

#5132 ~ Land For Development

**1500 Highway 34
Wall Township, NJ 07753**

Land

**Block: 931
Lot: 18, 22**

Land Size: 3.74 Acres

Tax Information

Land Assessment:	\$ 608,900.
Improvement Assessment:	\$ 0.
Total Assessment:	\$ 608,900.

Taxes:	\$ 12,592.
Tax Year:	2023
Tax Rate:	1.505/\$100
Equalization Ratio:	68.25%
Updated:	04/17/2024

Zoning: OP-2 ~ Office Park Zone District

Remarks: Two Adjacent Parcels of Vacant Land Totaling 3.74 Acres with Over 1,000 Feet of Frontage on Highway 34 Between Megill Road and Belmar Boulevard. High Traffic and High Visibility Location. Prior Application was Approved for a 25,000 Sq. Ft. One-Story Building. Easy Access to Highway 18, 33, 138, Interstate 195 and the Garden State Parkway.

Price: \$ 1,100,000. ~ Sale

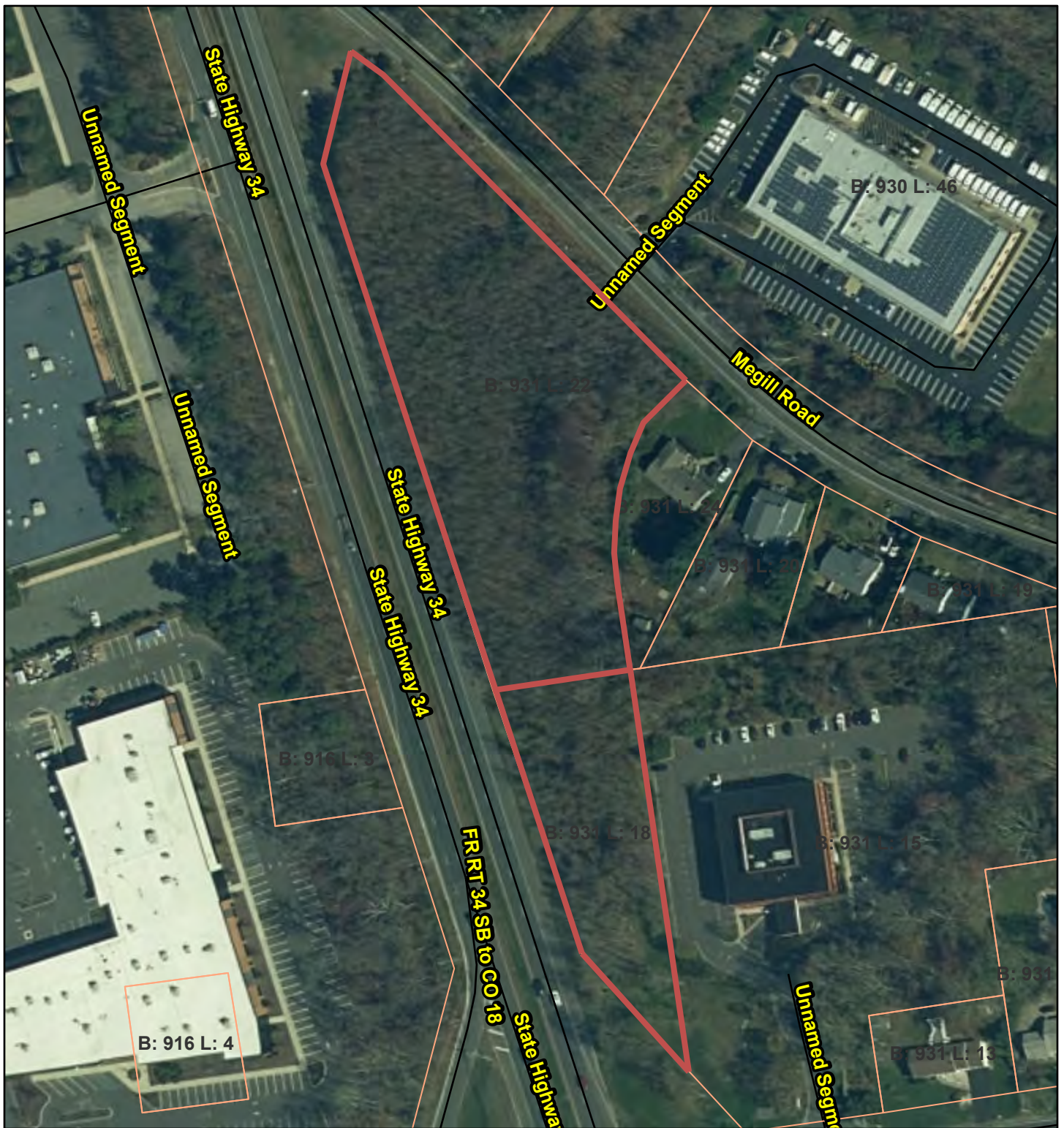
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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

