



#5214 ~ Commercial Property

**401 Richmond Avenue
Point Pleasant Beach, NJ 08742**

Commercial

**Block: 93
Lot: 11**

**Land Size: 0.342 Acre (112 x 133)
Building Size: 3,378 Sq. Ft.**

Tax Information

**Land Assessment: \$ 752,600.
Improvement Assessment: \$ 147,400.
Total Assessment: \$ 900,000.**

**Taxes: \$ 15,462.
Tax Year: 2024
Tax Rate: 1.240/\$100
Equalization Ratio: 66.14%
Updated: 12/27/2024**

Zoning: GC ~ General Commercial District

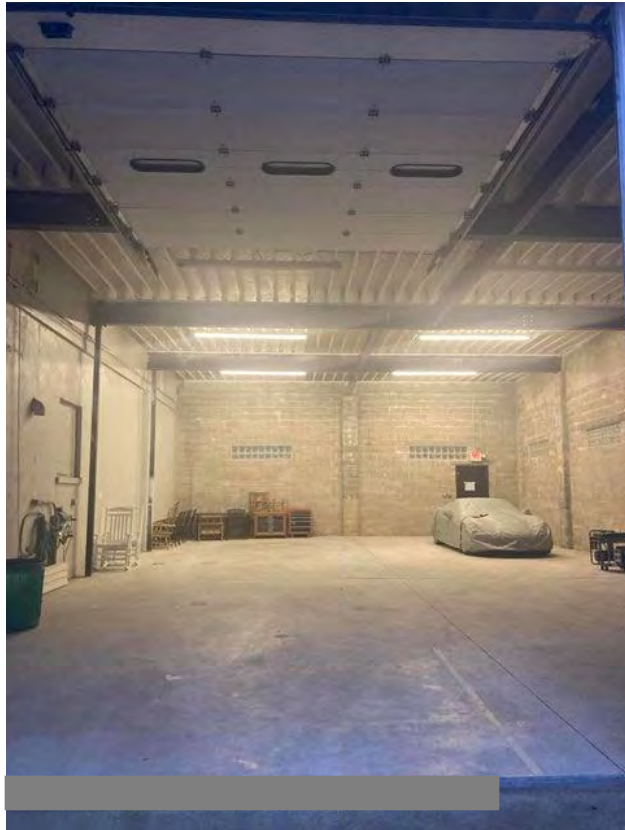
Remarks: 3,378 Sq. Ft. Former Service Station on 0.342 Acre at the Signalized Intersection of Richmond Avenue (Highway 35) and McClean Avenue in Downtown Point Pleasant Beach. Zoned General Commercial Which Allows for Many Retail and Commercial Uses. Great Opportunity to Renovate/Update the Site to Suit Your Own Needs. As-Is Sale. Easy Access to Highway 35 and 70.

Price: \$ 1,300,000. ~ 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 • www.SSRealty.com

