

#4920 ~ Commercial Building

**2715 Hooper Avenue
Brick, NJ 08723**

Commercial/Retail/Office

**Block: 550
Lot: 1**

**Land Size: 0.5398 Acre
Building Size: 4,400 Sq. Ft.**

Tax Information

Land Assessment:	\$ 205,500.
Improvement Assessment:	\$ 210,000.
Total Assessment:	\$ 415,500.
Taxes:	\$ 10,201.
Tax Year:	2023
Tax Rate:	1.754/\$100
Equalization Ratio:	65.34%
Updated:	04/12/2024

Zoning: B-2 ~ General Business Zone

Remarks: 4,400 Sq. Ft. Waterfront Shopping Plaza on 0.5398 Acre in High Visibility High Traffic Location. Seven Retail Storefronts and Four Upstairs Offices with Water Views. Ample Parking with Separate Entrance/Exit Points. Current Tenants on Month-to-Month Leases. Easy Access to Highway 70, 88 and the Garden State Parkway.

Price: \$ 999,000. ~ Sale

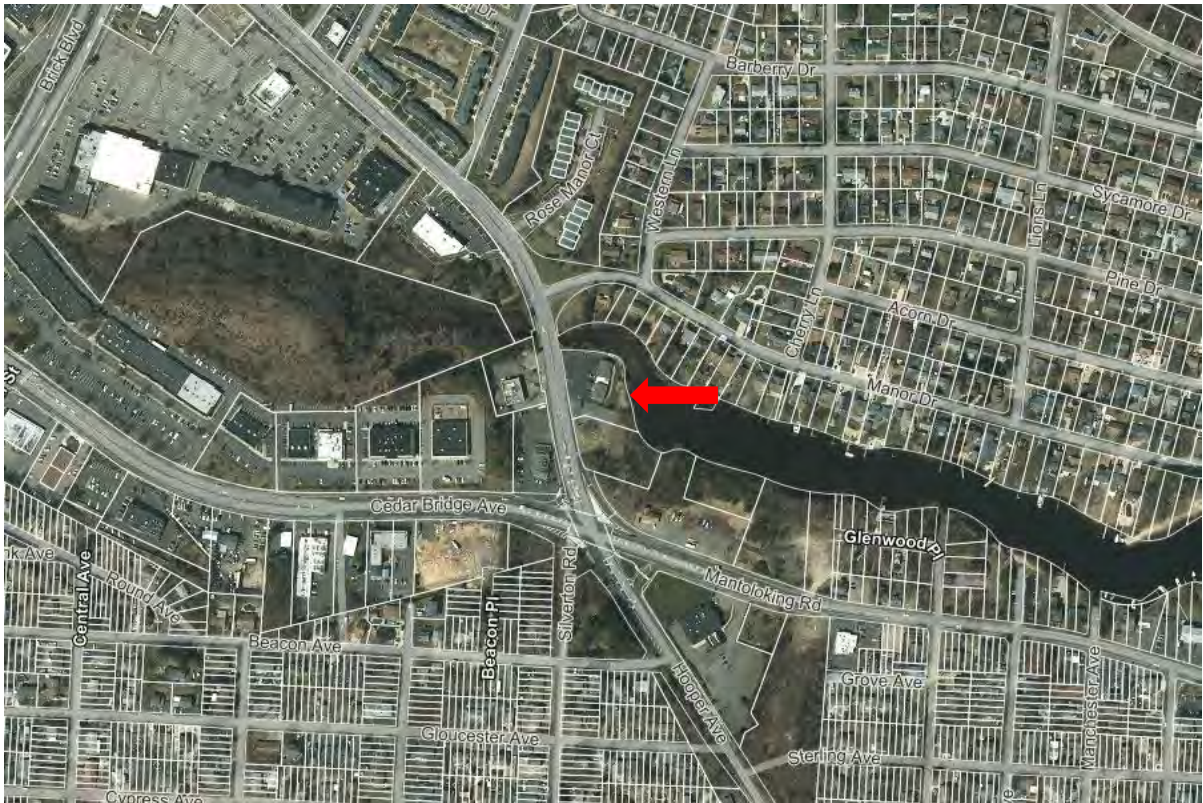
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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