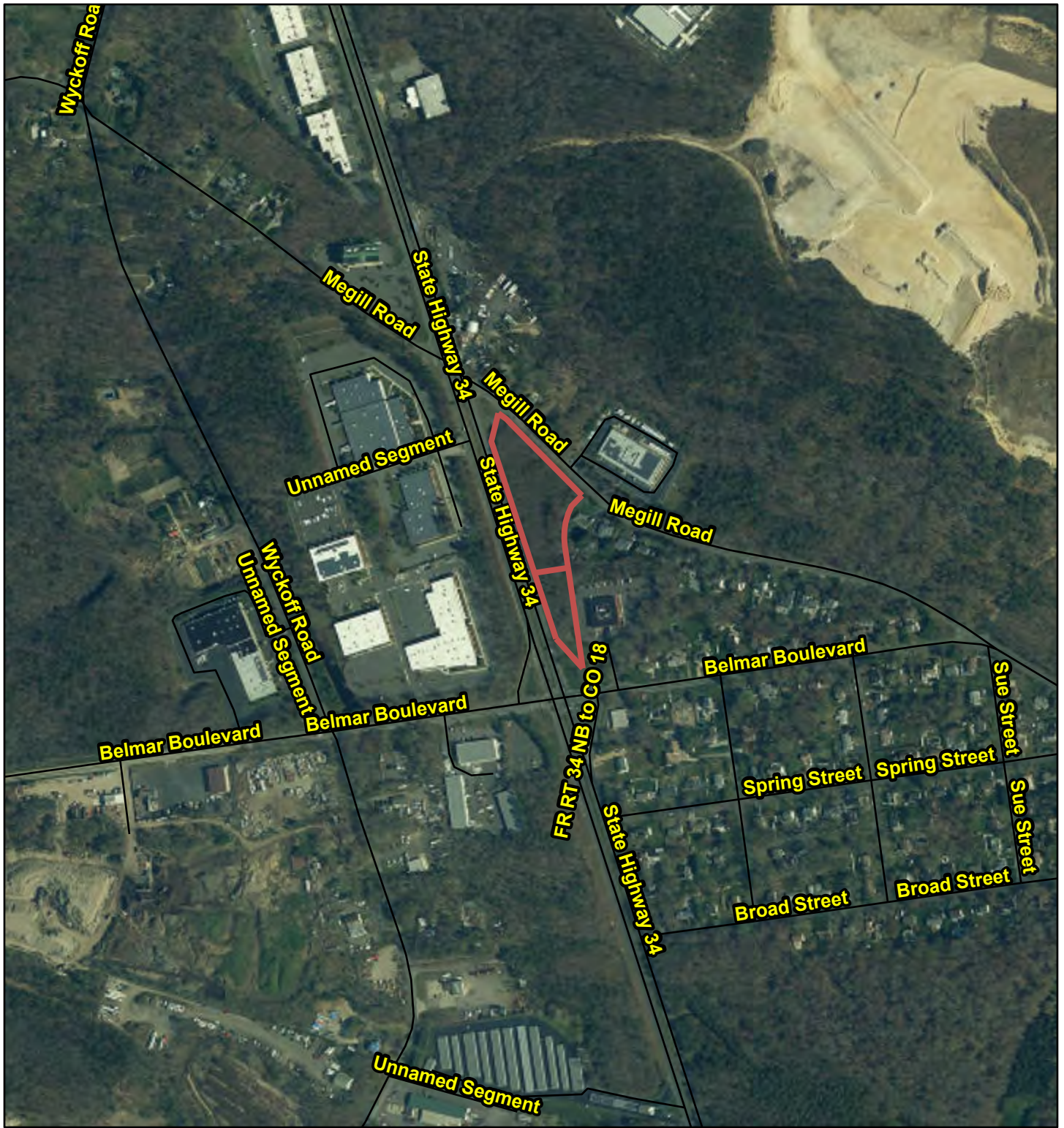




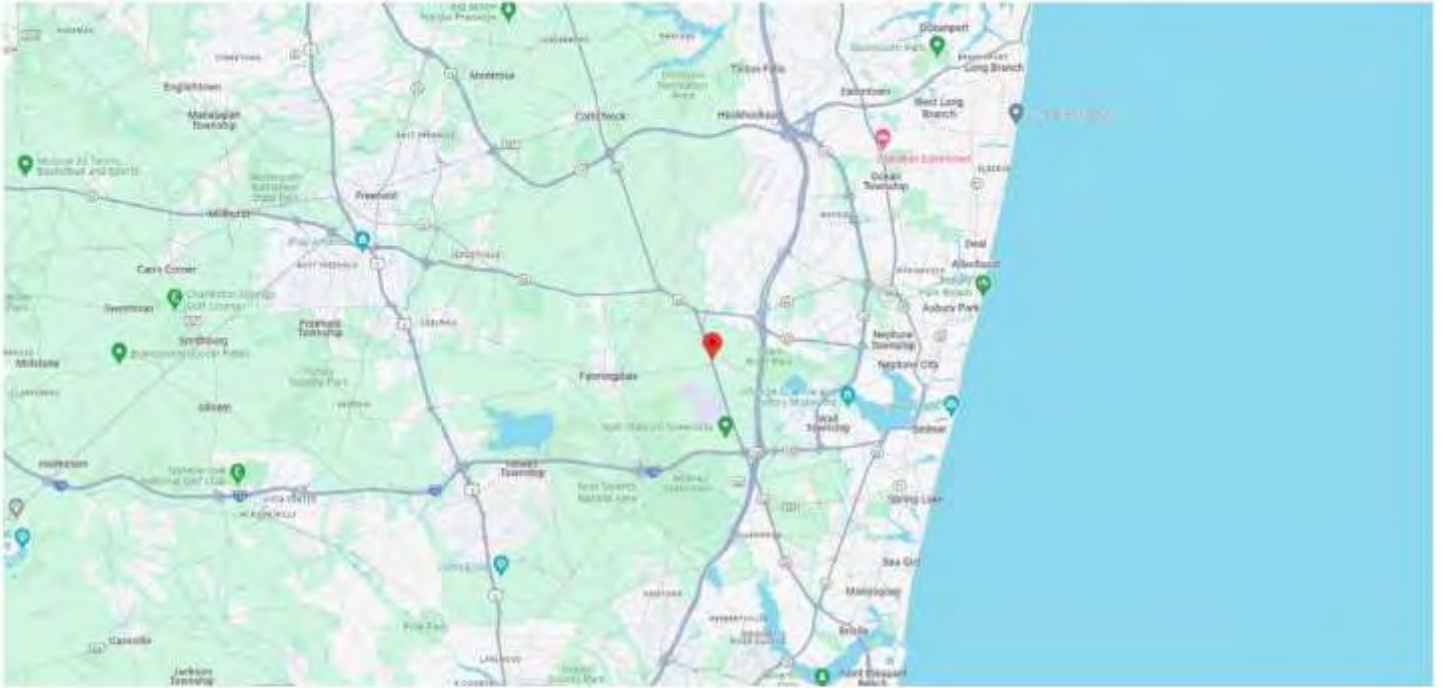


Parcels Data (Block and Lot)