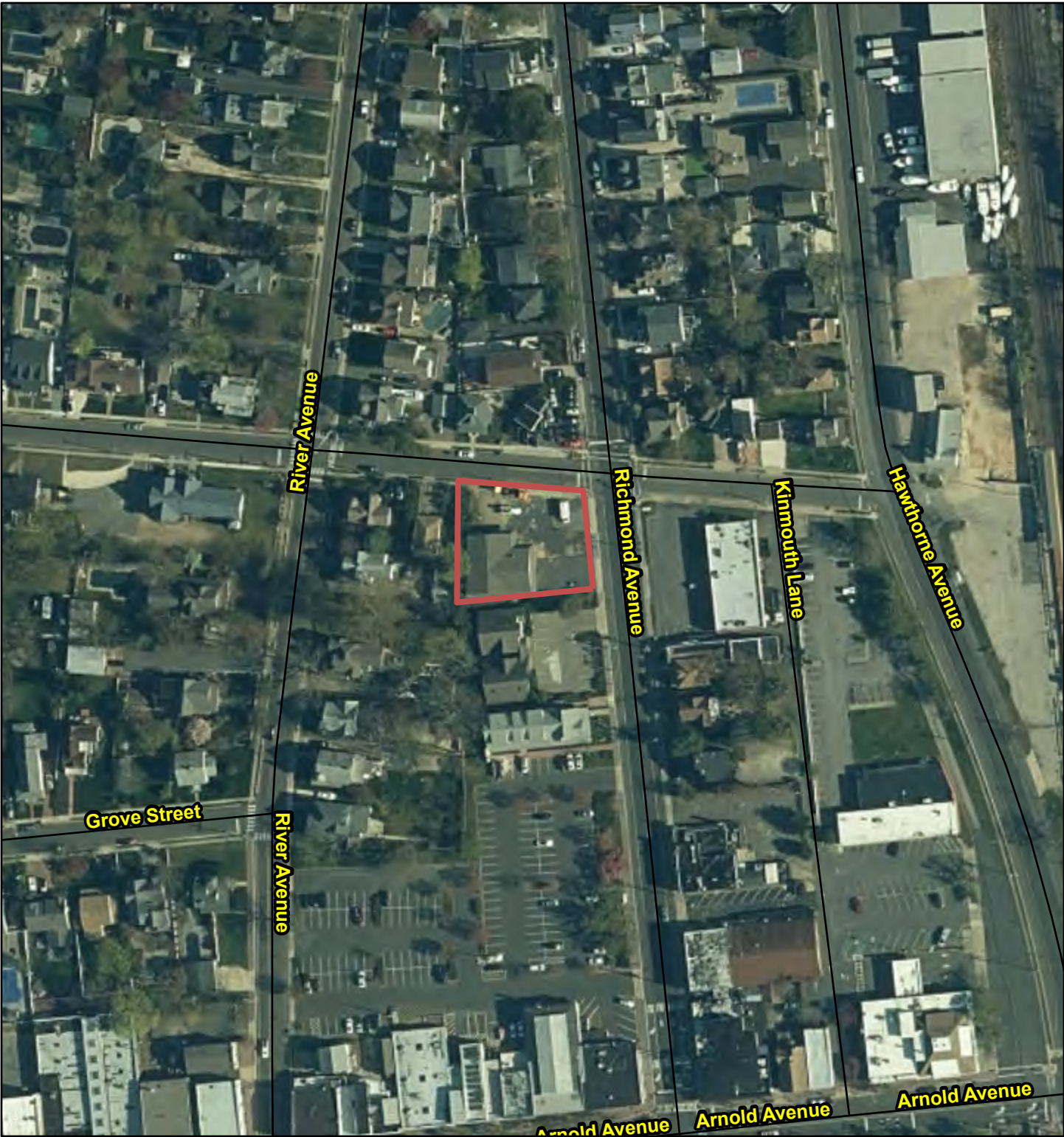




