

#2513 ~ Warehouse Space

968 Shrewsbury Avenue
Tinton Falls, NJ 07724

Commercial

Block: 25
Lot: 3.01

Land Size: 2.18 Acres
Available Size: 1,800, 5,200 or 7,000 Sq. Ft.

Tax Information

Land Assessment:	\$ 1,689,500.
Improvement Assessment:	\$ 1,432,100.
Total Assessment:	\$ 3,121,600.
Taxes:	\$ 48,010.
Tax Year:	2023
Tax Rate:	1.522/\$100
Equalization Ratio:	98.26%
Updated:	04/24/2024

Zoning: HCC ~ Highway/Community Commercial

Remarks: 1,800, 5,200 or 7,000 Sq. Ft. Warehouse Space Available with Drive-In Door. 16 Ft. Clear Ceilings. Warehouse Use Only. Busy Area at Highway 35 and Shrewsbury Avenue Intersection. Easy Access to Highway 18, 35, 36 and the Garden State Parkway.

Price: \$ 14./Sq. Ft. NNN ~ Lease

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





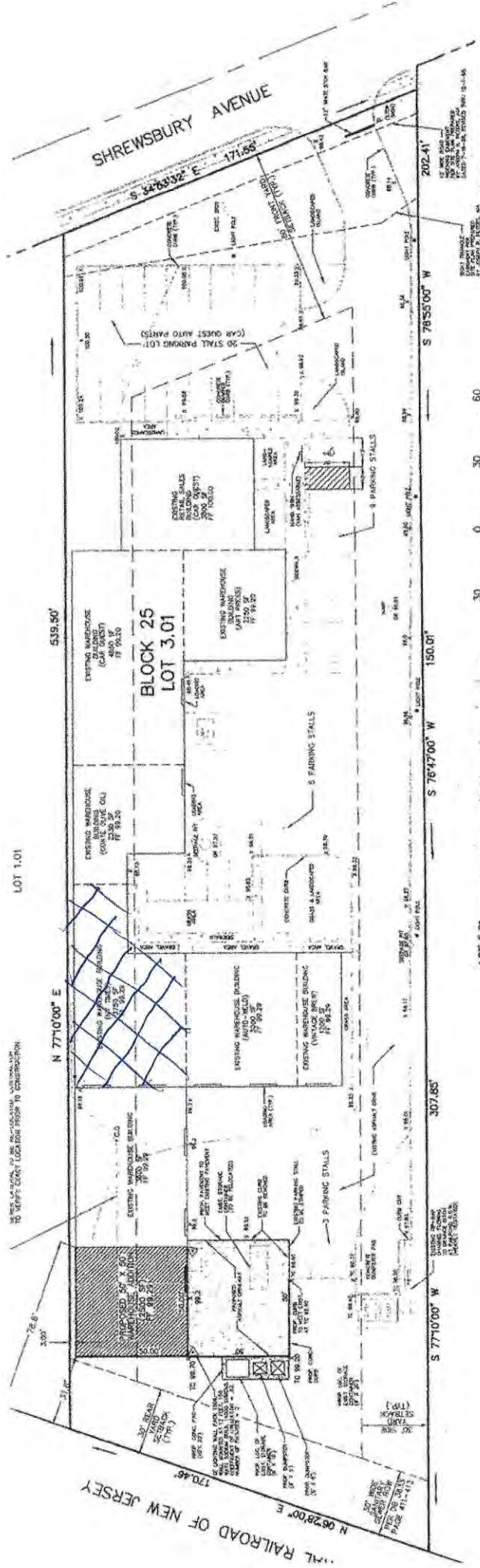


— Road Centerlines

▭ Parcels (cadastral non-survey)



— Road Centerlines



BE PLEASED TO SEE REGULATIONS CONCERNING TO VERIFY CORRECT LOCATION PRIOR TO CONSTRUCTION.

NJ RAILROAD OF NEW JERSEY
N 08°28'00" E
170.46'

539.50'

LOT 1.01

N 77°10'00" E

307.85'

S 77°10'00" W

150.01'

S 76°47'00" W

S 78°55'00" W

202.41'

170.46'

LOT 3.01

150.01'

307.85'

150.01'

S 77°10'00" W

S 76°47'00" W

S 78°55'00" W

202.41'

SHREWSBURY AVENUE

S 54°33'32" E
171.88'