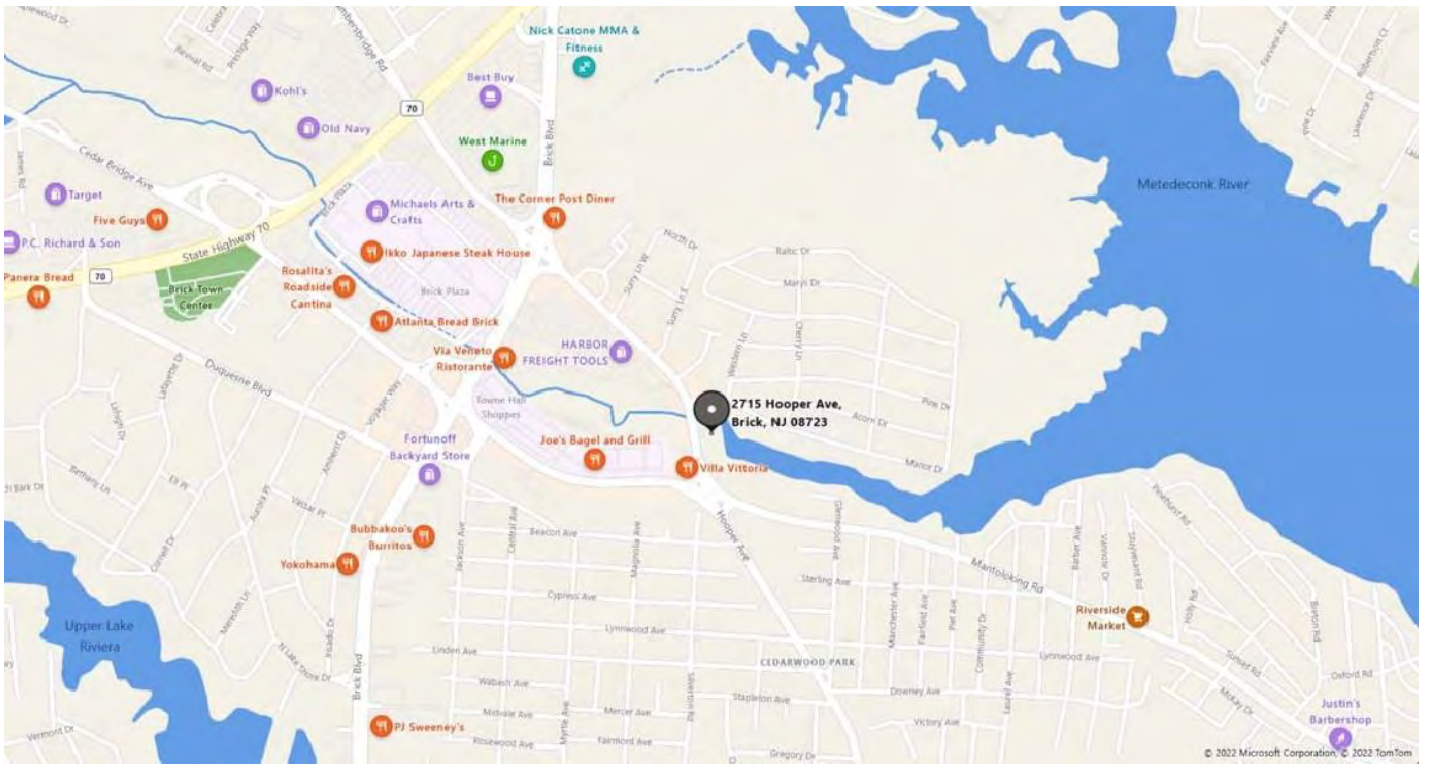
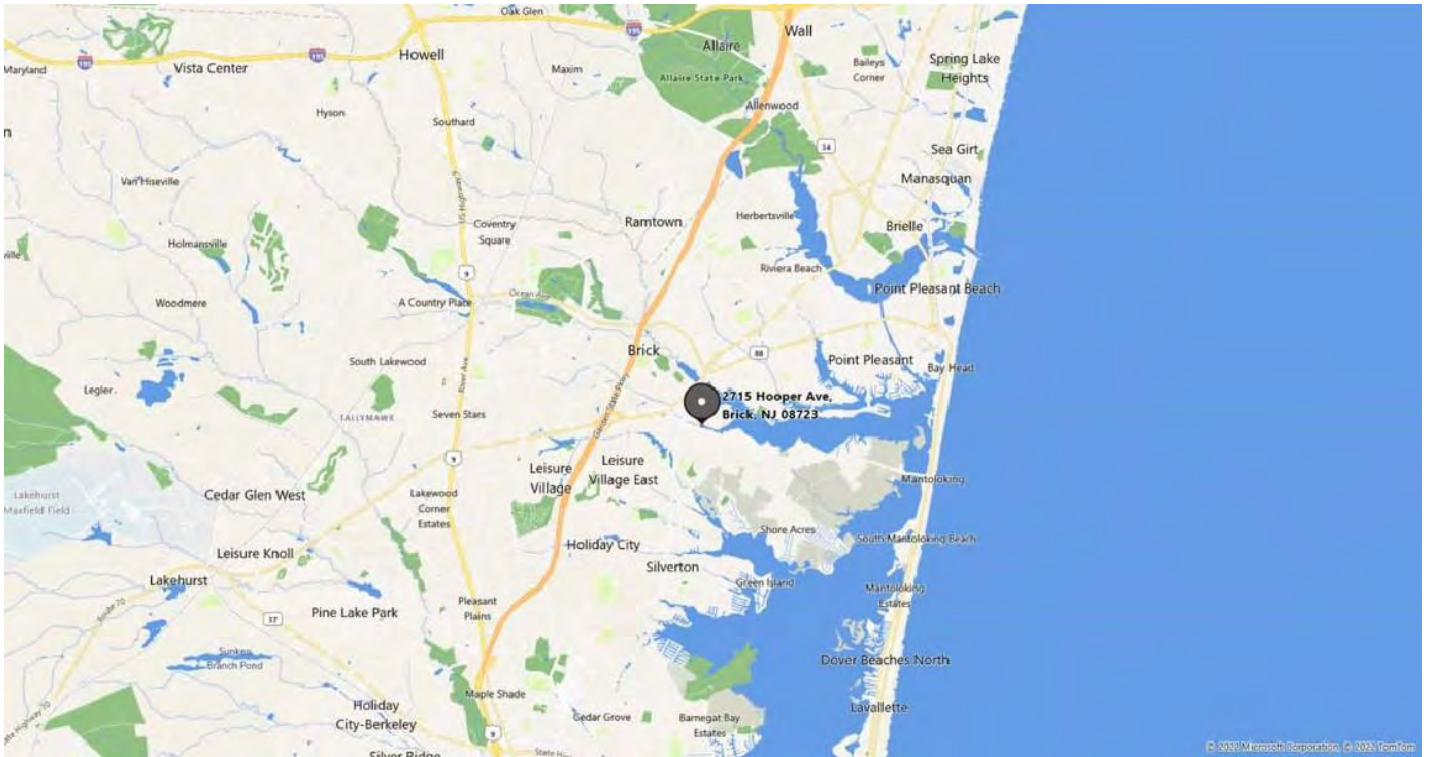