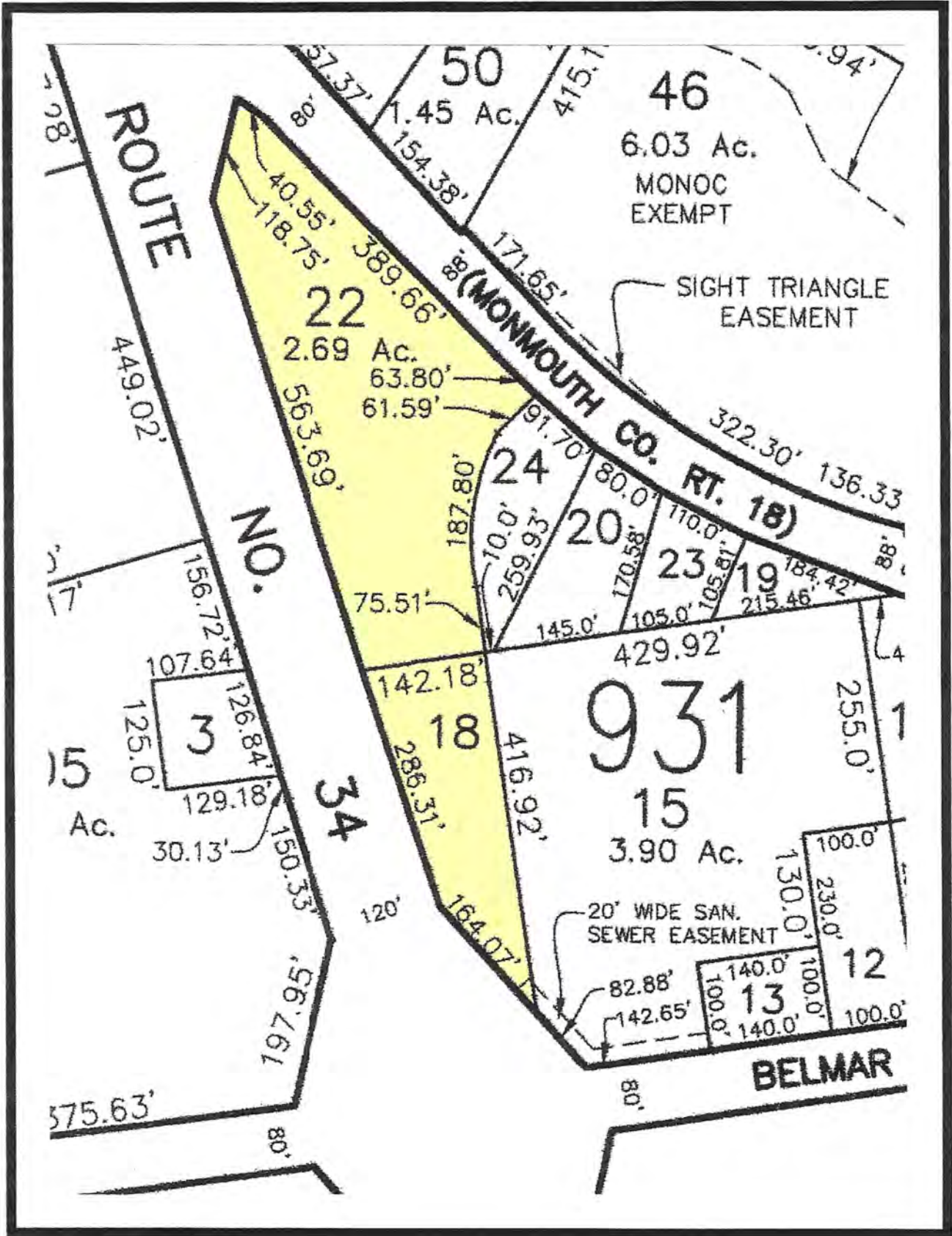
Road Centerlines of NJ



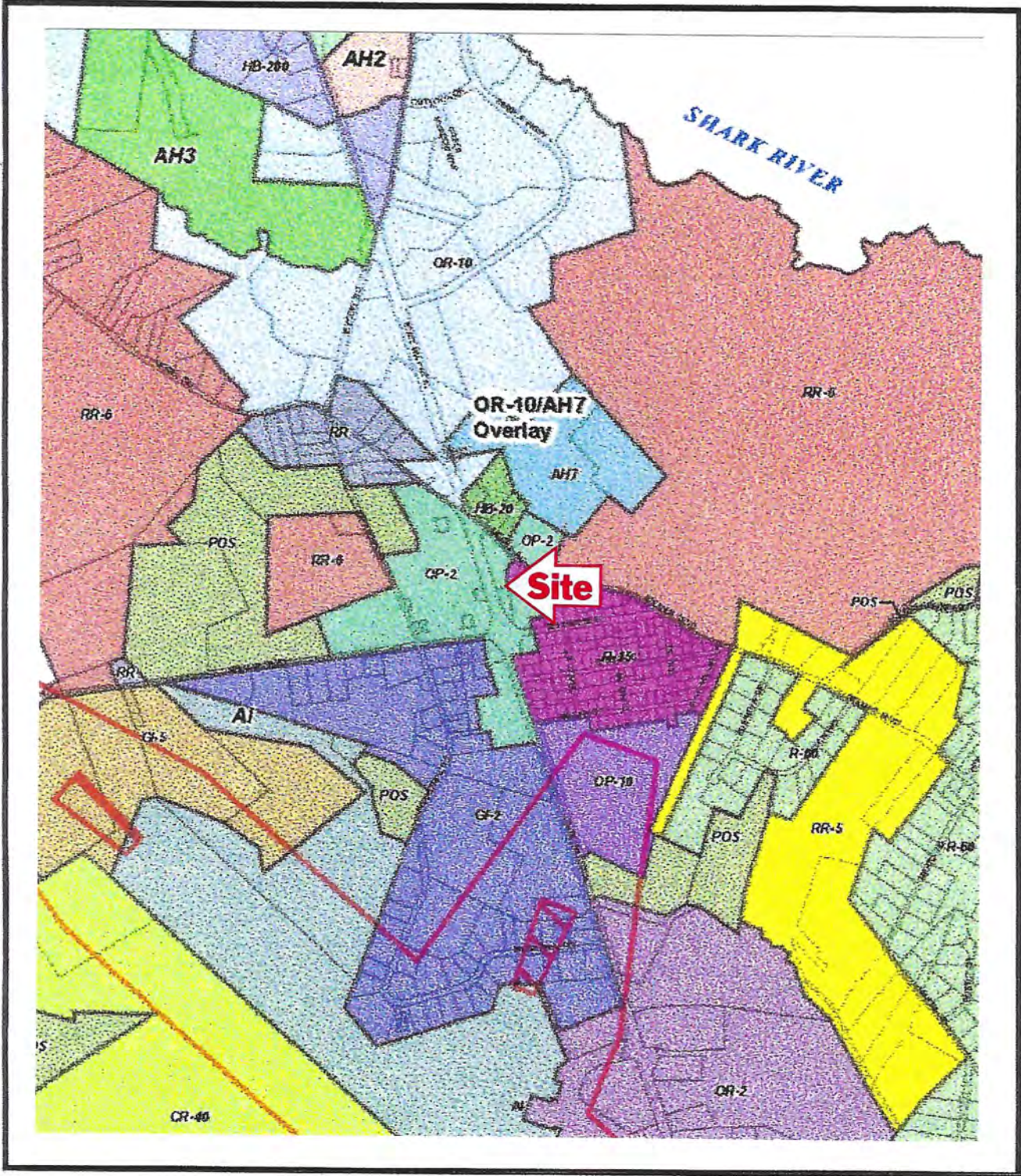
— Road Centerlines of NJ



TAX MAP LOCATION



Zoning Map



LAND USE AND DEVELOPMENT REGULATIONS

140 Attachment 3

Township of Wall

Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
January 2004

[Amended 3-10-2004 by Ord. No. 3-2004; 6-23-2004 by Ord. No. 14-2004; 7-14-2004 by Ord. No. 15-2004; 12-8-2004 by Ord. No. 32-2004; 12-8-2004 by Ord. No. 38-2004; 3-9-2005 by Ord. No. 9-2005; 4-13-2005 by Ord. No. 12-2005; 6-8-2005 by Ord. No. 18-2005; 4-12-2006 by Ord. No. 9-2006; 7-18-2007 by Ord. No. 19-2007; 4-8-2009 by Ord. No. 5-2009; 4-8-2009 by Ord. No. 6-2009; 4-8-2009 by Ord. No. 7-2009; 7-14-2010 by Ord. No. 9-2010; 2-9-2011 by Ord. No. 5-2011; 3-9-2011 by Ord. No. 8-2011; 7-13-2011 by Ord. No. 18-2011; 9-14-2011 by Ord. No. 22-2011; 4-4-2012 by Ord. No. 7-2012; 8-8-2012 by Ord. No. 11-2012; 11-20-2012 by Ord. No. 18-2012; 2-27-2013 by Ord. No. 2-2013; 5-22-2013 by Ord. No. 14-2013; 6-26-2013 by Ord. No. 15-2013; 4-23-2014 by Ord. No. 9-2014; 2-25-2015 by Ord. No. 2-2015; 4-27-2016 by Ord. No. 2-2016; 11-22-2016 by Ord. No. 13-2016; 6-28-2017 by Ord. No. 5-2017; 7-26-2017 by Ord. No. 6-2017; 7-24-2019 by Ord. No. 7-2019; 9-25-2019 by Ord. No. 14-2019; 5-25-2022 by Ord. No. 14-2022]