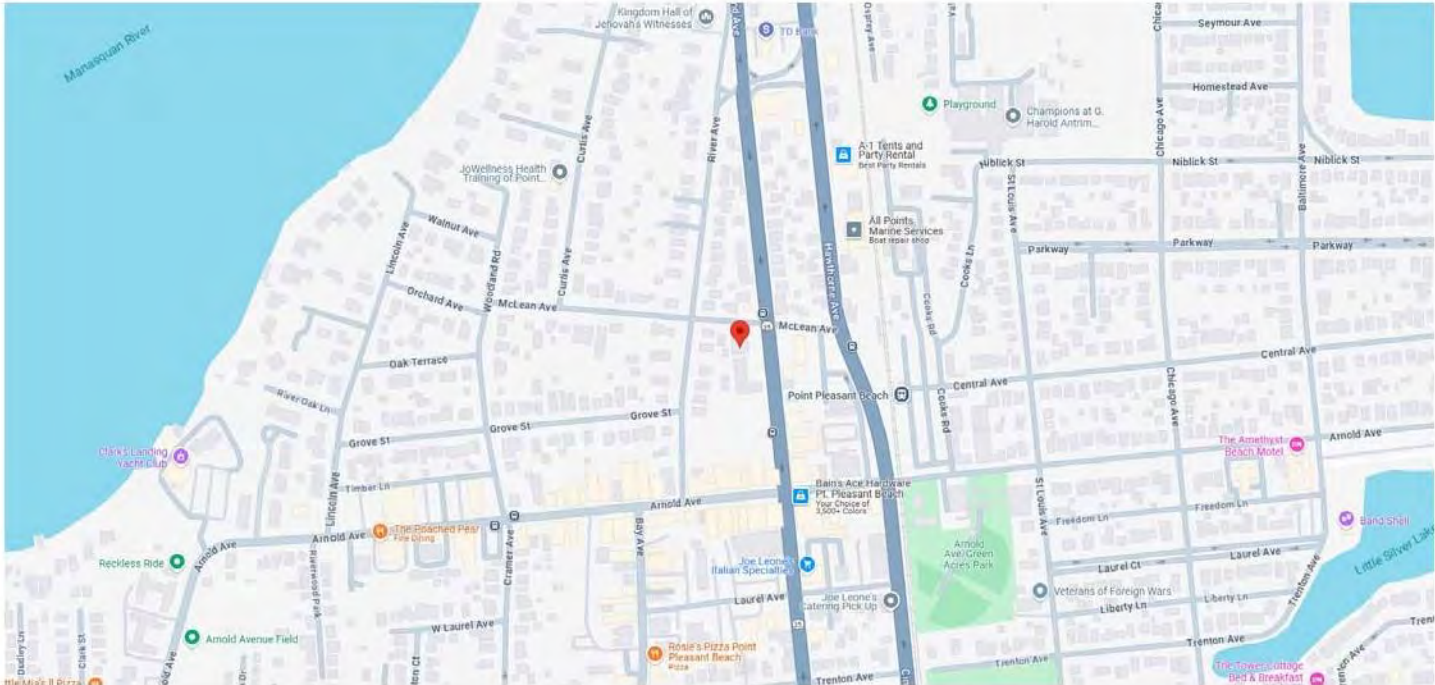
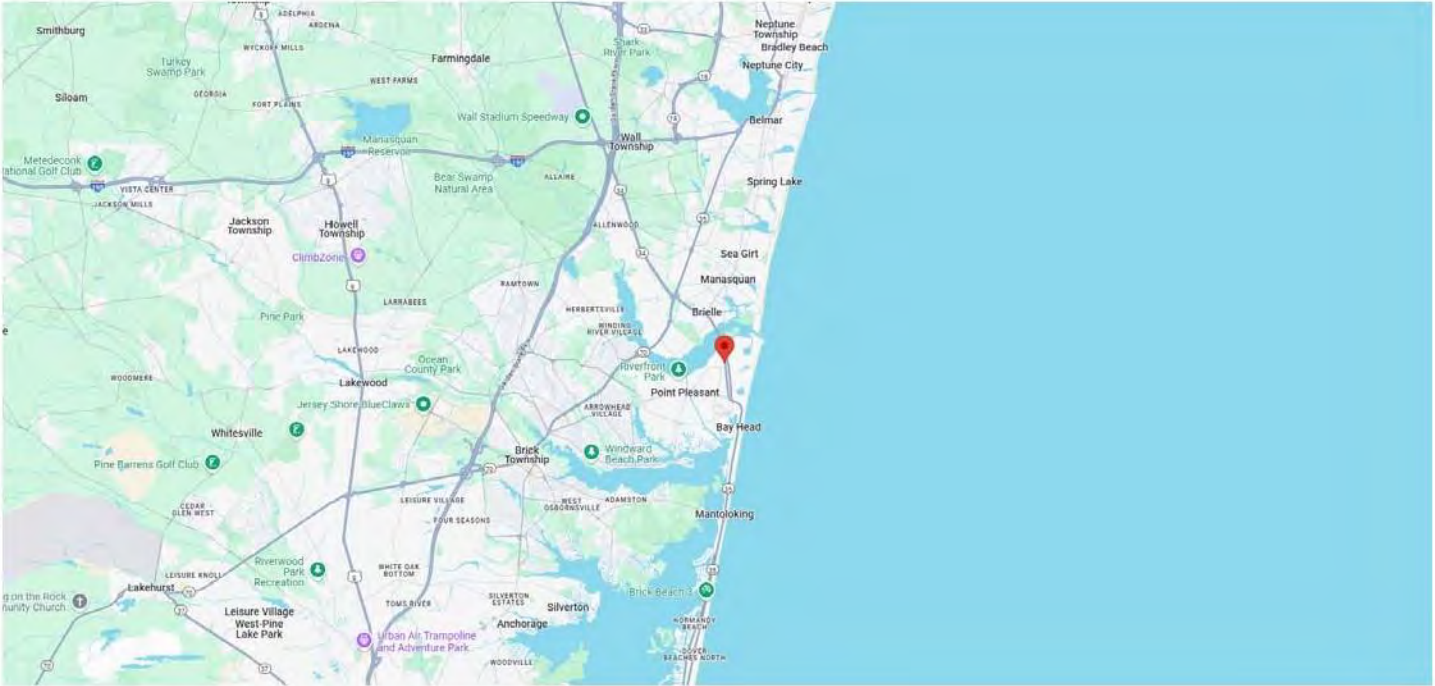