2715 Hooper Income and Expense Report

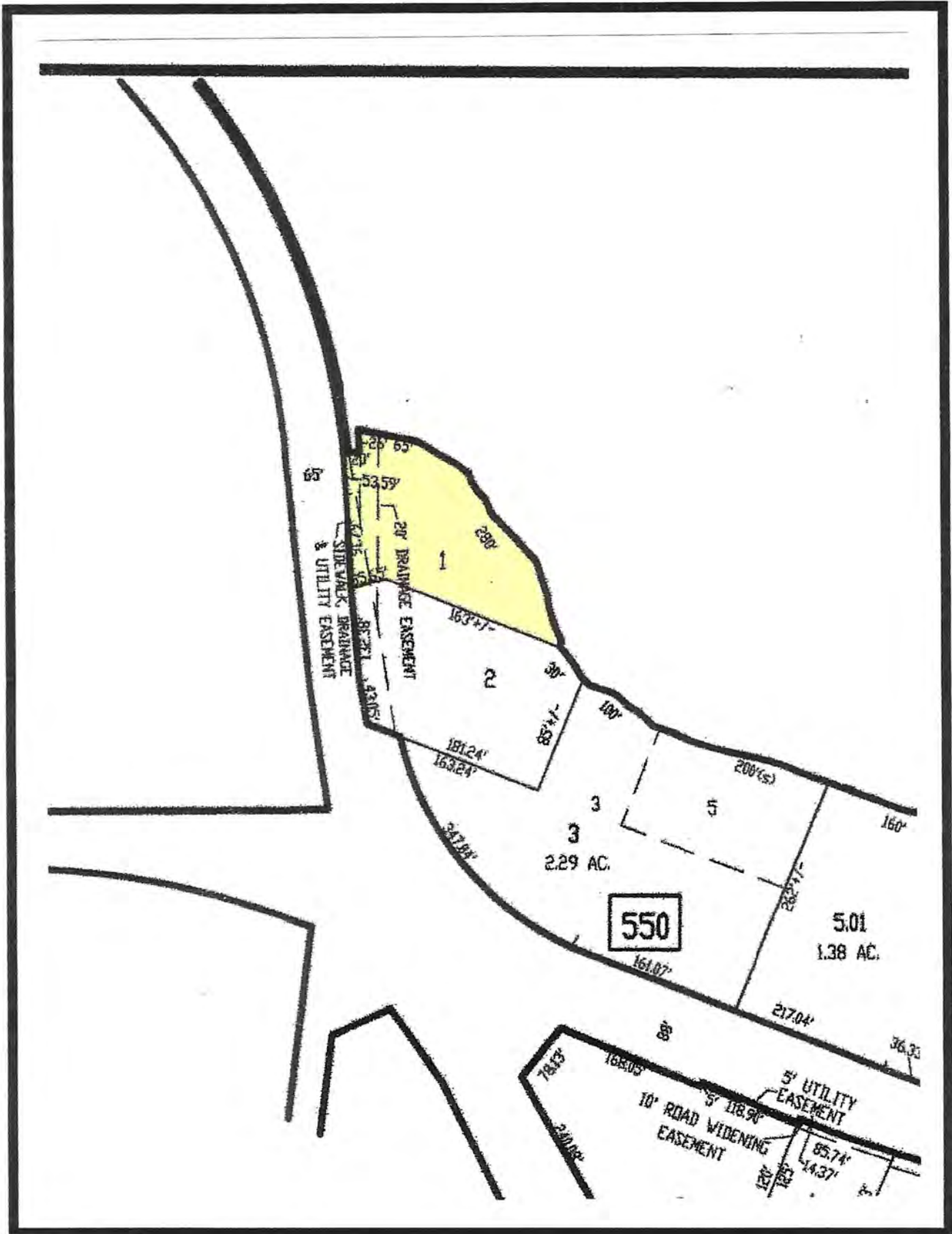
<u>Current rents</u>		<u>Projected Rents</u>	<u>Expenses</u>	
A1 Coffee guy		\$1,800	Taxes	\$10,000
A2 Vacant		\$750	Insurance	\$3,000
B Tattoo		\$1,000	Flood insurance	\$3,000
C barbershop	\$650	\$1,000	Maintenance	\$1,700
D Bodyworks		\$1,500	Total =	\$17,700
E baseball Cards	\$750	\$1,000		
F Roxbury	\$500	\$750		
2A Coastal	\$500	\$700		
2B Roxbury	\$500	\$750		
2C Architect	\$500	\$750		
2d/loft Vacant		\$750		
Total =	\$3,400	\$10,750		

This income/expense report provides an overview of the subject property's current and projected rents. The projected rents are derived from a combination of market research and analysis of comparables, though buyers are strongly advised to conduct their own due diligence as these projections are not guaranteed. The current owner intentionally removed previous tenants, who were willing to sign leases at below-market rates, to enhance the property's appeal to potential buyers. The remaining tenants are on month-to-month leases and express interest in signing long-term leases.