EXISTING WAREHOUSE BUILDING (CAR WASH)
4840 SF
FF 1000.00

EXISTING WAREHOUSE BUILDING (CAR WASH)
4840 SF
FF 1000.00

EXISTING WAREHOUSE BUILDING (AUTO-WEIGH)
2250 SF
FF 582.50

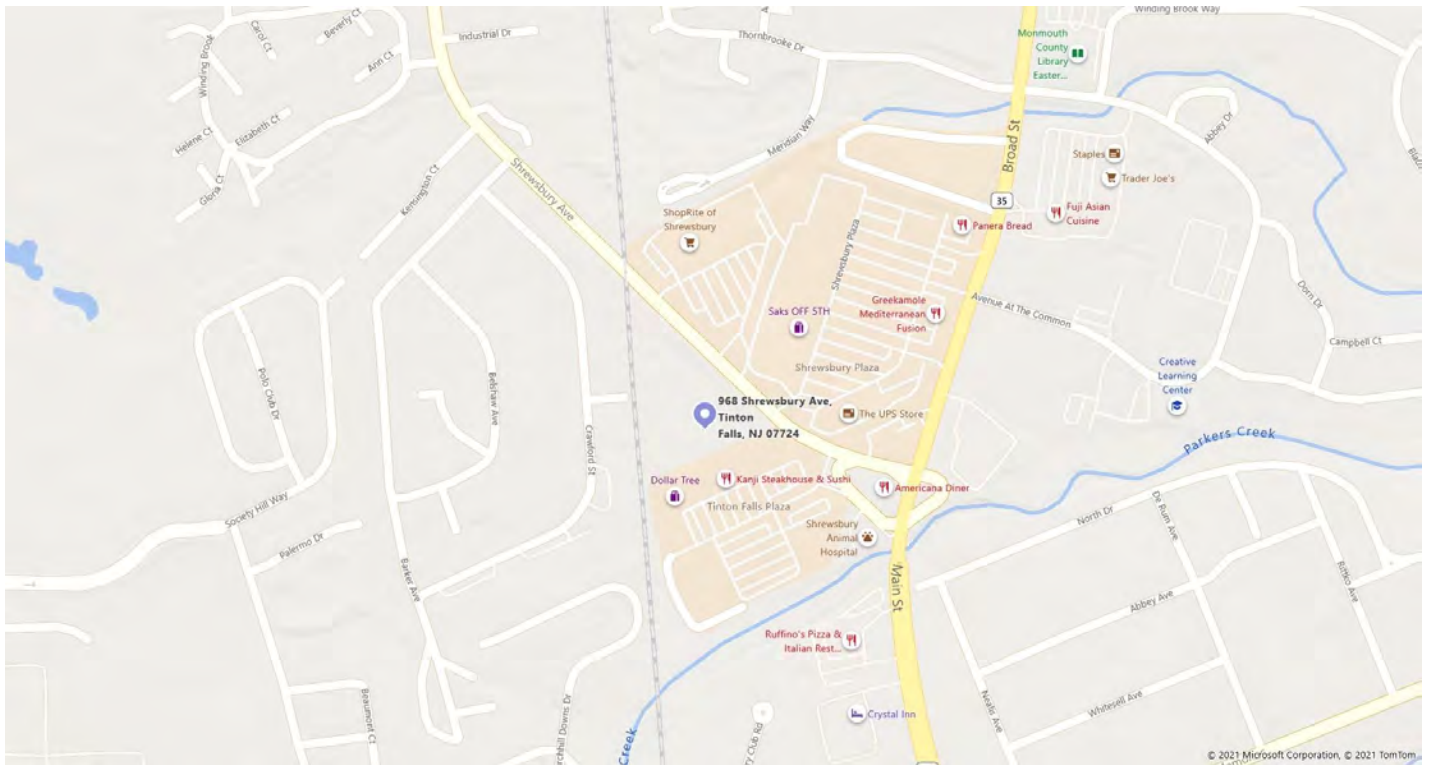
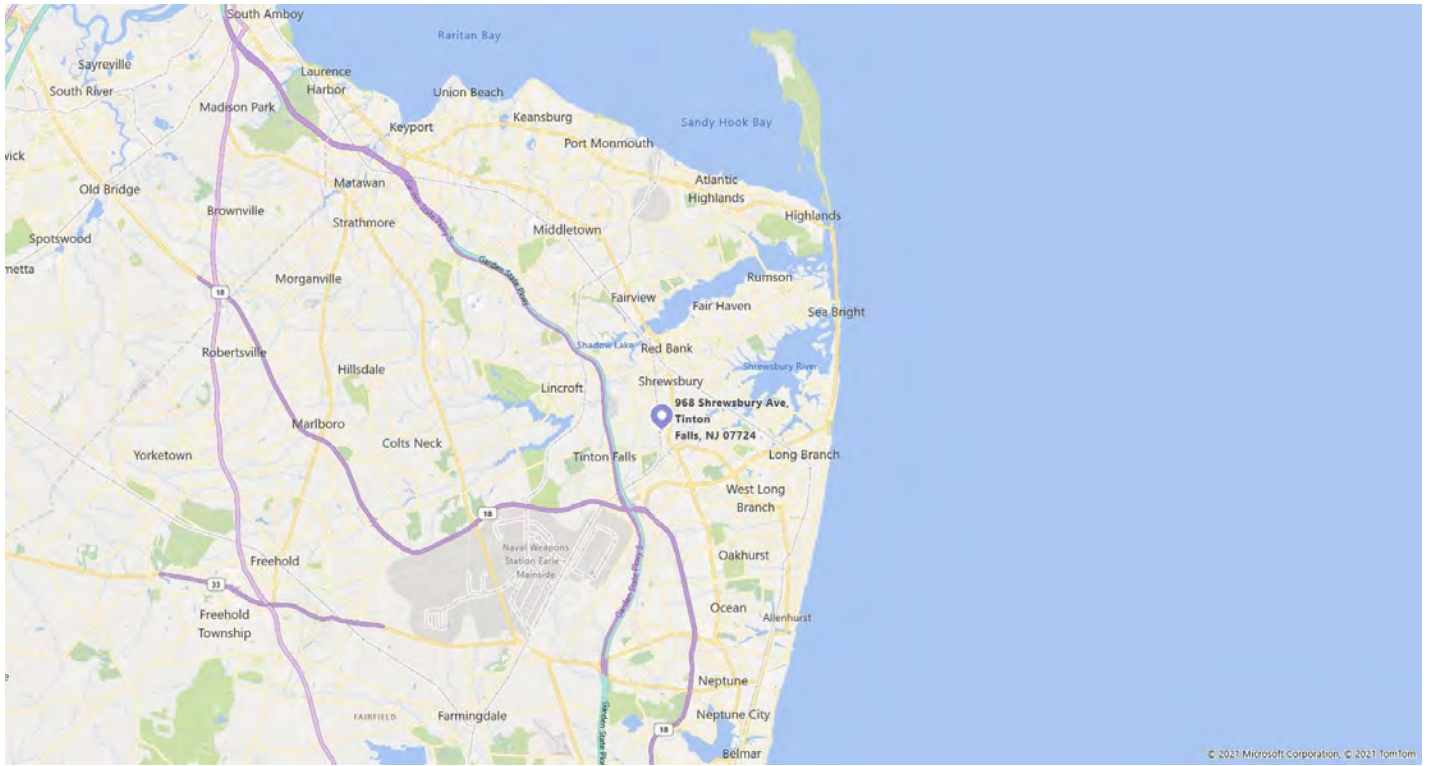
EXISTING WAREHOUSE BUILDING (INDUSTRIAL)
1000 SF
FF 250.00