 Parcels Data (Block and Lot)

 Road Centerlines of NJ



— Road Centerlines of NJ

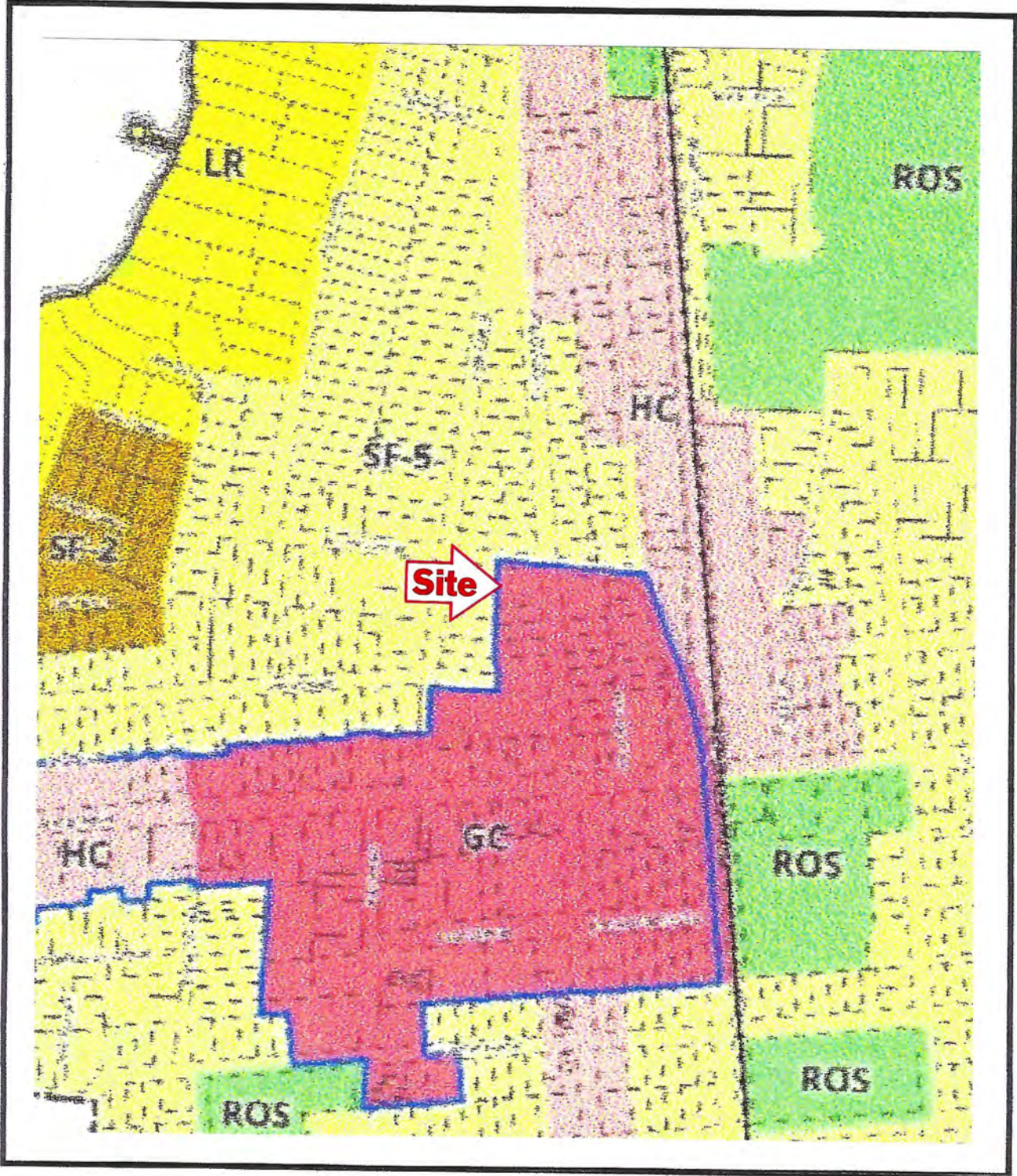


TOPOGRAPHIC MAP



— Road Centerlines of NJ

Zoning Map



§ 19-9.3-2. RR-2 Resort Residential-2.

- a. Principal Permitted Uses on Land and in Buildings:
 - 1. Single-family detached dwellings.
 - 2. Professional offices.
- b. Accessory Uses Permitted: Same as for RR-1 zone.
- c. Conditional Uses.
 - 1. Hotels and motels (subject to Subsection **19-12.3b**).
 - 2. Restaurants (in hotels and motels only—subject to Subsection **19-12.3**).
 - 3. Bed-and-breakfast inns (subject to Subsection **19-12.3f**).
- d. Area and Bulk Requirements: See Schedule of Zoning District Regulations.^[1]
 - [1] *Editor's Note: The Schedule of Zoning District Regulations is included as an attachment to this chapter.*

§ 19-9.3-3. RR-3 Resort Residential-3.

- a. Principal Permitted Uses on Land and in Buildings:
 - 1. All principal uses permitted in RR-1 and RR-2 zones.
- b. Accessory Uses Permitted: Same as for RR-1 zone.
- c. Conditional Uses:
 - 1. Hotels and motels (subject to Subsection **19-12.3b**).
 - 2. Restaurants (in hotels and motels only - subject to Subsection **19-12.3b**).
 - 3. Bed-and-breakfast inns (subject to Subsection **19-12.3f**).
- d. Area and Bulk Requirements: See Schedule of Zoning District Regulations.^[1]
 - [1] *Editor's Note: The Schedule of Zoning District Regulations is included as an attachment to this chapter.*

§ 19-9.4. GC General Commercial.

[Ord. 1979-2, § 400; Ord. #1981-17, §§ 9, 12; Ord. #1984-13, § 2; Ord. #1993-26, §§ 11, 12; Ord. #1996-7, § 1; Ord. #2006-24, § 1; Ord. #2008-42, § 1; Ord. #2008-50, § 1; Ord. #2010-43, § 3; Ord. No. 2017-17; Ord. No. 2017-17]

- a. Principal Permitted Uses on the Land and in Buildings:
 - 1. Retail and experiential retail sales of goods.
[Amended 6-1-2021 by Ord. No. 2021-21]
 - 2. Restaurants (excluding drive-ins).
 - 3. Banks.
 - 4. Theaters, music halls, and performance spaces.
[Amended 6-1-2021 by Ord. No. 2021-21]