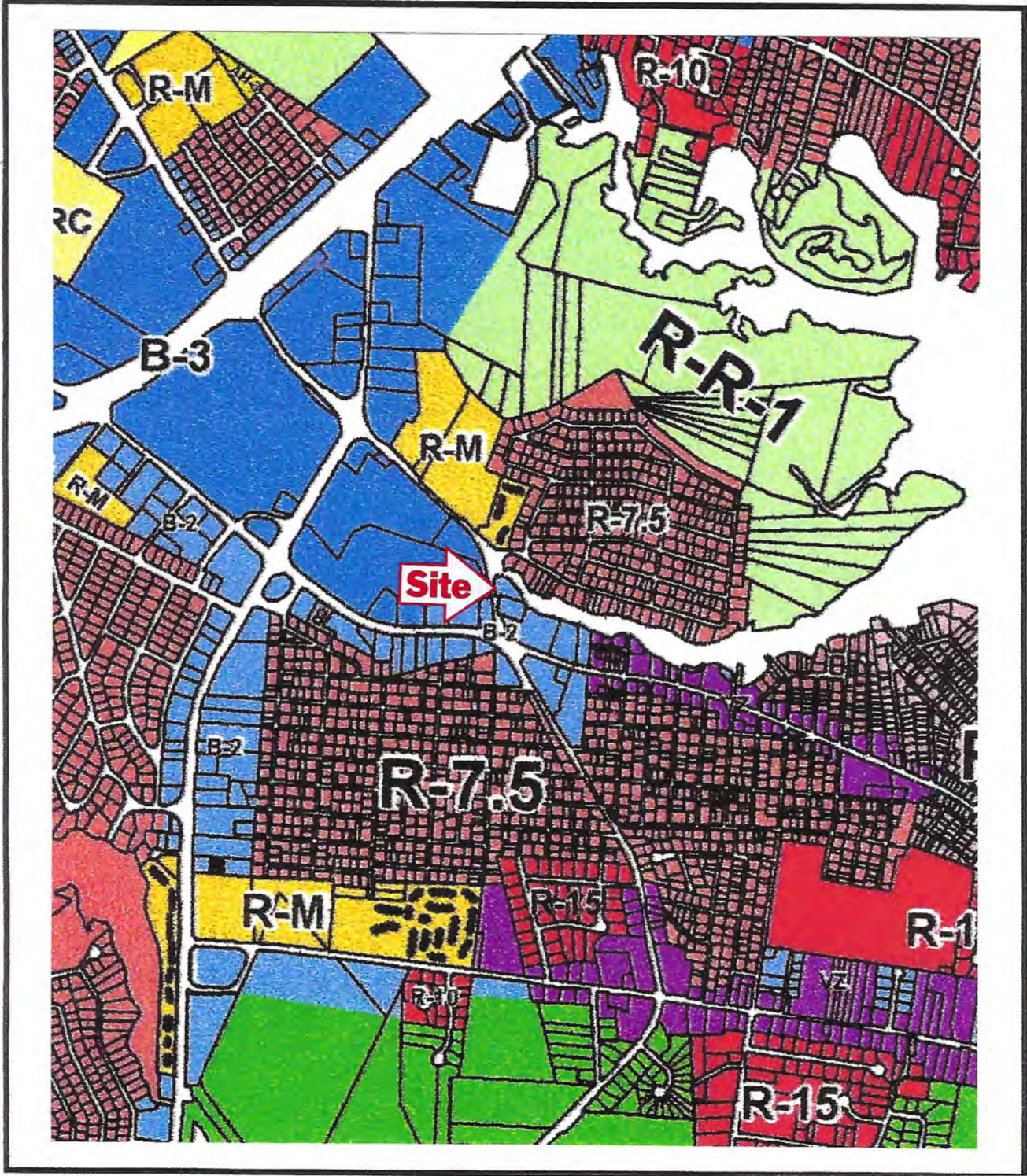
The report suggests significant potential for increased income through modernizing the units, enabling the property to command premium rents. Expansion options further contribute to the upside. The property's high traffic count and prime location offer various opportunities for a discerning buyer.



TAX MAP LOCATION



Zoning Map



Chapter 245. Land Use

Part 2. Zoning

Article XXV. B-2 General Business Zone

§ 245-213. Applicability.

The following regulations shall apply in the B-2 General Business Zone.

§ 245-214. Permitted uses.

