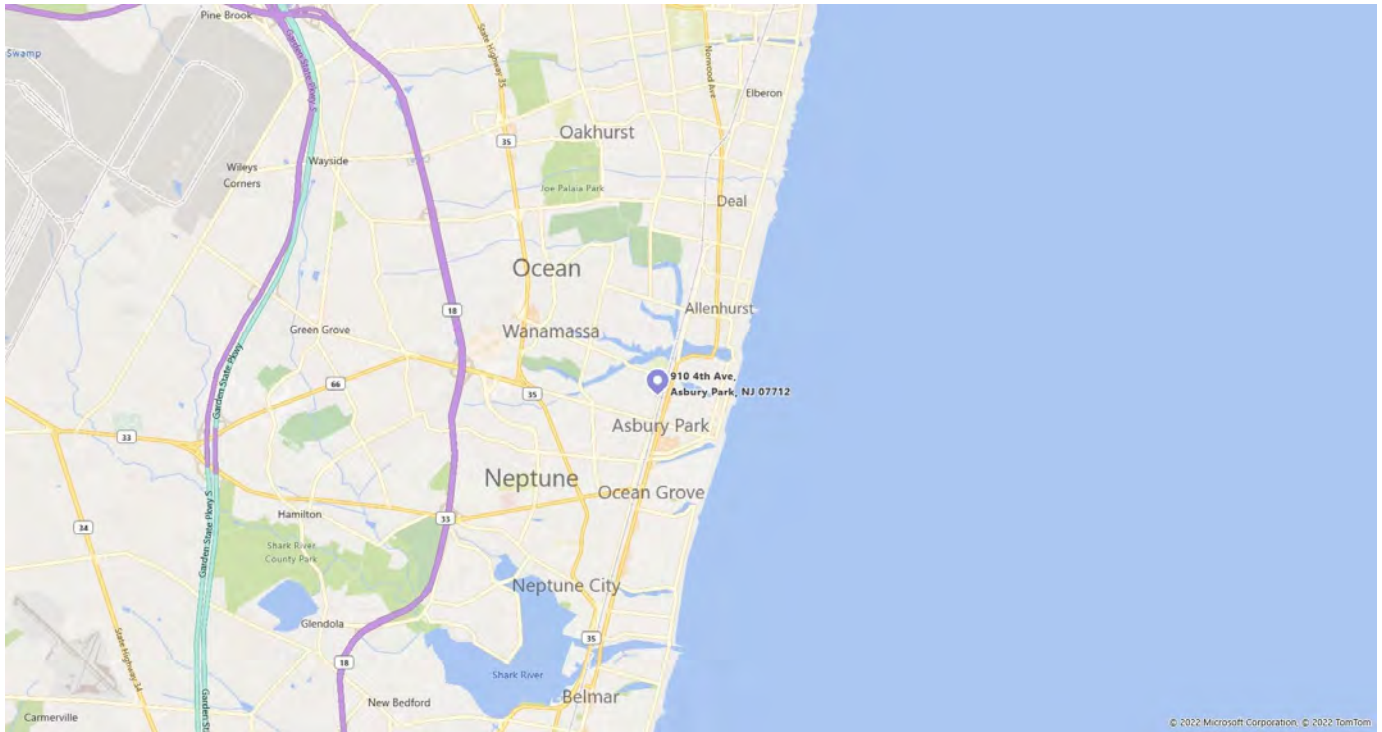
UP 1 R



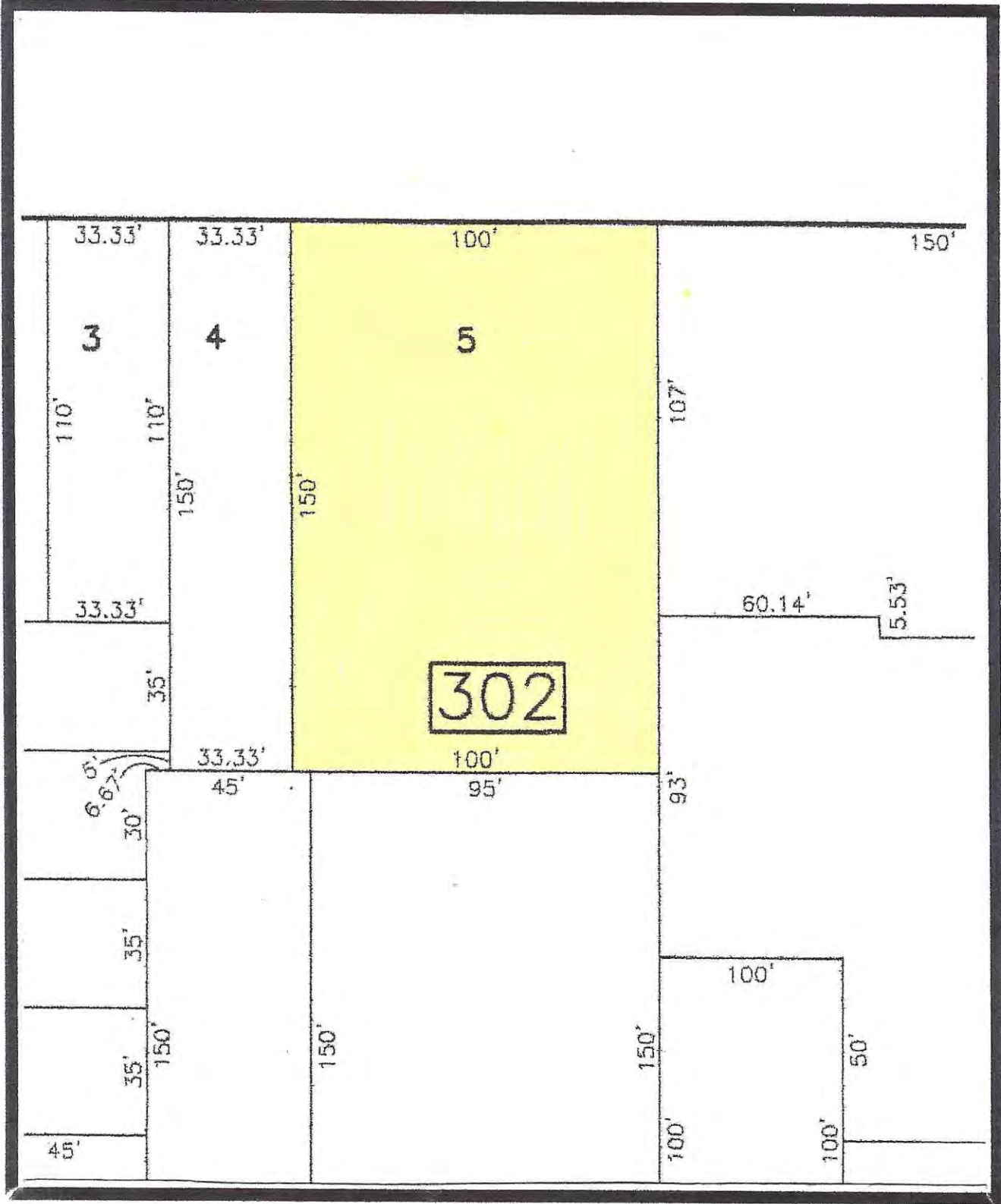






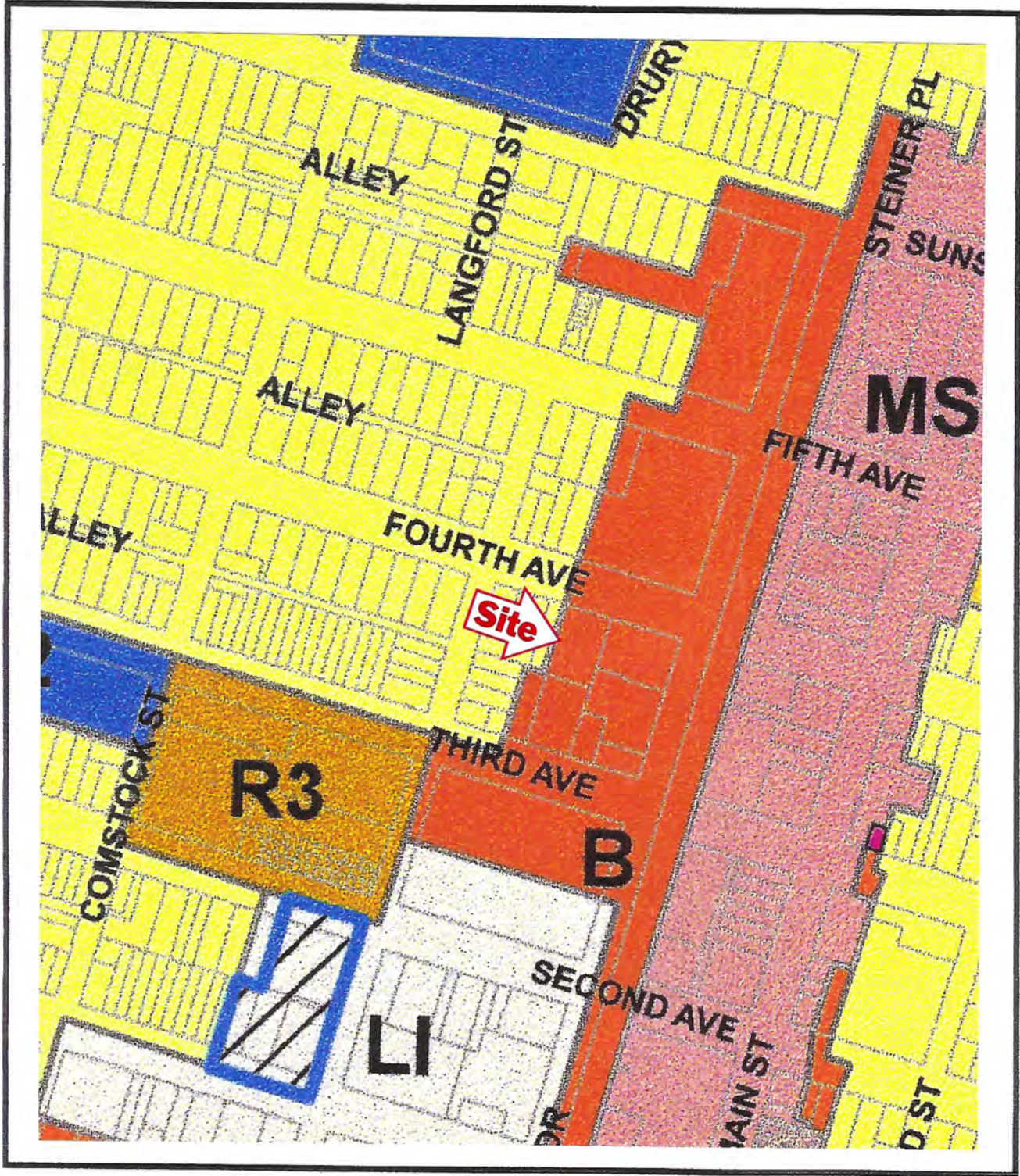


# Tax Map Location





# Zoning Map





## § 30-71.1. (Reserved)

## § 30-71.2. Accessory Uses.

[2000 Code § 30-71.2; amended 4-30-2020 by Ord. No. 2020-13; 6-9-2021 by Ord. No. 2021-21]  
Customary accessory uses such as signs (subject to § **30-61**) and parking facilities (subject to § **30-59**) are permitted in the B and LI Zones. Storage trailers are specifically prohibited as accessory uses.