NAICS Code ³	Use	Highway Business				Office Business		Commercial Recreation		Office Park	Office Research	General Industrial	Airport					
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2	OP-10	OR-2, -5, and -10	GI-2, -5 and -10	AI ²	
	Agriculture, Forestry and Finishing³																	
111	Agriculture - crops		P	P	P	P		P			P	P	P	P	P	P	P	
11211	Beef cattle										P	P	P	P	P	P	P	
1124	Sheep and goats										P	P	P	P	P	P	P	
11212	Dairy farms										P	P	P	P	P	P	P	
11299	General livestock		P	P	P	P					P	P	P	P	P	P	P	
11293	Fur-bearing animals		P	P	P	P					P	P	P	P	P	P	P	
11292	Horses and other equines		P	P	P	P					P	P	P	P	P	P	P	
113	Forestry										P	P	P	P	P	P	P	
115112	Crop planting cultivating		P	P	P	P					P	P	P	P	P	P	P	
115113	Crop harvesting		P	P	P	P					P	P	P	P	P	P	P	
	Utilities																	
22112	Electric utilities														P	P	P	
221210	Gas utilities														P	P	P	
22131	Water supply - irrigation														P	P	P	
4	Solar energy systems													P	P (OR-5 and OR-10 only)	P (GI-5 and GI-10 only)	P	
	Construction																	