5. Undertaking and funeral services.
 6. Nursing homes.
 7. Churches.
 8. Public purpose uses.
 9. Business offices, professional offices, including accounting and tax return preparation services, real estate offices, and photographic and art studios, including work space and exhibit space for such photographic and art studios, except that on Arnold Avenue and on Bay Avenue from Arnold Avenue to Trenton Avenue these uses shall only be permitted on the second floor and above.
[Amended 6-1-2021 by Ord. No. 2021-21]
 10. Opticians, where at least 50% of the floor area is dedicated to retail sales of corrective eyewear.
[Amended 6-1-2021 by Ord. No. 2021-21]
 11. Travel agencies.
 12. (Reserved)^[1]
[1] Editor's Note: Former Subsection a12, which listed professional offices, was repealed 6-1-2021 by Ord. No. 2021-21.
 13. On the second floor and above, the following uses shall be permitted, but only above a permitted use: apartments.
[Amended 6-1-2021 by Ord. No. 2021-21]
 14. Music and dance studios.
 15. Retail recreation services are permitted as a principal use with the exception of pool and billiard establishments and coin-operated devices or devices offering prizes
[Added 6-1-2021 by Ord. No. 2021-21]
 16. Microbreweries, craft distilleries, and winery tasting and sales establishments in accordance with applicable state regulations.
[Added 6-1-2021 by Ord. No. 2021-21]
- b. Accessory Uses Permitted.
1. Off-street parking (see Subsection **19-11.7**).
 2. Fences and walls (see Subsection **19-11.4**).
 3. Garages to house delivery trucks or other commercial vehicles.
 4. Temporary construction trailers and sign(s) in accordance with Chapter **17** may be permitted for the period of construction beginning with the issuance of a construction permit, until the completion of the building or for a period of six months whichever is less, provided that the trailer and sign are on the site where construction is taking place. Said six month temporary permit may be extended by the Borough's Zoning Officer upon application and not for a period to exceed six additional months for a total of one year. The Zoning Officer shall consider the magnitude of the construction project, the current and past progress of construction of said project, any extenuating circumstances including but not limited to weather, strikes, labor lockouts and similar disruptions beyond the control of the applicant. Any determination for extension shall be made in writing setting forth the reasons therefor and be kept on file with the Zoning Officer with a copy being delivered to the Borough Clerk.
[Amended 2-16-2021 by Ord. No. 2021-02; 6-15-2021 by Ord. No. 2021-29]
 5. Public swimming pools designed to be used collectively by persons for swimming and bathing purposes as part of any hotel, motel, garden apartment or townhouse development.

- c. Conditional Uses. Bed-and-breakfast inns (subject to Subsection **19-12.3f**).
- d. Area and Bulk Requirements: See Schedule of Zoning District Regulations.^[2]
 - [2] *Editor's Note: The Schedule of Zoning District Regulations is included as an attachment to this chapter.*
- e. Special Provisions.
 - 1. Notwithstanding the above, in order to encourage an end product which provides parking, access and architectural continuity even where development occurs piecemeal and with diverse ownership, buildings may be attached and may be built to the interior side line(s) in order to be attached. Attached buildings may include two walls which must be keyed to each other. Where buildings are built to both side lot lines, the site plan shall be accompanied by appropriate legal material and plans showing properly located loading spaces and trash receptacles with permitted access across adjacent properties. If structures are not attached, the side yard(s) shall be five feet.
 - 2. The front yard shall be determined on the basis of the average front yard depth within the block.
- f. General Requirements.
 - 1. One building may contain more than one use provided that the total building coverage of the combined uses does not exceed the maximum building coverage specified for the district.

§ 19-9.5. Highway Commercial.

[Ord. 1979-2 § 400; Ord. #1980-7; Ord. #1981-17, §§ 5, 8, 9, 12; Ord. #1984-13, § 2; Ord. #1993-26, §§ 13, 14; Ord. #2006-01, §§ 2—4; Ord. #2006-42, § 1; Ord. #2013-30; Ord. No. 2017-17; Ord. No. 2017-31]

- a. Principal Permitted Uses on the Land and in Buildings.
 - 1. Retail recreation services are permitted as a principal use with the exception of pool and billiard establishments and coin-operated devices or devices offering prizes.
[Added 6-1-2021 by Ord. No. 2021-21]
 - 2. Retail and experiential retail sales of goods.
[Amended 6-1-2021 by Ord. No. 2021-21]
 - 3. Restaurants, including drive-in and take-out restaurants, bars and taverns. Restaurants are excluded from the Northern Highway Commercial Zone to Arnold Avenue.
 - 4. Department stores.
 - 5. Banks, including drive-in facilities.
 - 6. Offices and office buildings.
 - 7. Automobile sales whose principal use is the sale of new automobiles through franchised dealers. The sale of used automobiles shall be incidental to the principal use of new sales.
 - 8. Building and fuel supply yards.
 - 9. Service stations as conditional uses (see Subsection **19-12.3** for additional standards).
 - 10. Public utility uses as conditional uses (see Subsection **19-12.3** for additional standards).
 - 11. Reserved.
 - 12. Theaters, music halls, and performance spaces.