## § 30-71.3. (Reserved)

[1] *Editor's Note: Ord. No. 2021-21 repealed § 30-71.1, (B1) - Downtown Retail District. Prior history includes 2000 Code § **30-71.3**.*

## § 30-71.4. (Reserved)

[1] *Editor's Note: Material previously codified in § **30-71.4**, regarding (B2) - Main Street Retail Sales and Service, was repealed by Ord. No. 2020-13. Prior history includes 2000 Code § **30-71.4**, Ord. No. 2017-18.*

## § 30-71.5. (B) Business District.

[2000 Code § 30-71.5; amended 4-30-2020 by Ord. No. 2020-13; 6-9-2021 by Ord. No. 2021-21]

### a. Permitted Uses.

1. Stores and shops for the conduct of a retail trade or services not specifically prohibited.
2. Personal services.
3. Take-out and sit-down restaurants.
4. Art galleries, art studios, museums, and theaters along Asbury Avenue.
5. Convenience stores.
6. Artist live/work studios.
7. Business, secretarial, and trade schools.
8. Gymnasiums, and health and fitness clubs.
9. Laundromats.
10. Dance studios, martial arts schools, and similar instructional schools.
11. Business and professional offices, bank, and fiduciary institutions.
12. Upper Story residences subject to subsection **f.** herein and § **30-73.11**.
13. Medical offices.
14. Arcades.
15. Automobile rental uses located along Memorial Drive only.
16. One- and two-family residences existing as of the date of this subsection.<sup>[1]</sup>

[1] *Editor's Note: Subsection **30-71.5** was adopted 4-30-2020 by Ord. No. 2020-13.*

### b. Prohibited Uses.

1. Nursing homes.
  2. Licensed health care facilities.
  3. Soup kitchens and food pantries.
  4. Houses of worship and places of assembly.
  5. Social clubs.
  6. Retail sales and service establishments providing goods and repair services for vehicles.
  7. Used car sales.
  8. Motor vehicle repair garages.
  9. Motor vehicle body repair garages.
  10. Gas stations.
  11. Drive throughs.
  12. Sexually oriented land uses.
- c. Permitted Accessory Uses.
1. Accessory buildings.
  2. Private recreational facilities and common open space.
  3. Off-street parking facilities, including garages and/or structured parking.
  4. Minor home occupations.
- d. Conditional Uses.
1. Urgent care center.
  2. Check cashing services, providing adequate interior space is provided for patron queuing.
  3. Off-street parking facilities, including garages and/or structured parking.
  4. Minor home occupations.
- e. Off-Street Parking Requirements.
1. For new development on vacant property: One (1) parking space per three hundred fifty (350) square feet of gross floor area, with the exception that floor area devoted to low, moderate- and middle-income housing units shall not require parking. Parking requirement may be met through lease of Municipal parking within one thousand (1,000) feet of the site.
- f. Affordable Housing Requirements.
1. The creation of five (5) or more new residential units shall require a 20% set-aside of low- and moderate- income housing units.
  2. Additional density of five (5) units per acre shall be provided where 8% or more new residential units are reserved for middle income housing and where 20% or more of new residential units are reserved for low- and moderate-income housing. The set aside requirement for low- and moderate-income housing units shall be required whenever five (5) or more new residential units are created, even if middle income units are provided.
  3. Affordable housing units shall comply with the City's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80-26.1), which shall control in the case of any conflicts with this subsection, provided that a minimum of 13% of the total low and moderate-income units shall be affordable to very-low-income households (i.e. 30% or less of median income).

g. Site Design.

1. Parking shall not be located between a building and a public street.
2. A planted buffer strip of not less than 10 feet in width or a solid fence in conjunction with a three foot wide planted buffer shall be provided along each side or rear property line that abuts a residence.

h. Building Design.