EXISTING WAREHOUSE BUILDING (CAR WASH)
4840 SF
FF 1000.00

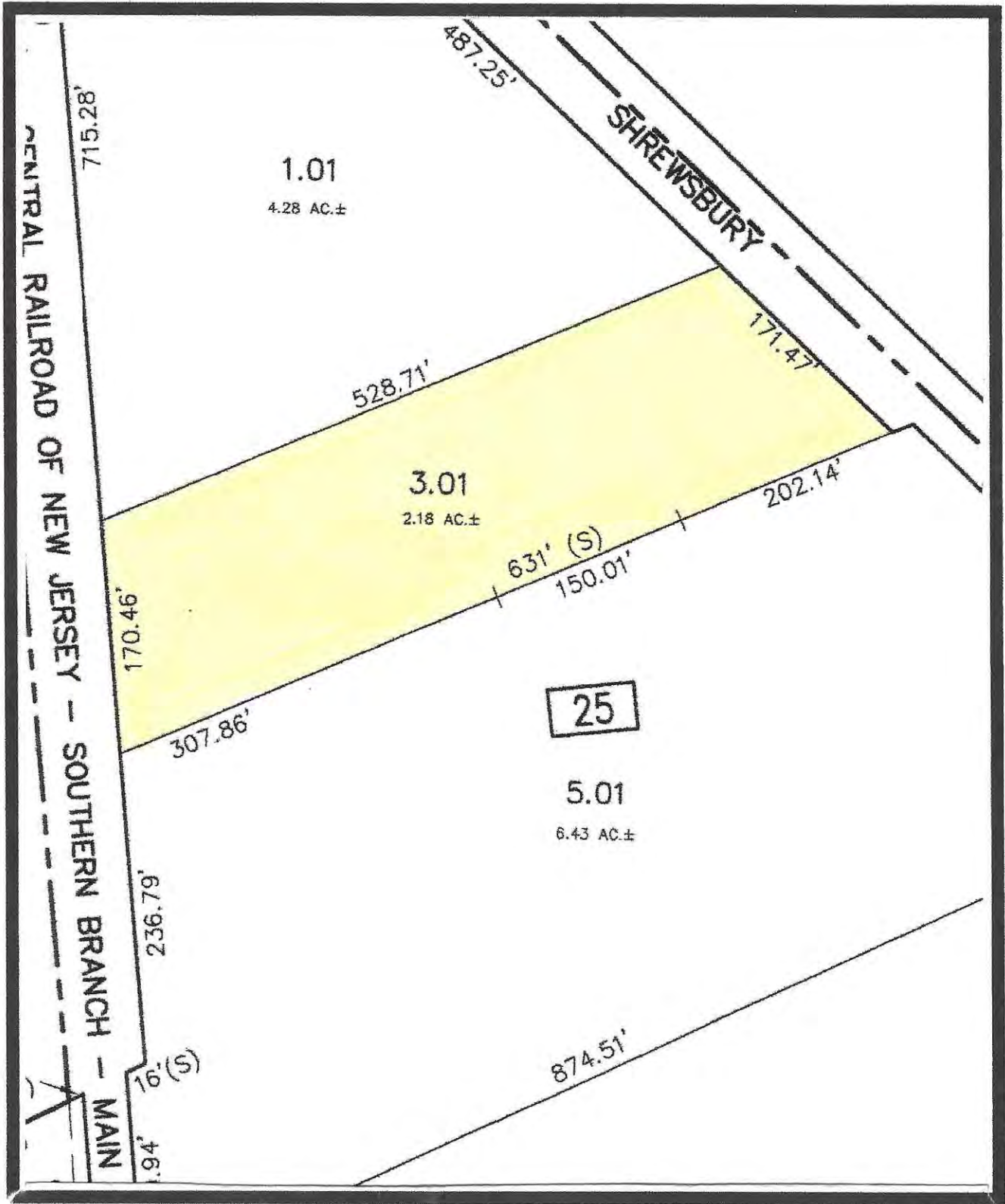
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