WALL CODE

233	Building construction - general contractors and operative builders																						P	P
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**Township of Wall
Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
January 2004**

NAICS Code ²	Use	Highway Business						Office Business			Commercial Recreation		Office Park	Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport					
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40					OP-2	OP-10			
234 (except 234990)	Heavy construction other than building construction - contractors																				
234990	All other heavy construction (limited to marine and tennis court repair)																		P		
235	Special trade contractors		C	C															P		
23511	Special trade contractors; plumbing, heating, air-conditioning and solar system contractors		C ¹¹	C ¹¹									C ⁸		C ⁸ (OR-2 only)				P		
															C ⁷ (OR-5 only)						
	Manufacturing																				
3118	Bakery products																			P	
3113	Sugar and confectionery products																			P	
315	Apparel and other cloth fabrics																			P	
321	Lumber and wood products, except furniture																			P	
323	Printing																			P	
324191	Petroleum, oil, grease products																			P	
32562	Toilet preparation manufacturing																			P	
326299	Other rubber product manufacturing																			P	
327	Stone, clay, glass and concrete																				
337	Furniture and fixtures																			P	
333414	Heating equipment, except electric and warm air and plumbing fixtures																			P	
33231	Fabricated structural metal products (except 322313)																				P

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
33272	Screw machine products														P	
332813	Coating, engraving and allied products														P	
333	Machinery manufacturing														P	
334	Computer and electronic product													P	P	
333924	Industrial trucks and equipment															
3344	Electronic equipment and components													P		
3345	Measuring, analyzing and control instruments; photo; medical and optical goods; watches and clocks													P	P	
3353	Electrical equipment and components															
33621	Motor vehicle body and trailer manufacturing (limited to emergency vehicles)													P		
339116	Dental lab												P	P	P	P
33916	Surgical appliance and supplies manufacturing													P		
3399	Miscellaneous manufacturing													P	P	
	Wholesale Trade															
42	Durable goods														P	
42113	Tire distribution														P	
42121	Furniture														P (OR-2 only)	
4214	Professional and commercial equipment														P	P
4216	Electrical goods														P	P
4217	Hardware, heating and plumbing														P	P
4219	Miscellaneous (except 42193)														P	P
42199	Musical instruments, musical supplies and musical recordings wholesale/distribution														P	
4221	Paper and paper products														P	P
4222	Drugs, drug proprietaries and druggists' sundries														P	P
4223	Apparel, piece goods and notions														P	P

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport	
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2				OP-10
512131	Motion-picture theaters (except drive-in)																AI ²
513	Communications (except 513322)		P	P	P	P											
513322	Cellular telecommunications																
522	Depository activities (except 522390 check-cashing facilities)	P	P	P	P	P											P
522390	Check-cashing facilities																P
523	Securities, commodity brokers																
51412	Libraries		C	C	C	C											
524	Insurance carriers	P	P	P	P	P											P
	Real Estate/Rental/Leasing																
53	Real estate	P	P	P	P	P											P
531	Real estate-related offices																P
53113	Mini warehousing and self-storage																C
532	Miscellaneous equipment rental and leasing																P
5321	Auto rental lease w/o drivers				P	P											P
53223	Video tape rental	P	P	P	P	P											
	Security System Services (Except Locksmith)																
561621	Security system services (except locksmith)																P
	Professional/Scientific/Technical Services - Finance																
541	Engineering, accounting, research, etc (except 5417, 56121)		P	P	P	P											P
54111	Legal services	P	P	P	P	P											
541511	Computer program services																P
54194	Veterinary services		P	P	P	P											P
5417	Research, development and testing																P
5611	Office administration services																P
56111	Management services office																P

LAND USE AND DEVELOPMENT REGULATIONS

**Township of Wall
Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
January 2004**

NAICS Code ²	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
56121	Management services facilities															
56151	Travel agencies	P	P	P	P	P	P	P	P			P	P	P	P	P
5418	Business services (except 5617, 5324, 5616)		P	P	P	P	P	P	P							
54192	Photographic studios, portrait	P	P	P	P	P	P	P	P							
55	Holding and other investment offices		P	P	P	P	P	P	P			P	P	P		P
5613	Employment services		P	P	P	P	P	P	P			P	P	P		
56143	Business service centers: document scanning and copying only without printing services		P	P	P	P	P	P	P			P	P	P		
56173	Landscape and horticultural services						P	P	P					P	P	
	Services to															
	Dwellings															
5617	Services to dwellings and other buildings						P	P	P					P		
56174	Carpet cleaners															P
	Educational Services															
61161	Dance studio and school (except dance halls and discos)	P	P	P	P	P	P	P	P							
61111	Elementary and secondary schools		C	C	C	C	C	C	C			P	C	C	C	
61121	Junior college - technical institute		C	C	C	C	C	C	C			C	C	C	C	
6114	Vocational schools		P	P	P	P	P	P	P			P	P	P	P	P
6115	Schools and educational services		P	P	P	P	P	P	P			P	P	P	P	P
61169	All other schools and instruction (indoor instruction only)	P	P	P	P	P	P	P	P			P	P	P	P	
	Health Services															
4	Emergency care facilities		P	P	P	P	P	P	P			P	P	P	P	P
4	Offices, executive or administrative		P	P	P	P	P	P	P			P	P	P	P	P
61162	Sports and recreation instruction															
611620	Sports and recreation instruction									P	P	P	P	P (OR-2 and OR-5 only)		