1. First-floor facades containing nonresidential uses which are visible from a public street shall be expressed as building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns insets, projections or other vertical elements must be used to visually break up the plane of the first-floor facade.
2. Where facing a public street, nonresidential uses shall have a minimum of 60% of the ground floor facade between three (3) and 10 feet above grade and shall have 30% of the upper floor facades be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
3. Structured parking that is visible to a public street shall not exceed one story (parking level). Structured parking shall be screened by structural elements that are compatible with the materials and design of the front and side building facades.
4. Building materials and architectural details on all sides of each building need not be identical, but shall be unified in overall appearance through finish, materials, details and architectural design.
5. Multiple principal buildings shall be permitted on a lot.
6. Maximum building length: 100 feet.
7. Building facades shall be finished in wood, stone veneer, stucco, brick, fiber cement panel and/or cast stone. Metal shall be used only for minor accentuation of other elements of the facade.
8. Building entrances shall be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
9. Pedestrian friendly building design and on-site furnishings (outdoor tables, benches, bicycle racks, etc.) are required along the public street.

10. Roof Design.

- (a) Roof shape, color, and texture shall be coordinated with the exterior materials of the building's facade.
- (b) Roof design shall minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
- (c) Rooftop equipment such as mechanical units, vents, and flues shall be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitches roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.

## § 30-71.6. (LI) - Light Industrial.

[2000 Code § 30-71.6; amended 4-30-2020 by Ord. No. 2020-13; 6-9-2021 by Ord. No. 2021-21]

- a. Permitted Uses. Permitted Light Industrial uses include indoor manufacturing and assembly uses that that do not emit smoke or fumes, or produce noise or vibrations that are detrimental to nearby



**SCHEDULE 1: SCHEDULE OF HEIGHT, YARD AND BULK REQUIREMENTS**  
**City of Asbury Park (Section 30-67)**

Zone	Lot Size	Lot Width	Front Yard	Side Yard	Agg. Side	Rear Yard	Height	Bldg. Cov.	Imp. Cov.	Density	FAR
R1	5,000 sq. ft.	50 ft.	25 ft. <sup>1</sup>	6 ft.	14 ft.	25 ft.	2.5 st. 30 ft.	30%	65%	N/A	N/A
R2	2,500 sf./unit	50 ft.	25 ft. <sup>1</sup>	6 ft.	14 ft.	25 ft.	2.5 st. 30 ft.	30%	65%	17 D.U./Ac.	N/A
R3 1-2 Fam Multi	Same as R1 10,000 s.f	Same as R1 100 ft.	30 ft. <sup>1</sup>	Same as R1 20% of Lot Width	Same as R1 40% Lot Width	30 ft.	Same as R1 5 st. 60 ft.	30%	65% 65%	N/A 50 D.U./Ac.	N/A 1.5
B	Vacant parcels: 5,000 sf. All others: exist- ing lot area	Vacant parcels: 5,000 sf All others existing lot width	Memorial Dr.: Min 10 ft; Max 25 ft All other streets: Min. 0 ft; Max. 10 ft	Adjacent to non- residential dis- trict or use: none Adjacent to resi- dential district or use: floors 1-3 = 5 ft. floor 4 = 15 ft. floor 5 = 25 ft.	N/A	10 ft	4 stories. 50 ft	80%	80%	40 du/ac	2.5
LI	10,000 s.f.	75 ft.	10 ft.max.	5 ft.	10 ft.	20 ft.	3 st. 40 ft.	80%	90%	N/A	1