[Amended 7-15-1980 by Ord. No. 354-2M-80; 5-22-1984 by Ord. No. 354-2WW-84; 12-31-1990 by Ord. No. 354-2H-90; 8-6-2001 by Ord. No. 354-2JJ-01; 3-25-2003 by Ord. No. 354-2C-03; 4-5-2011 by Ord. No. 9-11]

A. The following are permitted uses in the B-2 Zone:

(1) The retail sale of goods, such as but not limited to:

- (a) Food stores.
- (b) Drugstores.
- (c) Dry goods stores.
- (d) Meat and poultry stores.
- (e) Baked goods stores.
- (f) Packaged liquor stores.
- (g) Flower shops.
- (h) Confectionary stores.
- (i) Household supplies stores.
- (j) Stationery supplies stores.
- (k) Haberdashery, dress goods and notions.
- (l) Hardware and electrical appliances.
- (m) Fishing and boating supplies.
- (n) Restaurants and luncheonettes.
- (o) Microbrewery.
[Added 6-27-2017 by Ord. No. 13-17]
- (p) Craft cidery and meadery.
[Added 7-26-2022 by Ord. No. 15-22]
- (q) Craft distillery.
[Added 7-26-2022 by Ord. No. 15-22]
- (r) Winery salesroom.
[Added 7-26-2022 by Ord. No. 15-22]

- (s) Instructional winemaking facility.
[Added 7-26-2022 by Ord. No. 15-22]

(2) Personal services establishments, such as but not limited to:

- (a) Barber- and beauty shops for both humans and domestic animals.
- (b) Tailoring and dressmaking shops.
- (c) Dry-cleaning and laundry collection shops.
- (d) Shoe repair shops.
- (e) Appliance repair shops.
- (f) Radio and television repair shops.
- (g) Self-service laundries.
- (h) Business, professional, governmental and educational offices, including banks and fiduciary institutions.

(3) Shops of a plumber, electrician, carpenter, printer, painter or similar tradesman.

(4) Boat sales and showrooms not in conjunction with a marina, provided that the following standards and conditions are complied with.

- (a) Outdoor storage of inventory shall not be stored closer than 25 feet to a right-of-way line or side or rear lot line nor closer than 10 feet to a building.
- (b) If adjacent to a residential zone or existing residential use, a twenty-five-foot-wide buffer area shall be provided. Said buffer areas shall consist of evergreen plantings and/or screen fencing capable of providing appropriate screening of the operations of the lot from adjoining residential uses and districts.
- (c) One parking space shall be provided for each 200 square feet of gross floor area or as otherwise determined by the Planning Board.

(5) Adult day-care centers.

(6) Studios for such activities as aerobics, fitness and personal training, domestic animal training, martial arts, dance, music and art; health and fitness facilities; and indoor batting cages and indoor basketball courts shall be considered permitted uses and not conditional uses subject to the requirements of § **245-286**.

(7) Municipal buildings, volunteer first-aid buildings and firehouses.

(8) Public libraries.

(9) Taxicab and limousine services.
[Added 3-27-2012 by Ord. No. 5-12]

B. The aforesaid permitted uses may be located in attached structures using common facilities which may be planned, developed and managed as a unit and in an enclosed building or buildings and utilizing such common facilities as customer parking areas, pedestrian walkways, truck loading and unloading space and utilities and sanitary facilities.

§ 245-215. Accessory uses.

Permitted accessory uses shall be accessory uses as defined in Part 1 of this chapter.

§ 245-216. Conditional uses.

[Amended 12-8-1981 by Ord. No. 354-2EE-81; 4-13-1982 by Ord. No. 354-2LL-82; 12-31-1990 by Ord. No. 354-2J-90; 6-3-1991 by Ord. No. 354-2K-91; 11-28-2006 by Ord. No. 37-06; 5-27-2008 by Ord. No. 25-08; 4-5-2011 by Ord. No. 9-11]

The following uses are defined as conditional uses and may be permitted subject to the requirements as set forth for each particular use in Article **XXXII**, § **245-279** et seq.:

A. Utility installations, provided that the requirements of Article **XXXII** are met.

- B. Commercial recreation, provided that the requirements of § **245-286** are met, such as, but not limited to:
- (1) Miniature golf.
 - (2) Driving ranges.
 - (3) Game rooms.
 - (4) Amusement centers.
 - (5) Billiards.
 - (6) Tennis.
 - (7) Racquetball.
 - (8) Bowling alleys.
 - (9) Theaters.
 - (10) Swimming clubs.
 - (11) Roller rinks.
- C. Automobile sales and/or rental facilities listed as a conditional use pursuant to § **245-289**.
- D. Places of assembly, parish houses, convents and cemeteries.
[Amended 4-19-2011 by Ord. No. 13-11]
- E. Scattered-site affordable housing units.
[Added 11-5-2012 by Ord. No. 34-12]

§ 245-217. Area, yard and building requirements.

Area, yard and building requirements shall be as specified in the schedule, § **245-10** of this chapter, unless modified in accordance with Article **XXXIII**, § **245-299** et seq.

§ 245-218. Off-street parking, loading and vehicular access.

Off-street parking, loading and vehicular access requirements shall be provided for the use of patrons and employees as further detailed in Article **XXXV**, § **245-310** et seq.

§ 245-219. Sign requirements.

Sign requirements shall be as per Article **XXXVI**, § **245-312** et seq., of this chapter.

§ 245-220. Miscellaneous requirements.

[Amended 6-26-79 by Ord. No. 354-2B-79; 5-27-80 by Ord. No. 354-2I-80; 4-13-1982 by Ord. No. 354-2KK-82; 1-28-1986 by Ord. No. 354-2MMM-86]

- A. Landscaping and buffer requirements.
- (1) Total landscaped area shall be a minimum of 20% of the total lot area.
 - (2) Wherever the property line of an occupied lot in the B-2 Zone abuts or is directly across a street from a residential use or zone, a buffer zone of at least 15 feet in width shall be established in accordance with the provisions of § **245-409**.
- B. Such driveways shall be provided as are necessary to provide proper means of ingress and egress for the parking areas, subject to the restrictions set forth in § **245-310**.
- C. Directional signs in conjunction with said driveways are necessary for the proper guidance and control of vehicular traffic, provided that not more than one such sign is erected in conjunction with each such driveway,

and further provided that the sign conforms to the appropriate restrictions set forth in Article **XXXVI**, § **245-312** et seq.