POINT PLEASANT BEACH CODE

Zone District and Permitted Use	Lot Area (Sq.Ft.)	Lot Frontage (Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)	Front Yard (Ft.)	Accessory Side and Rear (Ft.)	Building Coverage (%) (See Note 2)	Second Floor Habitable Area to Principal Building Area Limitation A	Building Height			
											Impervious Coverage (%)	Feet (See Note 1)	Stories	Accessory (Feet)
Resort Residential-2 – RR-2 Single Family Detached Rooming Houses Professional Office	5,000	50	50	100	5	30	25	5	30		50	35	2	16
	5,000	50	50	100	5	30	25	5	30	85%	50	35	2	16
	10,000	100	100	100	5	30	25	5	30		70	35	2	--
Resort Residential-3 – RR-3 Single Family Detached Real Estate Office Rooming Houses	Same as in RR-2 Zone													
	Same as in RR-1 Zone													
	Same as in RR-1 Zone													
Hotels-Motels (conditional use as per Subsection 19-12.3b) Restaurants in Hotels-Motels only (conditional use as per Subsection 19-12.3b)	30,000	150	150	125	15	30	25	10	30		70	35	2	--
	30,000	150	150	125	15	30	25	10	30		70	35	2	--
General Commercial – GC Highway Commercial – HC	5,000	50	50	100	*5	30	**	5	50		80	35***	2	--
	10,000	100	100	125	10	25	25	5 (side) 10 (rear)	50		70	35***	2	--
Limited Commercial – LC Single Family	10,000	100	100	100	10	30	25	--	50		70	20	1	--
	5,000	50	50	100	5	30	25	5	30	85%	50	35	2	16
Resort Commercial – RC	10,000	100	100	125	10*****	25	*****	20	40		70	35***	2	--
Hotels and Motels (conditional use as per Subsection 19-12.3b)	AS SET FORTH IN SUBSECTION 19-12.3b6													

DEVELOPMENT

Zone District and Permitted Use	Lot Area (Sq.Ft.)	Lot Frontage (Ft.)	Lot Width (Ft.)	Lot Depth (Ft.)	Side Yard (Ft.)	Rear Yard (Ft.)	Front Yard (Ft.)	Accessory Side and Rear (Ft.)	Building Coverage (%) (See Note 2)	Second Floor Habitable Area to Principal Building Area Limitation A	Building Height			
											Impervious *Coverage (%)	Feet (See Note 1)	Stories	Accessory (Feet)
Marine Commercial – MC Hotels and Motels (conditional use as per Subsection 19-12.3b) Marine Service (Dockage, boat hauling, sales, repairs, equipment) Yacht Clubs/Marinas Boat Building Yards Marine Service Stations	10,000	100	100	125	10	25	25	25	40		70	35***	2	--
	40,000	150	150	125	15	30	25	10	30		70	35***	2	--
	15,000	100	100	125	25	25	25	10	40		70	35	2	--

Overlay District

Downtown Historic Overlay District – See §19-18.2, Definitions, Bulk Requirements, Use Regulations. (Ord. No. 2021-01)

* Attached structures on Arnold Avenue and Bay Avenue - 0' side if provided with approved site plan.

** 0' on Arnold and Bay Avenues - All other areas must be setback average on street.

*** 30' maximum on flat roof structures.

**** Average front yard within the block (or adjacent block, if there are no existing buildings on the block).

***** Within amusement area, connected buildings - 0' side yard.

A The following are exempt from this limitation:

- i) A structure NOT in the Special Flood Hazard Area (SFHA) as determined by the Federal Emergency Management Agency (FEMA) and as illustrated on the Preliminary Flood Insurance Rate Map (P-FIRM) issued 1/30/2015 or its subsequent revisions.
- ii) Preexisting homes unless the existing home is elevated and expanded at the same time.
- iii) All homes with 2,500 square feet or less of "floor area" (as defined in Subsection 19-7.1 of the Borough Code) excluding, however, in determining whether the "floor area" is 2,500 square feet or less, decks, external stairs, unheated porches, detached garages, garages in any uninhabitable area under the first story, all other floor area in any uninhabitable area under the first story, and uninhabitable areas in any attic.

Note 1: For structures within the special flood hazard area where the zone normally allows building height of 35 feet, the allowable height when measured from BFE shall be 32.5 feet or 35 feet from curb grade whichever is less restrictive. For flat roofed structures where the zone normally allows building height of 30 feet, the allowable height when measured from the BFE shall be 27.5 feet or 30 feet from curb grade whichever is less restrictive. For structures within a V-Zone as defined by FEMA, the allowable height when measured from BFE shall be 35 feet or 30 feet for flat roofed structures.

Note 2: For structures within the special flood hazard area up to 1% increase in building coverage is permitted for decks and for stairs to access the building. Decks and stairs must be uncovered and open to permeable surfaces below.