POPULATION

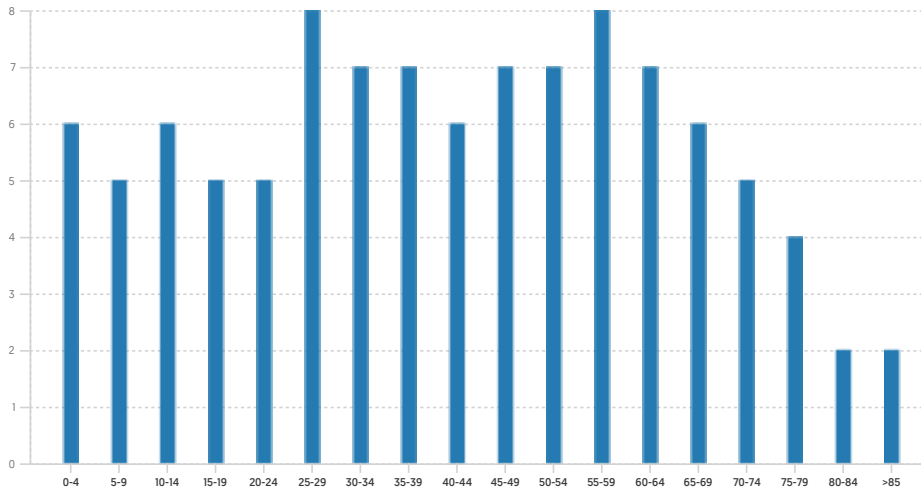
SUMMARY

Estimated Population	<b>39,491</b>
Population Growth (since 2010)	<b>-0.8%</b>
Population Density (ppl / mile)	<b>3,134</b>
Median Age	<b>41.4</b>

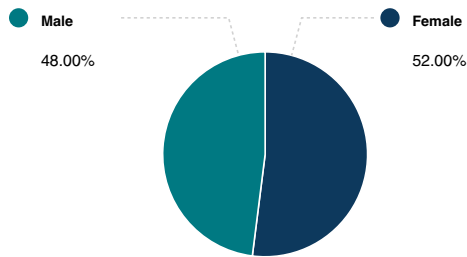
HOUSEHOLD

Number of Households	<b>17,010</b>
Household Size (ppl)	<b>2</b>
Households w/ Children	<b>7,577</b>

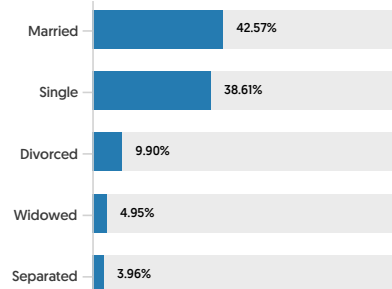
AGE



GENDER



MARITAL STATUS



HOUSING

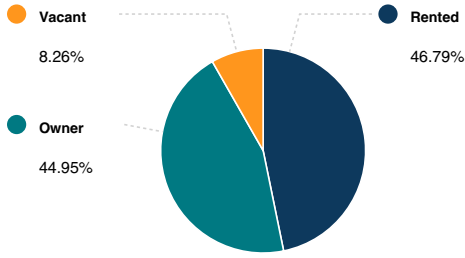
SUMMARY

Median Home Sale Price	<b>\$451,300</b>
Median Year Built	<b>1970</b>

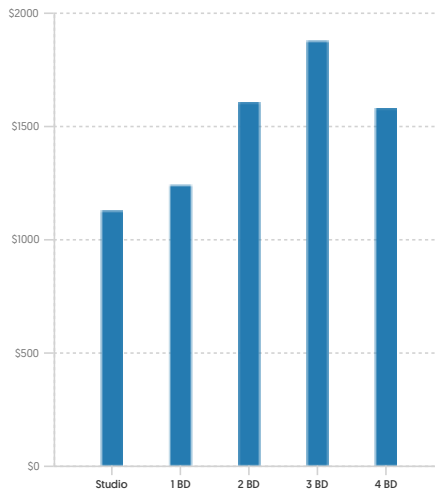
STABILITY

Annual Residential Turnover	<b>9.63%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