WALL CODE

Township of Wall
 Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹
 January 2004

NAICS Code ²	Use	Highway Business				Office Business				Commercial Recreation		Office Park		Office Research OR-2, -5, and -10 P (OR-10 only)	General Industrial GI-2, -5 and -10	Airport AI ²
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
611620	Indoor sports and recreation instruction (except camps; riding instruction academies or schools; and competitive or spectator sports, games, contests or events)															
6211	Offices and clinics - doctors of medicine	P	P	P	P	P	P	P	P	P	P	P	P	P		
621111	Offices and clinics - osteopaths	P	P	P	P	P	P	P	P	P	P	P	P	P		
62121	Offices and clinics - dentists	P	P	P	P	P	P	P	P	P	P	P	P	P		
621340	Offices of physical, occupational and speech therapists and audiologists	P	P	P	P	P						P	P			
6213	Offices (not including clinics) of other health practitioners		P	P	P	P	P	P	P	P		P	P	P		
621511	Medical lab						P	P	P			P	P	P		P
62161	Home health care services		P	P	P	P	P	P	P			P	P	P		
621910	Ambulance services											P				
62311	Nursing and personal care facilities					C	C	C					C			
621399	Offices and clinics of other health care	P	P	P	P	P	P	P	P	P	P	P	P	P		
62412	Senior/elder day-care facilities	P	P	P	P	P	P	P	P	P	P	P	P	P		P
6243	Job training and vocational rehabilitation services		P	P	P	P	P	P	P			P	P	P		
62441	Child day-care services	P	P	P	P	P	P	P	P	P	P	P	P	P		P
621492	Kidney dialysis centers											P	P	P		
	Arts/Entertainment/ Recreation Services															
712	Museums and art galleries		P	P	P	P	P	P	P	P	P	P	P			P
711320	Promoters of performing arts															
71211	Museums and art galleries aviation only															
71391	Public golf courses, private golf courses, country club					P						P	P	P		P
71394	Physical fitness facilities	P	P	P	P	P	P	P	P	P	P	P	P	P		P
713940	Ice skating rinks										P	P	P	P		
71395	Bowling centers				P	P	P	P	P	P	P	P	P	P		

LAND USE AND DEVELOPMENT REGULATIONS

Township of Wall Schedule of Permitted and Conditional Uses for Nonresidential Zone Districts¹ January 2004

NAICS Code ²	Use	Highway Business					Office Business			Commercial Recreation		Office Park		Office Research OR-2, -5, and -10	General Industrial GI-2, -5 and -10	Airport
		NB	HB-20	HB-40	HB-80	HB-120	HB-200	OB-20	OB-40	OB-120	CR-10	CR-40	OP-2			
713990	Other amusement and recreation (except billiard/pool/dance hall)										P					AI ²
	Accommodation and Food Services															
7211	Hotels (excluding motels, cabins)				C	C										
721214	Sports and recreational camps										P			C	C	C
7221	Eating places without liquor license, except fast food	P	P	P	P	P	P	P	P	P				P	P	P
72221	Fast-food restaurants only				C	C										
722211	Eating places with liquor license, except fast food	P	P	P	P	P	P	P	P	P				P	P	P
72241	Drinking places with live entertainment			C												C (GI-2 and -10 only)
	Residential															
4	Multifamily residential												C ¹²			
	Other Services															
811	Miscellaneous repair service				C	C	C	C								P
8111	Auto repair shop (except 81121)		C	C	C	C	C									C
81121	Body shops															C
81143	Shoe repair shops and shoeshine parlors	P	P	P	P	P										
81192	Car washes		P	P	P	P	P	P								
812	Laundry cleaning and garment services (except 56174, 812332)	P	P	P	P	P	P	P								P
81211	Beauty shops	P	P	P	P	P	P	P								
812111	Barber shops	P	P	P	P	P	P	P								
81219	Miscellaneous personal services		P	P	P	P	P	P								
8122	Funeral service (excluding crematories)		P	P	P	P	P	P								
812210	Funeral homes and funeral services (excluding crematories)													P		
81222	Cemeteries															
813	Membership organizations (except 8131)		P	P	P	P	P	P	P	P				P	P	P
8131	Religious organizations (6)		C	C	C	C	C	C	C	C						
812332	Industrial laundries															P

NOTES:

WALL CODE

- 1 P = permitted use. C = conditional use. Specific NAICS codes listed for a zone indicate the only permitted use within the applicable NAICS classification.
- 2 Air Hazard Zone supersedes uses in the underlying zones. (See § 140-163.)
- 3 NAICS code refers to the North American Industry Classification System Manual, prepared by the Executive Office of the President, Office of Management and Budget, 1997 Edition.
- 4 Uses not classified by NAICS code.
- 5 Agricultural uses are permitted only on lots larger than five acres, as per § 140-164B.
- 6 Churches and other places of worship must have a minimum lot size of five acres, as per § 140-156.

NOTES:

- 7 Solar system contractors only per § 140-155.
- 8 Except solar system contractors per § 140-155.
- 9 Except NAICS 72241 Drinking places with entertainment.
- 10 Gross floor area of a building or any part thereof is limited to a maximum of 55,000 square feet.
- 11 Conditions of § 140-158 shall apply.
- 12 This use is subject to the conditional use standards shown in Exhibit A of Ordinance No. 14-2022, which is on file in the Township offices.