401 Richmond Ave, Point Pleasant Beach, NJ 08742-2550, Ocean County

APN: 26-00093-0000-00011 CLIP: 3457992317

POPULATION

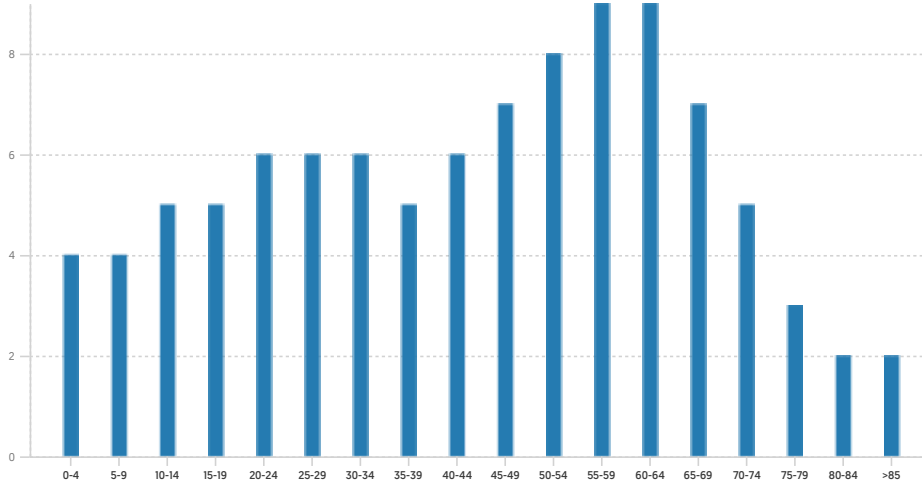
SUMMARY

Estimated Population	24,902
Population Growth (since 2010)	-0.4%
Population Density (ppl / mile)	3,363
Median Age	46.7

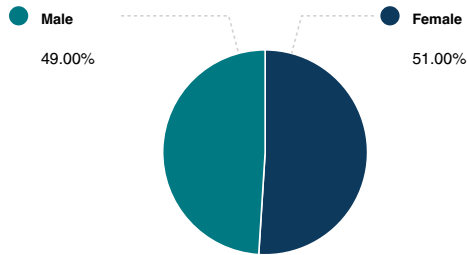
HOUSEHOLD

Number of Households	10,376
Household Size (ppl)	2
Households w/ Children	4,296

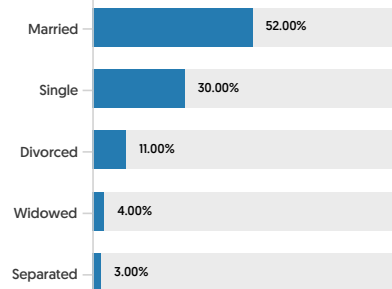
AGE



GENDER



MARITAL STATUS



HOUSING

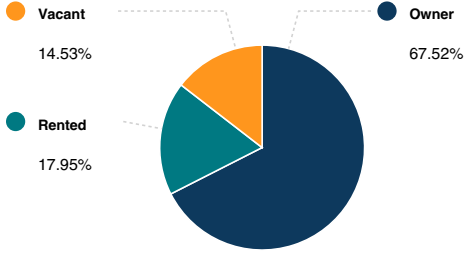
SUMMARY

Median Home Sale Price	\$441,300
Median Year Built	1964

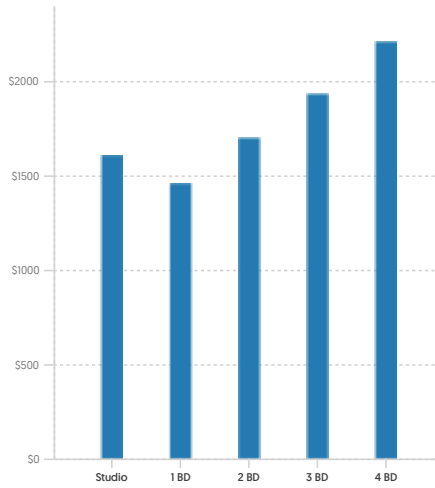
STABILITY

Annual Residential Turnover	13.8%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

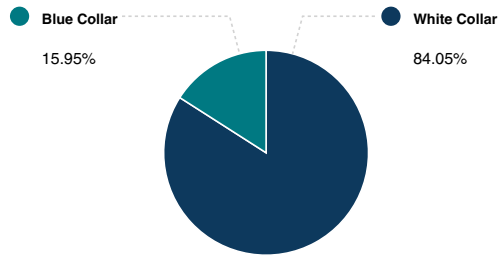


QUALITY OF LIFE

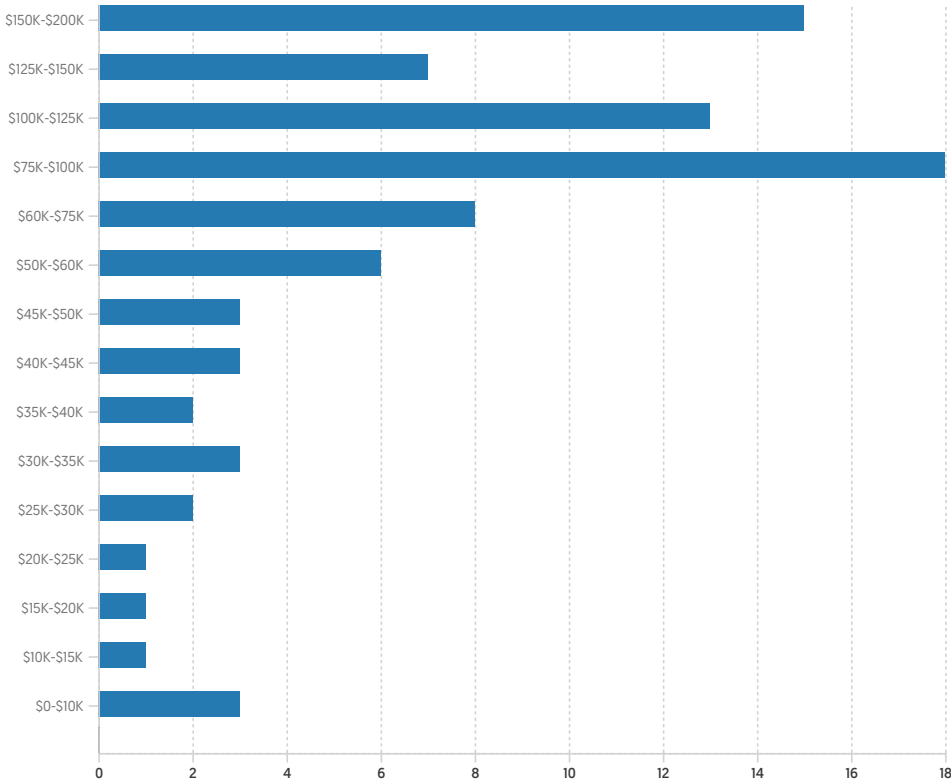
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	70
Mining	
Construction	1,609
Manufacturing	599
Transportation and Communications	649
Wholesale Trade	226
Retail Trade	1,486
Finance, Insurance and Real Estate	1,067
Services	6,011
Public Administration	707
Unclassified	