§ 245-221. Performance standards.

All uses permitted in the B-2 Zone shall conform to the performance standards set forth in § **245-250** of this chapter.

§ 245-222. Affordable Housing Trust Fund contribution.

[Added 5-25-1993 by Ord. No. 354-2D-93]

The provisions of this article are subject to the mandatory fee contribution to the Brick Township Affordable Housing Trust Fund established in Article **VI**.

LAND USE

245 Attachment 5

Township of Brick

SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

Township of Brick
Ocean County, New Jersey

[Amended 6-26-1979 by Ord. No. 354-2B-79; 4-22-1980 by Ord. No. 354-2H-80; 10-14-1980 by Ord. No. 354-2N-80; 9-23-1980 by Ord. No. 354-1B-80; 8-25-83 by Ord. No. 354-2SS-83; 11-5-1984 by Ord. No. 354-2-AAA-84; 11-5-1984 by Ord. No. 354-2CCC-84; 6-24-1986 by Ord. No. 354-2WWW-86; 9-13-1988 by Ord. No. 354-2TTTT-88; 9-27-1988 by Ord. No. 354-2XXX-88; 9-12-2000 by Ord. No. 354-2EE-00; 5-9-2000 by Ord. No. 354-2Z-00; 3-26-2002 by Ord. No. 354-2C-02; 11-26-2002 by Ord. No. 354-2D-03; 6-13-2006 by Ord. No. 19-06; 10-21-2014 by Ord. No. 30-14; 4-13-2021 by Ord. No. 2-21; 3-28-2023 by Ord. No. 4-23]

Zone	Minimum Lot Size					Minimum Required Yard Depth					Maximum Building Height					Maximum Allowable Impervious Coverage				
	Interior Lots		Corner Lots			Principal Building			Accessory Building		Maximum Lot Coverage by Building			Maximum Building Height			Minimum Floor/Building Area (square feet) 2 stories/1 story			
	Area (square feet)	Width (feet)	Depth (feet)	Area (square feet)	Width (feet)	Depth (feet)	Front Yard (feet)	Side Yard Each (feet)	Both Sides Combined (feet)	Rear Yard (feet)	Side Yard ⁴ (feet)	Rear Yard ^{3,4} (feet)	Minimum Setback from Principal Building	Stories	Eaves (feet)			Ridge (feet)	Accessory Building (feet)	
R-R	40,000	150	150	40,000	150	150	50	25		50	25	25	20	25%	26		33	30%		
RR-2																				
RR-3																				
R-20	20,000	100	125	25,000	100	125	40	15	-	40	10	10	10	25%	26	35	38.5	27	50%	
R-15	15,000	100	115	17,250	100	115	35	12	-	35	10	10	10	25%	26	35	38.5	24	55%	
R-10	10,000	90	100	10,500	100	100	30	6	20	20	5	5	5	30%	26	35	38.5	18	60%	
R-7.5	7,500	75	90	9,000	75	90	25	6	15	15	5	5	5	30%	26	35	38.5	18	65%	
R-5	5,000	50	75	6,000	50	75	20	5	12	15	5	5	5	35%	26	35	38.5	18	70%	
VZ											5	5	5				18			
O-P	15,000	100	150	15,000	100	150	50	10	-	50	20	50	50	35% ²	-	35	38.5	1,500	70%	
B-1	10,000	100	90	12,500	100	125	30	10	-	20	10	20	20	30% ²	-	35	38.5	1,000	60%	
B-2	20,000	125	125	20,000	125	125	50	10	-	50	10	50	50	30% ²	-	35	38.5	2,000	65%	
B-3	2 acres	200	200	2 acres	200	200	75	30	-	50	20	50	50	25% ²	-	35	38.5	2,000	65%	
B-4	5 acres	300	300	-	-	-	100	50(150 ¹)	-	100(150 ¹)	20	50	50	25%	-	35	38.5	30,000	70%	
M-1	5 acres	300	300	5 acres	300	300	100	50	-	150	75	150	150	30% ²	-	35	38.5	5,000	65%	
R-M	25 acres	350	200	-	-	-	50	50	-	30	30	30	30	20%	26	35	38.5	-	65%	
O-P-T	40,000	150	150	40,000	150	150	50	20	-	50	20	50	50	25% ²	-	35	38.5	2,000	50%	
H-S																				70%

See § 245-90.
See § 245-103.

NOTES:

- 1 If adjacent to residential zone or use.
- 2 The maximum lot coverage shall refer only to that percentage of an affected lot which is suitable for building.
- 3 For rear yard setback requirements for accessory buildings on waterfront property, see § 245-10D.
- 4 For accessory buildings greater than fifteen feet in height, the minimum rear and side yard setbacks shall be respectively, one-third of the building height of the accessory structure or the minimum setback from the schedule, whichever is greater. Accessory building height shall be measured in accordance with the provisions of § 245-3.