WALL CODE

**Township of Wall
Schedule of Zone Requirements
January 2004**

Zone	Maximum Gross Density for Major Subdivisions (dwelling units/acres)	Minimum Lot Dimensions				Maximum Lot Coverage		Minimum Yard Depths			Maximum Height	
		Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Minimum Lot Frontage (feet)	Minimum Lot Depth (feet)	All Buildings (percentage)	All Impervious Surfaces (percentage)	Front Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Stories	Feet
Office Business												
OB-120		120,000	250	250	350	20	65	100	30	50	3	40
OB-40		40,000	150	150	200	20	65	100	20	25	2	30
OB-20		20,000	100	100	150	20	65	50	20	25	2	30
Neighborhood Business												
NB		20,000	100	100	100	20	65	50	20	25	1.5	50
Commercial Recreation												
CR-40		40 Ac	1,000	1,000	1,000	15	40	100	100	100	3	35
CR-10		10 Ac	500	500	500	20	55	100	100	100	3	35
Office Research												
OR-10		10 Ac	500	500	500	20	55	150	50	50	3 ⁵	40 ⁵
OR-5		5 Ac	350	350	350	20	60	100	40	40	3 ⁵	40 ⁵
OR-2		2 Ac	200	200	200	20	65	100	25	25	3 ⁵	60 ⁵
Office Park												
OP-10 ⁴		10 Ac	500	500	500	20	50	150	65	75	3	40
OP-2 ⁴		2 Ac	200	200	200	20	60	75	50	75	3	40
General Industrial												
GI-10		10 Ac	500	350	500	25	55	100	50	75	3	40
GI-5		5 Ac	350	300	350	25	65	100	40	50	3	40
GI-2		2 Ac	200	200	200	20	65	75	25	25	3	40
Airport Industrial												
AI ¹		10 Ac	1,600	1,600	1,600	5	15	150	150	150	2	35 ²

NOTES:

- Individual site plans shall comply with GI-2 requirements, except sites fronting Route 34 or Hurley Pond Road shall have a one-hundred-foot front setback.
- Hangers and airport towers may have a height of 50 feet.
- The maximum gross density for townhouses shall be six units per acre.
- See § 140-192.1.
- See § 140-197I.

1500 State Route 34, Wall Township, NJ 07753-6938, Monmouth County

APN: 52-00931-0000-00022 CLIP: 7680799434

POPULATION

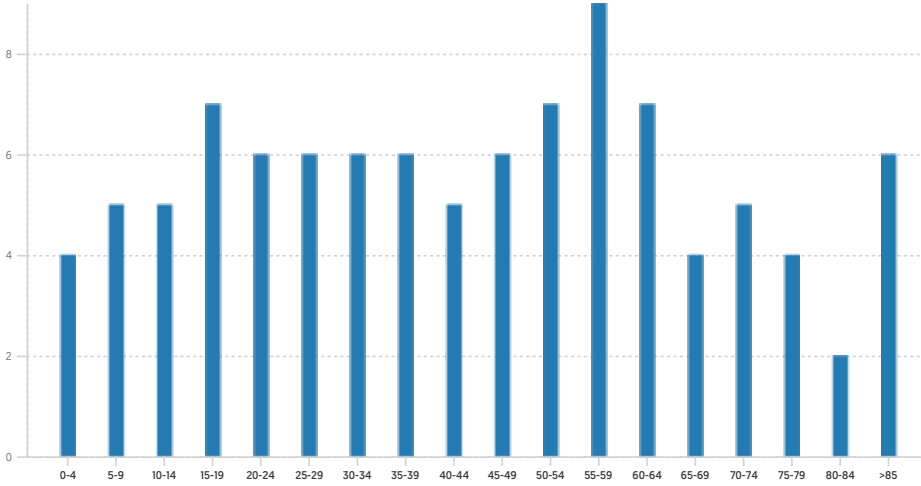
SUMMARY

Estimated Population	37,370
Population Growth (since 2010)	-4.1%
Population Density (ppl / mile)	2,221
Median Age	44.7

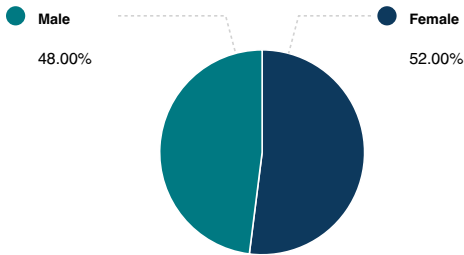
HOUSEHOLD

Number of Households	15,843
Household Size (ppl)	2
Households w/ Children	6,701

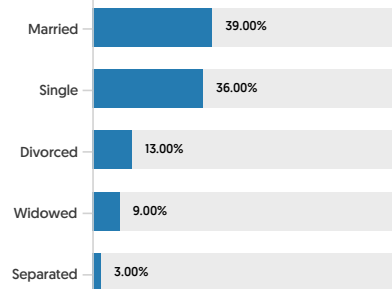
AGE



GENDER



MARITAL STATUS



HOUSING

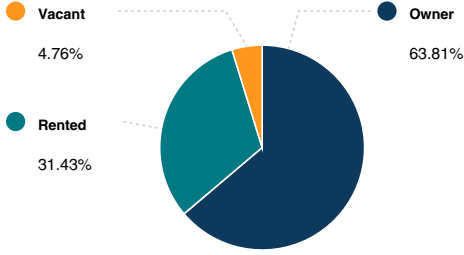
SUMMARY

Median Home Sale Price	\$320,200
Median Year Built	1976

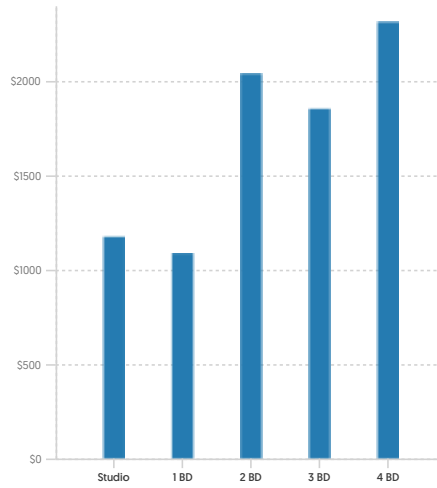
STABILITY

Annual Residential Turnover	9.98%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