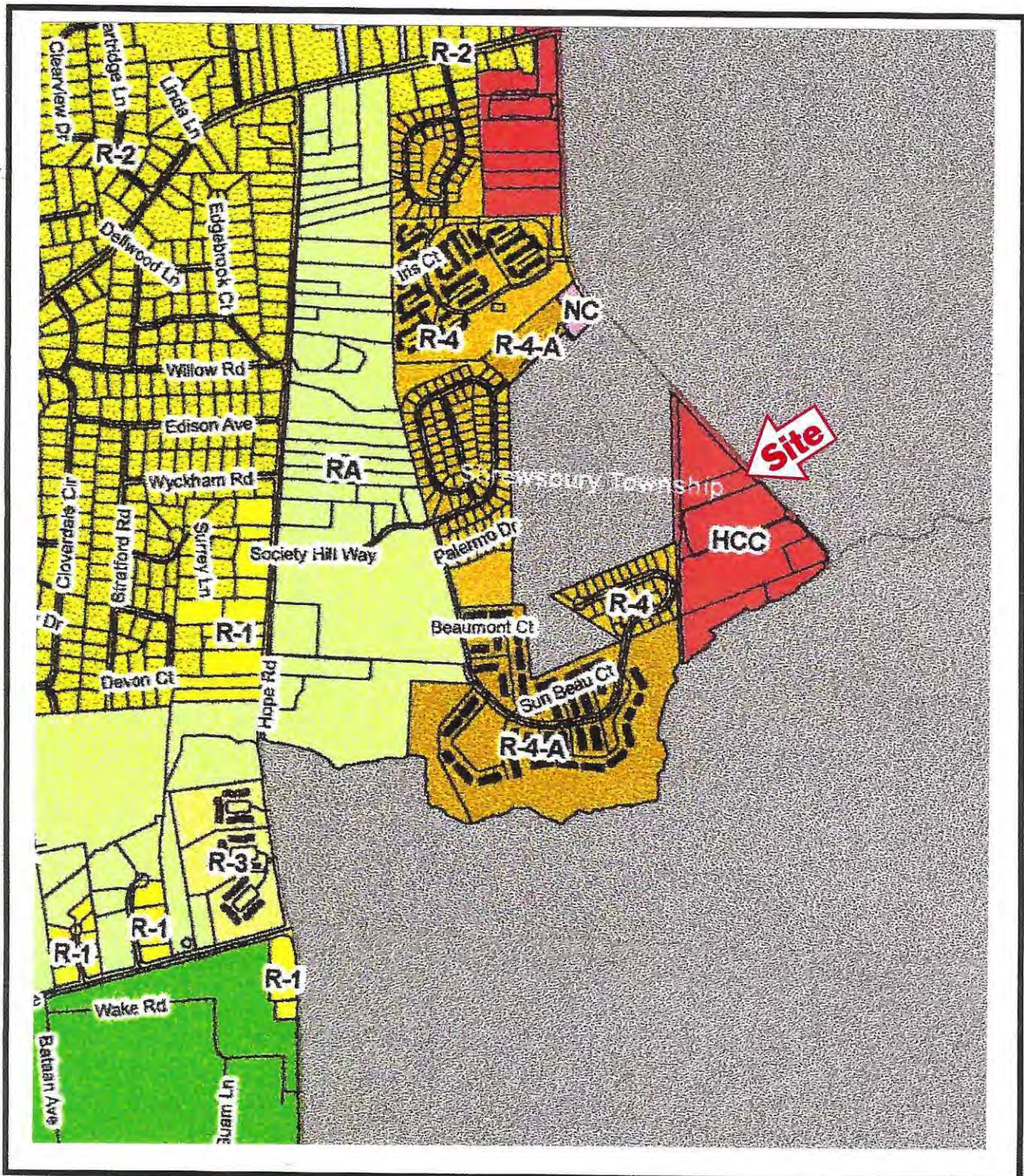
EXISTING WAREHOUSE BUILDING (CAR WASH)
4840 SF
FF 1000.00