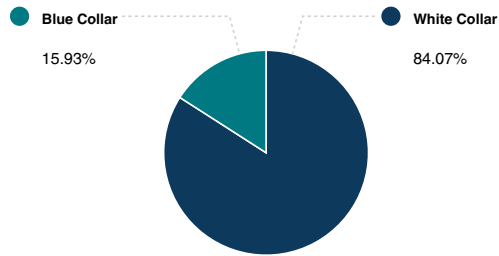


QUALITY OF LIFE

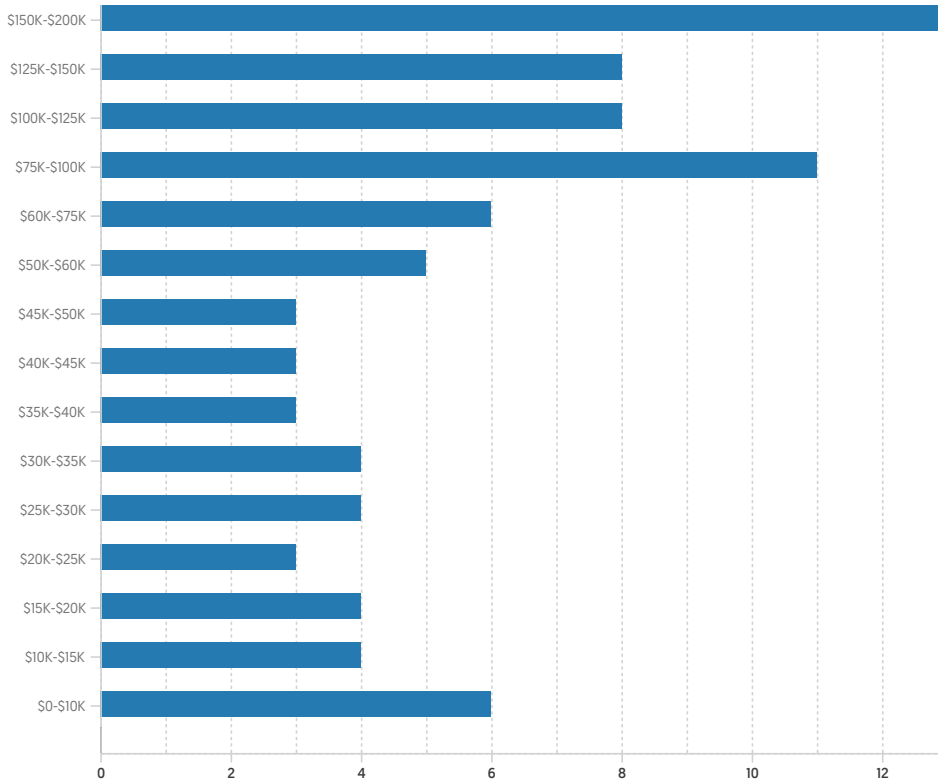
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	14
Mining	
Construction	1,016
Manufacturing	1,258
Transportation and Communications	912
Wholesale Trade	458
Retail Trade	2,418
Finance, Insurance and Real Estate	1,711
Services	8,812
Public Administration	1,021
Unclassified	

WORKFORCE



HOUSEHOLD INCOME

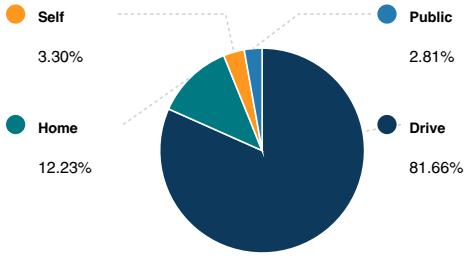


Average Household Income **\$84,328**

Average Per Capita Income **\$51,230**



**COMMUTE METHOD**



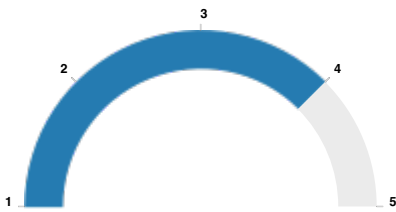
Median Travel Time **27 min**

**WEATHER**

January High Temp (avg °F)	<b>41.2</b>
January Low Temp (avg °F)	<b>23.9</b>
July High Temp (avg °F)	<b>82.7</b>
July Low Temp (avg °F)	<b>66.1</b>
Annual Precipitation (inches)	<b>48.66</b>

**EDUCATION**

**EDUCATIONAL CLIMATE INDEX (1)**



**HIGHEST LEVEL ATTAINED**

Less than 9th grade	<b>548</b>
Some High School	<b>2,390</b>
High School Graduate	<b>6,549</b>
Some College	<b>5,074</b>
Associate Degree	<b>2,103</b>
Bachelor's Degree	<b>10,315</b>
Graduate Degree	<b>4,980</b>