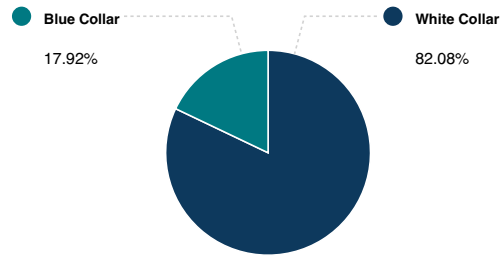


QUALITY OF LIFE

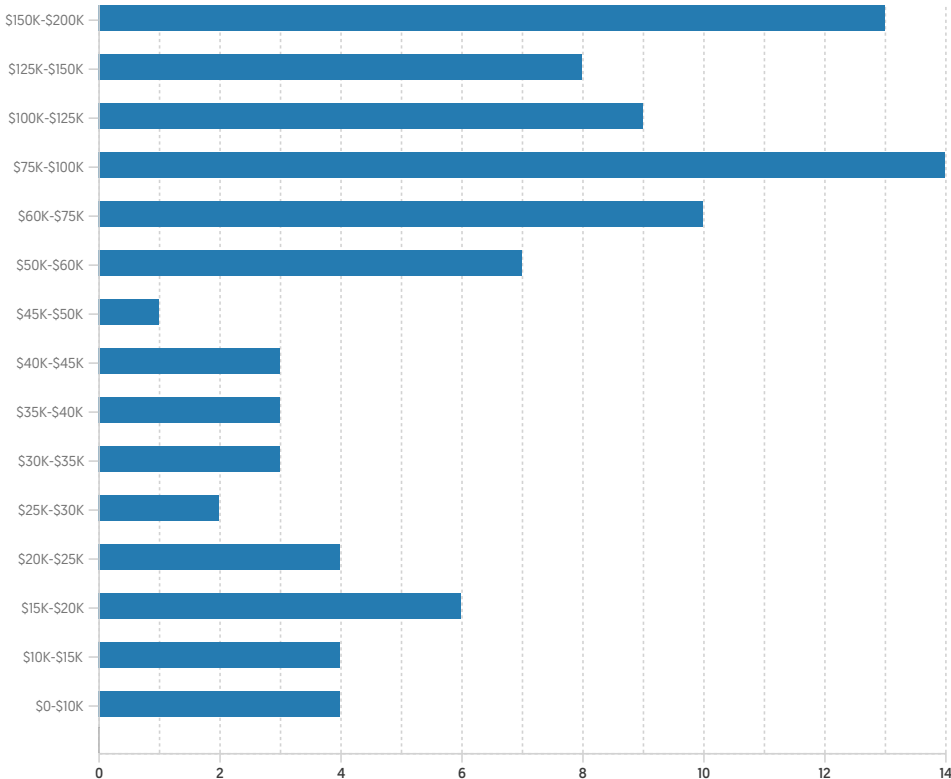
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	9
Mining	
Construction	1,096
Manufacturing	862
Transportation and Communications	1,025
Wholesale Trade	442
Retail Trade	2,115
Finance, Insurance and Real Estate	1,268
Services	7,941
Public Administration	1,310
Unclassified	

WORKFORCE



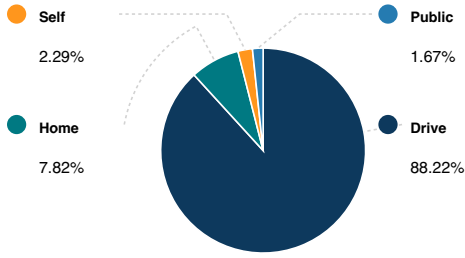
HOUSEHOLD INCOME



Average Household Income **\$81,268**

Average Per Capita Income **\$43,782**

COMMUTE METHOD



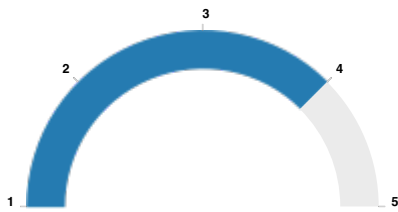
Median Travel Time **25 min**

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	619
Some High School	1,717
High School Graduate	6,814
Some College	6,590
Associate Degree	2,364
Bachelor's Degree	8,959
Graduate Degree	2,960

(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)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Bubbakoo's Burritos	1670 State Route 34 1c	(732) 974-8444	0.28	Mexican Restaurant
Bubbakoos Franchise Systems, LLC	1670 State Route 34 1c	(732) 475-6644	0.28	Fast Food Restaurants And Stands

SHOPPING

	Address	Phone #	Distance	Description
Eastern Fiberglass Company	5005 Belmar Blvd Ste A2	(817) 602-7023	0.2	Glass
Clagnan Stained Glass Studio Inc	5047 Industrial Rd Ste 1	(732) 256-9410	0.8	Glass, Leaded Or Stained
Garden State Tile Distributors, Inc.	5001 Industrial Rd	(732) 938-6663	0.88	Tile, Ceramic
Wawa, Inc.	1310 Highway 34	(732) 938-6870	0.93	Convenience Stores, Chain