Tax Map Location



Zoning Map



TINTON FALLS CODE

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
	8. Borough uses, firehouses, and first aid stations		8. Convenience store with gas
	9. Utility services		
	10. Child Care Centers		
	11. Assisted living/skilled nursing facilities		
HCC Highway/Community Commercial	1. Retail sales such as consumables, apparel, hardware, lawn and patio equipment, appliances, household goods, and confections, except for the sale of cats and dogs as further described in Section 8-6	1. Off-street parking and loading areas	1. Automobile Fueling stations
	2. Retail services such as repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons	2. Fences and walls	2. Automobile Repair shops
	3. Delicatessens and specialty food/drink facilities such as ice cream, bagels, bakery, pizza, ices, and sodas (including drive-thru service)	3. Parking garages	3. Automobile car wash
	4. Shopping centers		4. Automobile oil change and lubrication shops
	5. Pharmacies (including drive-thru service)		5. Car and truck dealers
	6. Banks (including drive-thru service)		6. Hotels
	7. Offices such as professional, medical, veterinary and financial services		7. Swim clubs, tennis clubs
	8. Office parks		8. Golf driving range, miniature golf and par-3 golf course
	9. Research facilities		9. Churches and places of religious worship
	10. Hospitals		10. Schools

LAND USE

District	Permitted Principal Use	Permitted Accessory Uses	Permitted Conditional Uses
	11. Mortuary		11. Convenience store with gas
	12. Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios		12. Retail warehouse
	13. Restaurants (including drive-thru service) and taverns		13. Transportation services
	14. Assisted living/skilled nursing facilities		
	15. Public Library, parks, and playgrounds		
	16. Borough uses, firehouses, and first aid stations		
	17. Utility services		
	18. Child Care Centers		
IOP Industrial Office Park	1. Offices such as professional, medical, veterinary and financial services	1. Off-street parking and loading areas	1. Hotels
	2. Office parks	2. Supply and equipment storage within accessory structures	2. Swim clubs and tennis clubs
	3. Research facilities	3. Cafeterias and eating areas accessory to permitted use facilities	3. Golf driving range, miniature golf and par-3 golf course
	4. Hospitals	4. Fences and walls	4. Wireless telecommunications equipment utilizing new monopoles subject to the conditional use standards of the Wireless telecommunications equipment chapter
	5. Veterinary hospitals without outside kennels or runs	5. Parking garages	5. Churches and places of religious worship

LAND USE

SCHEDULE B - DISTRICT BULK REGULATIONS - NONRESIDENTIAL USES
BOROUGH OF TINTON FALLS
 (Section 40-28E)
 [Ord. No. 11-1323; amended 10-1-2019 by Ord. No. 1452]