POPULATION

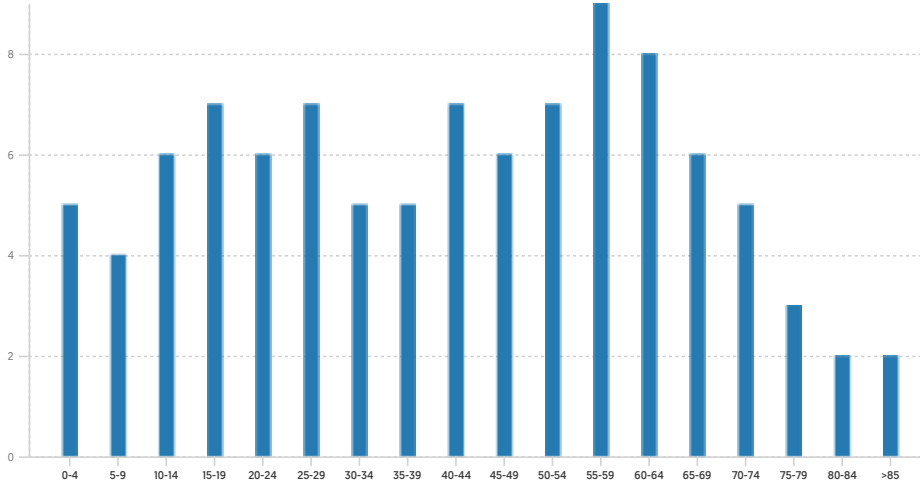
SUMMARY

Estimated Population	32,686
Population Growth (since 2010)	-0.2%
Population Density (ppl / mile)	2,093
Median Age	43.4

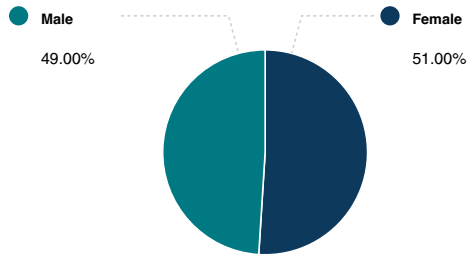
HOUSEHOLD

Number of Households	12,649
Household Size (ppl)	3
Households w/ Children	6,484

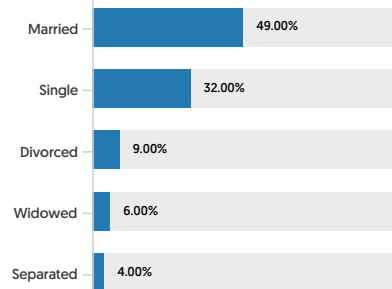
AGE



GENDER



MARITAL STATUS



HOUSING

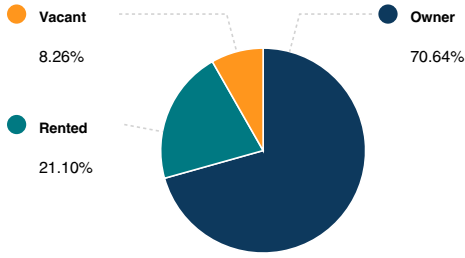
SUMMARY

Median Home Sale Price	\$317,900
Median Year Built	1976

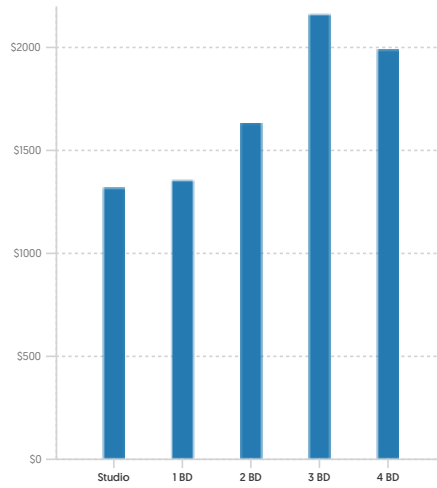
STABILITY

Annual Residential Turnover	12.92%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