(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)
Bradley Elementary School	<b>0.21</b>	<b>Pre-K-3rd</b>	<b>305</b>	<b>9</b>	<b>3/10</b>
Thurgood Marshall Elementary School	<b>0.45</b>	<b>Pre-K-3rd</b>	<b>231</b>	<b>7</b>	<b>3/10</b>
Hope Academy Charter School	<b>0.5</b>	<b>K-8th</b>	<b>273</b>	<b>11</b>	<b>3/10</b>
Dr. Martin Luther King Upper Elementary School	<b>0.58</b>	<b>4th-6th</b>	<b>267</b>	<b>8</b>	<b>2/10</b>
Midtown Community Elementary School	<b>0.96</b>	<b>Pre-K-5th</b>	<b>425</b>	<b>10</b>	<b>4/10</b>

Community Rating (2)

- Bradley Elementary School
- Thurgood Marshall Elementary School
- Hope Academy Charter School
- Dr. Martin Luther King Upper Elementary School
- Midtown Community Elementary School

**PUBLIC - MIDDLE/HIGH**

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Asbury Park High School	<b>0.25</b>	<b>7th-12th</b>	<b>607</b>	<b>12</b>	<b>1/10</b>
Hope Academy Charter School	<b>0.5</b>	<b>K-8th</b>	<b>273</b>	<b>11</b>	<b>3/10</b>

Community Rating (2)

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
College Achieve Greater Asbury Park Charter School District	0.34	K-11th	554		
Our Lady Of Mt Carmel School	0.36	K-8th	198		
The Sisters Academy	0.91	5th-8th	43		

(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.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Georgee Inc	812 5th Ave	(732) 988-1220	0.11	Cocktail Lounge
Lentil Three LLC	808 5th Ave	(732) 455-5066	0.12	Eating Places
New Chinese Gourmet	1013 Main St	(732) 988-3999	0.13	Chinese Restaurant
Bond Street Bar And Grill	1005 Main St	(908) 644-6021	0.14	Bar (Drinking Places)
Medusa Stone Fired Kitchen	1039 3rd Ave	(732) 361-3061	0.14	Pizza Restaurants
Ada's Gojo	1301 Memorial Dr	(732) 222-5005	0.14	Eating Places
Negrille	1313 Memorial Dr	(848) 468-7180	0.15	Eating Places
The Galley Pizza & Eatery LLC	1313 Memorial Dr	(732) 775-7711	0.15	Pizza Restaurants
Carribean Restaurant	1004 Main St Ste 2	(732) 774-3318	0.16	Family Restaurants
Booskerdoo Coffee Limited Liability Company	1321a Memorial Dr	(732) 361-5261	0.17	Coffee Shop

SHOPPING

	Address	Phone #	Distance	Description
Citigroup Supermarket Corp.	1007 Memorial Dr	(732) 776-7979	0.08	Supermarkets, Independent
Super Extra Corp	1007 Memorial Dr	(732) 776-7979	0.08	Grocery Stores
Passaic Metal & Building Supplies Co.	809 3rd Ave	(732) 988-0470	0.08	Siding
Eleven LLC	1000 5th Ave	(973) 879-0075	0.1	Convenience Stores, Chain
Ymj Foods, L.I.c.	1006 5th Ave	(201) 741-4761	0.12	Gourmet Food Stores
Rimpee's Market	1017 Main St	(732) 775-3686	0.12	Convenience Stores
Joe Magg Enterprises Inc	1406 Main St	(732) 775-6682	0.27	Delicatessen Stores
Premium Glass	1017 Asbury Ave	(732) 988-1852	0.28	Glass, Leaded Or Stained
Welsh Farms	1500 Main St	(732) 774-2870	0.32	Grocery Stores, Independent
Lolliprops Inc.	904 Emory St	(732) 489-1737	0.33	Wallpaper