District	Minimum Lot Requirements				Minimum Yard Requirements					Maximum Coverage (%)		Maximum Building Height		Maximum Floor Area Ratio (FAR)	Maximum Density — Dwelling Units Per Acre
	Lot Area (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side			Rear (feet)	Maximum Coverage (%)	Height in Stories	Height in Feet				
					Each (feet)	Both (feet)	Lot Bldg.								
NC NEIGHBORHOOD COMMERCIAL	20,000	100	200	25	10	—	—	40	65	—	—	35	0.30	—	
All principal permitted uses															
HCC HIGHWAY COMMUNITY COMMERCIAL	20,000	100	120	50	10	—	—	40	65	—	—	35	0.30	—	
Retail Sales, Retail Services, Specialty Food, Offices															
Shopping Centers	5 acres (max. 15 acres)	300	300	80	80	—	—	80	65	—	—	35	0.20	—	
Pharmacies, Banks, Restaurants	1 acre	100	120	25	10	—	—	40	65	—	—	35	0.30	—	
Office Parks, Research Facilities	3 acres	200	300	80	50	—	—	60	60	—	—	70	0.33	—	
Hospitals, mortuary	4 acres	150	250	80	50	—	—	80	40	—	—	35	0.20	—	
Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional uses	2 acres	200	200	80	60	—	—	60	60	—	—	35	0.20	—	
Public Uses, Borough uses, Utility	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Child Care Centers	12,000	100	120	25	10	—	—	40	65	—	—	35	0.30	—	
All Other Uses	20,000	100	120	50	10	—	—	40	65	—	—	35	0.30	—	
IOP INDUSTRIAL OFFICE PARK															
Offices	20,000	100	120	50	10	—	—	40	65	—	—	35	0.30	—	
Office Parks, Research Facilities	3 acres	200	300	80	50	—	—	60	60	—	—	70	0.33	—	
Hospitals, Veterinary Hospital	4 acres	250	250	80	50	—	—	80	40	—	—	35	0.20	—	
Landscaping/Construction Contractors and Landscaping/Construction Yards	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	—	—	30 but not less than 2x bldg. ht.	40	—	—	35	0.20	—	
Light Industrial Facilities, Flex Space buildings	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	—	—	30 but not less than 2x bldg. ht.	60	—	—	40	0.30	—	
Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional uses	2 acres	225	225	80	60	—	—	60	60	—	—	35	0.20	—	
Child Care Centers	20,000	100	200	25	10	—	—	40	65	—	—	35	0.30	—	
All Other Uses	20,000	100	200	50	10	—	—	40	65	—	—	35	0.30	—	
MFG MANUFACTURING															
Offices	20,000	100	120	50	10	—	—	40	65	—	—	35	0.30	—	
Research Facilities	3 acres	200	300	80	50	—	—	60	60	—	—	70	0.33	—	
Landscaping/Construction Contractors and Landscaping/Construction Yards	2 acres	225	225	70 but not less than 3x bldg. ht.	30 but not less than 2x bldg. ht.	30 but not less than 2x bldg. ht.	30 but not less than 2x bldg. ht.	40	—	—	35	0.20	—	—	

POPULATION

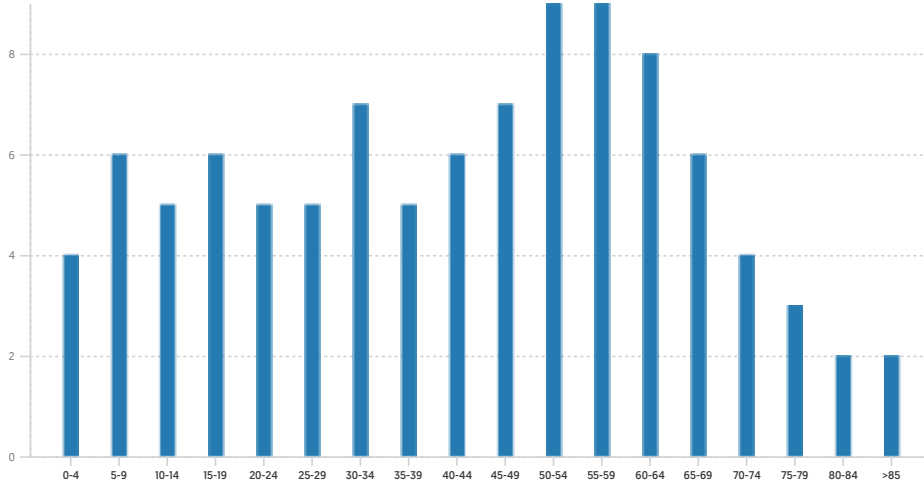
SUMMARY

Estimated Population	21,105
Population Growth (since 2010)	-15.8%
Population Density (ppl / mile)	1,684
Median Age	44.6