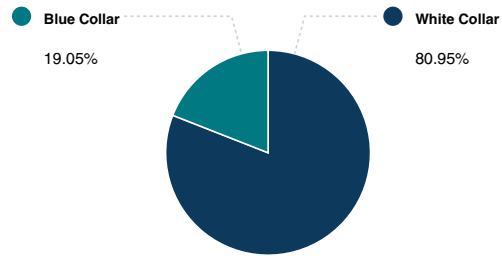


QUALITY OF LIFE

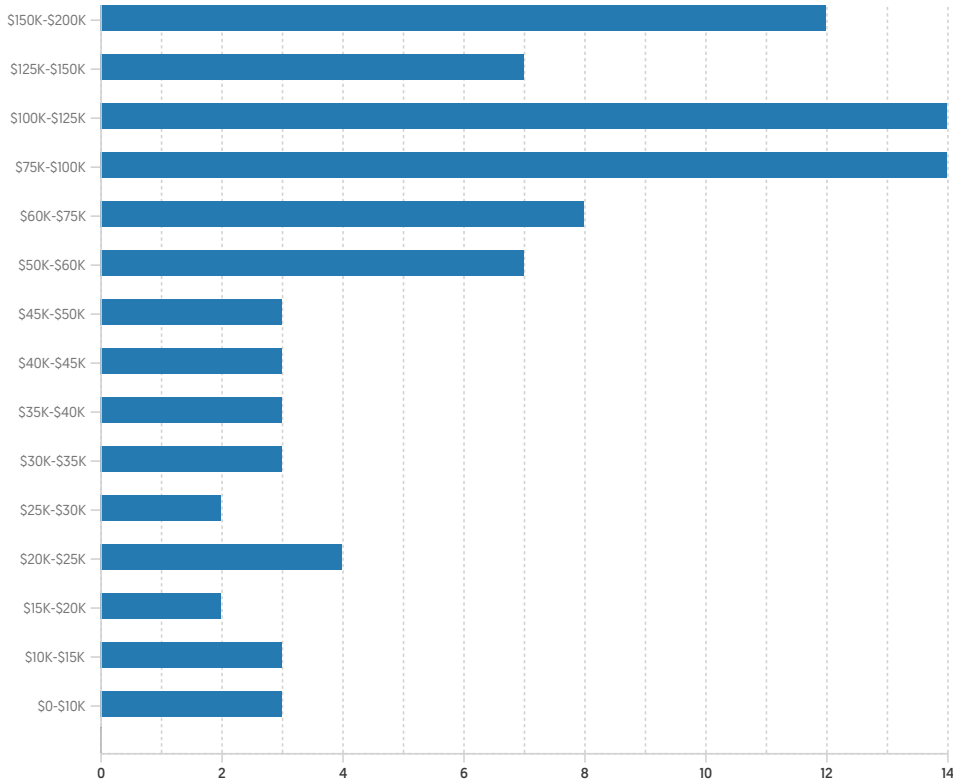
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	82
Mining	
Construction	1,116
Manufacturing	986
Transportation and Communications	1,091
Wholesale Trade	277
Retail Trade	3,145
Finance, Insurance and Real Estate	891
Services	7,026
Public Administration	814
Unclassified	

WORKFORCE



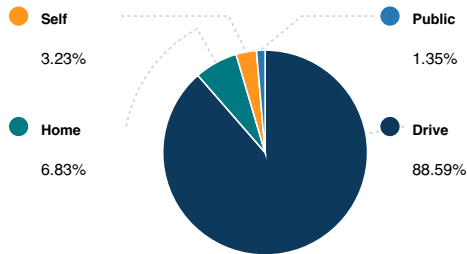
HOUSEHOLD INCOME



Average Household Income **\$92,434**

Average Per Capita Income **\$41,684**

COMMUTE METHOD



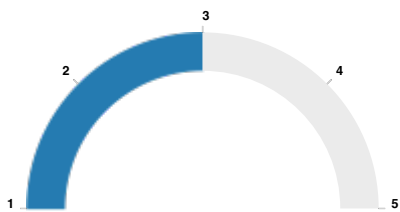
Median Travel Time **29 min**

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	332
Some High School	1,753
High School Graduate	8,676
Some College	4,562
Associate Degree	2,198
Bachelor's Degree	6,580
Graduate Degree	1,990

(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)
Drum Point Road Elementary School	0.72	K-5th	466	13	5/10
Emma Havens Young Elementary School	0.77	K-5th	756	12	2/10
Osbornville Elementary School	0.81	K-5th	432	11	2/10

Community Rating (2)

Drum Point Road Elementary School	
Emma Havens Young Elementary School	2
Osbornville Elementary School	

(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
Vittoria, Inc	2700 Hooper Ave	(732) 920-1550	0.05	Caterers
Joe's Bagel & Grill Brick	950 Cedar Bridge Ave	(732) 202-7177	0.17	Bagels
Cc Commercial Holdings LLC	960 Cedar Bridge Ave # 3	(732) 920-5656	0.2	Ice Cream Stands Or Dairy Bars
Silver Scoop Creamery LLC	960 Cedar Bridge Ave	(973) 762-0719	0.2	Ice Cream Stands Or Dairy Bars
Lindy' S Hot Dogs	990 Cedar Bridge Ave	(848) 232-4998	0.24	Hot Dog Stand
Varriale S Pizza	990 Cedar Bridge Ave	(732) 920-1000	0.24	Pizzeria, Independent

Via Veneto Restaurante Inc	2 Kennedy Mall	(732) 477-2618	0.26	Italian Restaurant
Jack & Mike's Brickhouse Bar & Grille Incorporated	979 Cedar Bridge Ave	(732) 279-3743	0.26	Bar (Drinking Places)
Carrabba's Italian Grill, Inc.	990 Cedar Bridge Ave B1	(732) 262-3470	0.29	Italian Restaurant
Joey Ds Pizza	990 Cedar Bridge Ave A5	(732) 206-6195	0.29	Pizza Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Sweet Green Food Market	2746 Hooper Ave	(732) 920-2048	0.12	Grocery Stores
The Sherwin-Williams Company	990 Cedar Bridge Ave A2	(732) 477-6262	0.29	Paint
Sea View Sweets-Ocean Grove LLC	744 Marys Dr	(732) 262-8934	0.31	Candy
Thomas Lightner	491 Stewart Ave	(732) 793-3300	0.32	Fruit And Vegetable Markets
Wawa, Inc.	595 Brick Blvd	(732) 451-0259	0.36	Convenience Stores, Chain
Csd Kitchen And Bath LLC	2791 Hooper Ave Ste 202	(732) 920-8887	0.37	Bathroom Fixtures, Equipment And Supplies
Carsmetics Of Brick	530 Brick Blvd	(732) 788-3560	0.5	Brick
Trader Joe's Company	110 Brick Plz	(732) 477-4781	0.55	Grocery Stores, Chain
Isagenix	539 Duquesne Blvd	(908) 433-7017	0.56	Health And Dietetic Food Stores
House Of Paints Inc	500 Brick Blvd	(732) 920-8504	0.57	Paint