WORKFORCE



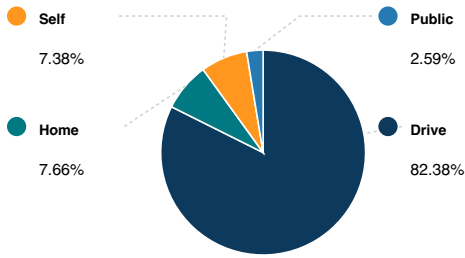
HOUSEHOLD INCOME



Average Household Income **\$103,079**

Average Per Capita Income **\$57,423**

COMMUTE METHOD



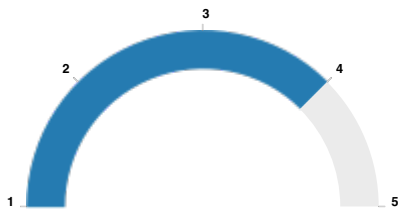
Median Travel Time **32 min**

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	199
Some High School	922
High School Graduate	4,458
Some College	3,111
Associate Degree	1,255
Bachelor's Degree	7,482
Graduate Degree	2,866

(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)
G. Harold Antrim Elementary School	0.25	Pre-K-8th	315	8	7/10
Ocean Road Elementary School	0.98	Pre-K-5th	471	11	5/10

Community Rating (2)

G. Harold Antrim Elementary School	
Ocean Road Elementary School	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
G. Harold Antrim Elementary School	0.25	Pre-K-8th	315	8	7/10
Point Pleasant Beach High School	0.33	9th-12th	358	9	7/10

Community Rating (2)

G. Harold Antrim Elementary School	
Point Pleasant Beach High School	1

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
St Peter School	0.39	Pre-K-8th	141		

(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.

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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
A Bagel A Day, LLC	400 Richmond Ave	(732) 899-0750	0.04	Bagels
414 Richmond Inc	414 Richmond Ave	(732) 892-6000	0.07	Grills (Eating Places)
Amendment 21	521 Arnold Ave	(732) 295-9619	0.1	Eating Places
Europa South Restaurant	521 Arnold Ave	(732) 295-1500	0.1	Caterers
Point Lobster Bar & Grill	521 Arnold Ave	(732) 475-7363	0.1	Seafood Restaurants
Kalios Juice Box	627 Arnold Ave	(848) 232-4297	0.12	Snack Bar
Reds Lobster Pot Restaurant	331 River Ave	(440) 788-2004	0.12	Seafood Restaurants
Just Dough It	606 Arnold Ave	(848) 244-1142	0.13	Retail Bakeries
Dino And Jerry Inc	518 Arnold Ave	(732) 899-3900	0.15	Night Clubs
Ferrara's Gourmet Ice & Pastry Cafe	518 Arnold Ave	(732) 899-3900	0.15	Cafe

SHOPPING

	Address	Phone #	Distance	Description
Health Matters	519 Arnold Ave	(732) 899-3353	0.12	Health Foods
Lamichoacana Grocery LLC	503 Richmond Ave	(732) 701-3395	0.13	Grocery Stores
Bain's Point Hardware LLC	528 Arnold Ave	(732) 892-5200	0.15	Hardware Stores
Norkus Enterprises, Inc.	505 Richmond Ave	(732) 899-8485	0.16	Supermarkets, Independent
The Stop & Shop Supermarket Company LLC	505 Richmond Ave	(732) 899-8485	0.16	Supermarkets, Chain
Mileto Polish Italian Gourmet	718 Arnold Ave	(732) 701-1400	0.19	Delicatessen Stores
Jaeger Lumber & Supply Co., Inc.	411 Arnold Ave	(732) 899-9663	0.2	Lumber Products
The River Market	522 Bay Ave	(732) 451-2808	0.2	Grocery Stores
The Arctic Meat Market Limited Liability Company	816 Arnold Ave	(732) 899-6328	0.31	Meat Markets, Including Freezer Provisioners
The Sherwin-Williams Company	904 Richmond Ave	(732) 892-0796	0.4	Paint