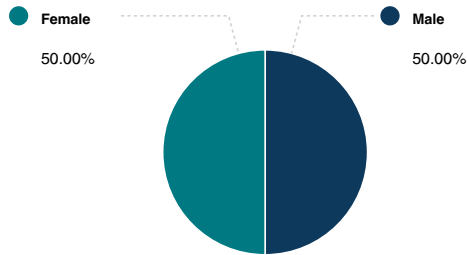
HOUSEHOLD

Number of Households	8,920
Household Size (ppl)	2
Households w/ Children	4,143

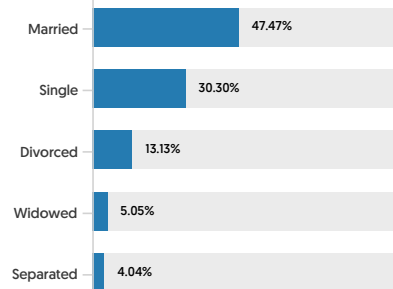
AGE



GENDER



MARITAL STATUS



HOUSING

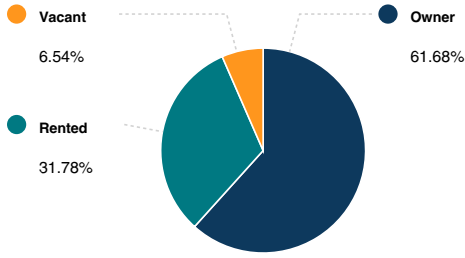
SUMMARY

Median Home Sale Price	\$363,600
Median Year Built	1976

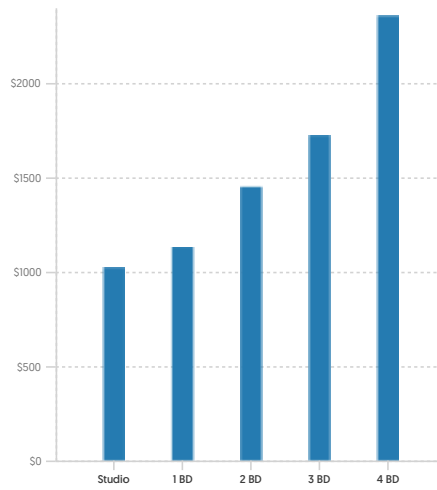
STABILITY

Annual Residential Turnover	9.67%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

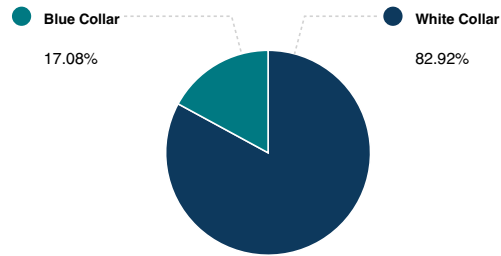


QUALITY OF LIFE

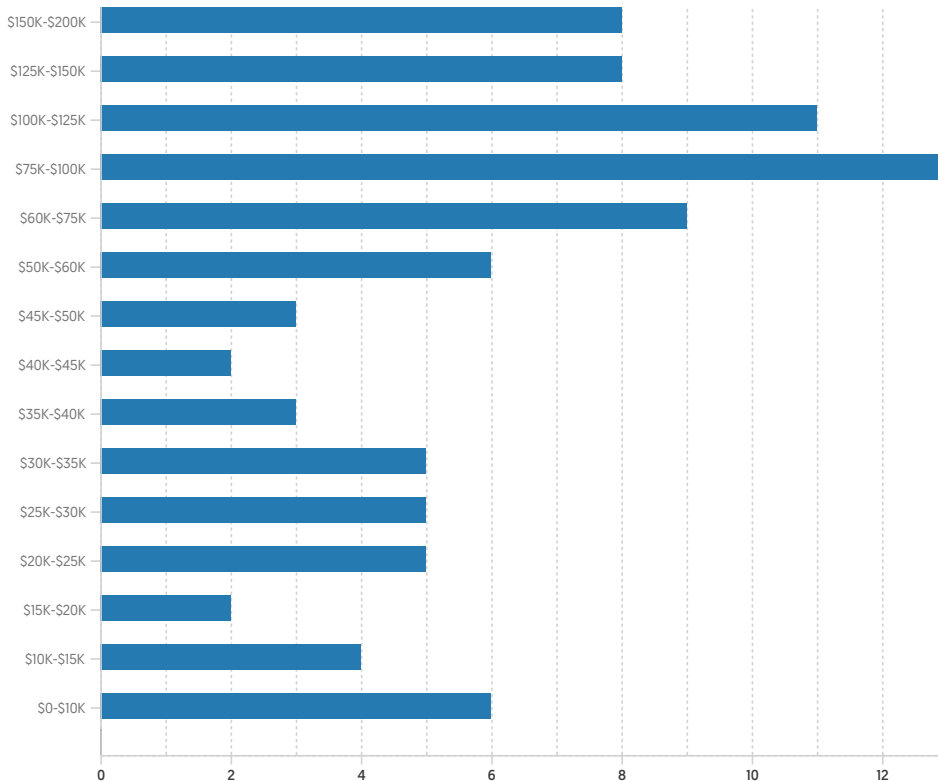
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	50
Mining	
Construction	848
Manufacturing	560
Transportation and Communications	610
Wholesale Trade	448
Retail Trade	1,425
Finance, Insurance and Real Estate	872
Services	3,940
Public Administration	363
Unclassified	

WORKFORCE



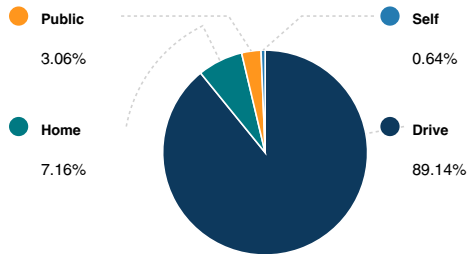
HOUSEHOLD INCOME



Average Household Income **\$79,060**

Average Per Capita Income **\$47,135**

COMMUTE METHOD



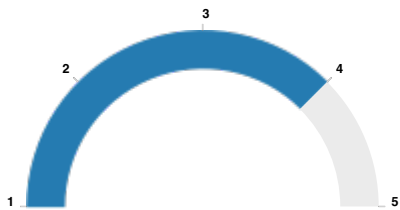
Median Travel Time **28 min**

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	937
High School Graduate	4,314
Some College	2,944
Associate Degree	1,182
Bachelor's Degree	4,843
Graduate Degree	2,510

(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)

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Creative Learning Center	0.43	Pre-K-1st	16		
Ranney School	0.75	Pre-K-12th	630		

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Kanji Steakhouse & Sushi	980 Shrewsbury Ave	(732) 544-1600	0.06	Japanese Restaurant
Panda House Tinton Falls LLC	980 Shrewsbury Ave Ste 1	(732) 935-9116	0.06	Chinese Restaurant
Gynthion Corp	1160 Broad St	(732) 542-1658	0.19	Diner
Chicken Kitchen	31 Shrewsbury Plz	(732) 542-8030	0.25	Chicken Restaurant
Qdoba Mexican Grill	1130 Broad St	(732) 389-2158	0.26	Mexican Restaurant
Sarandipity	30 Barker Ave	(732) 788-4388	0.3	Eating Places
Boston Market Corporation	1103 Broad St	(732) 544-1154	0.33	Fast-Food Restaurant, Chain
American Bread Company LLC	1050 Broad St	(732) 935-1600	0.33	Cafe
Fuji Authentic Asian Cuisine	1093 Broad St	(732) 544-8828	0.35	Japanese Restaurant
Mangia Brick Oven Pizza	1087 Broad St	(732) 578-9000	0.35	Pizza Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Jersey Shore Supplements	980 Shrewsbury Ave	(848) 208-2036	0.06	Vitamin Food Stores
Nutrishop	980 Shrewsbury Ave	(732) 440-4925	0.06	Health And Dietetic Food Stores

Pet Valu 5440	490 Shrewsbury Plz	(848) 456-4610	0.08	Supermarkets
Dollar Tree Stores, Inc.	1026 Broad St Unit 26	(732) 389-3816	0.09	Variety Stores
Shop Rite Shrewsbury	1151 Shrewsbury Ave	(732) 566-9111	0.16	Supermarkets, Chain
Morris Plate Glass Corp	184 Shrewsbury Plz	(732) 741-1063	0.2	Glass
Trader Joe's Company	1031 Broad St	(732) 389-2535	0.37	Grocery Stores, Chain
Saks Fifth Avenue LLC	1026 Broad St Unit 3	(732) 460-0020	0.41	Department Stores
The Epicurean Marketplace LLC	47 Players Cir	(732) 389-3981	0.57	Supermarkets, Chain
Monmouth Building Center Inc	777 Shrewsbury Ave	(732) 747-5220	0.58	Millwork And Lumber