

#5217 ~ Highway Office/Retail Building

**1914 Highway 35
Ocean Township, NJ 07755**

Commercial/Office/Retail

**Block: 34
Lot: 22**

**Land Size: 0.1565 Acre
Building Size: 6,392 Sq. Ft.**

Tax Information

Land Assessment:	\$ 542,300.
Improvement Assessment:	\$ 672,300.
Total Assessment:	\$ 1,214,600.
Taxes:	\$ 18,097.
Tax Year:	2023
Tax Rate:	1.469/\$100
Equalization Ratio:	91.46%
Updated:	01/07/2025

Zoning: C-2 ~ Highway Commercial Zone

Remarks: 6,392 Sq. Ft. One-Story Freestanding Office/Retail Building on 0.1565 Acre with Frontage on Highway 35. High Visibility and High Traffic Location Near the Corner of Highway 35 and West Park Avenue. Great Location for an Up-and-Coming Quick Service Restaurant. Easy Access to Highway 18, 66 and the Garden State Parkway.

Price: \$ 2,999,000. ~ 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**





Office of Senator Copal

Varbeco Wealth Management

TD Bank

Genesis Laboratory

FedEx OnSite

Party Fair

McDonald's

Family First Primary Physicians
1914 NJ-35

Rte 35

35

35

Oakhurst Pharmacy

Wonderland Smoke Shop Oakhurst


Eastern Empire

Carol Ave

Google Earth

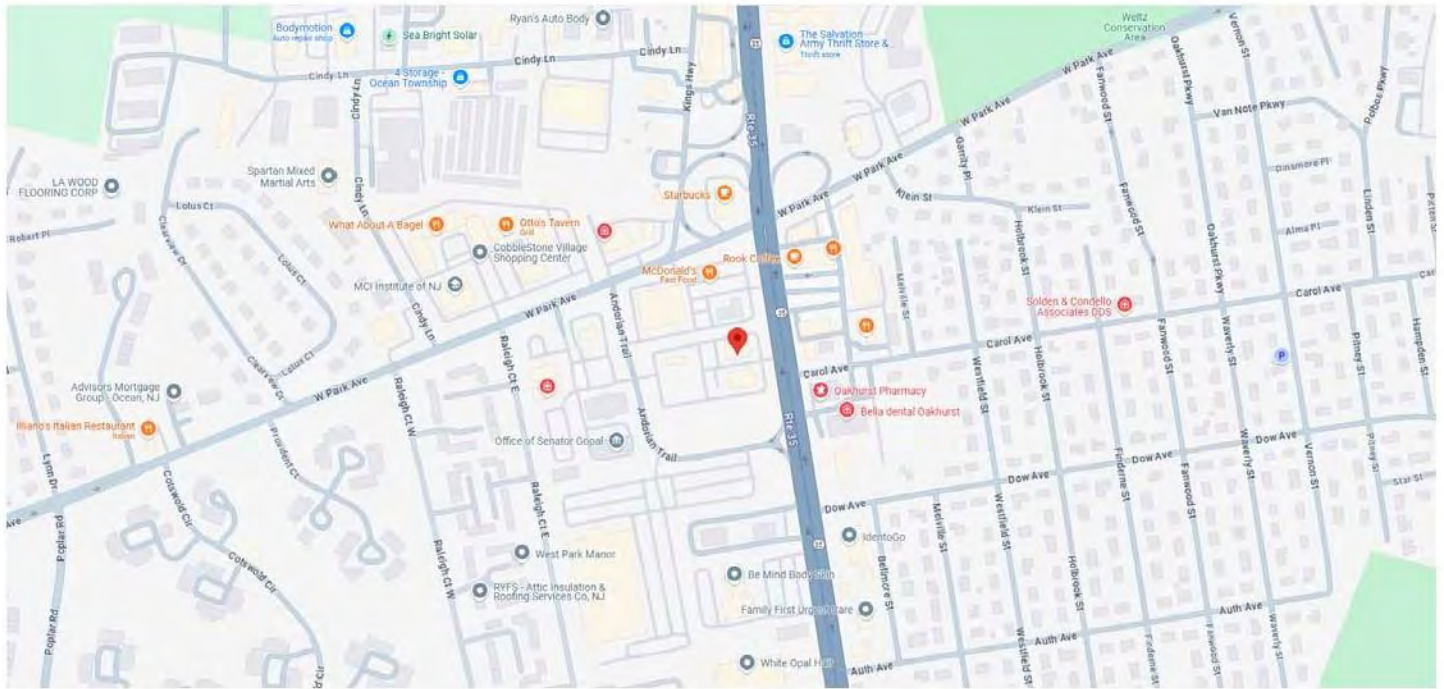
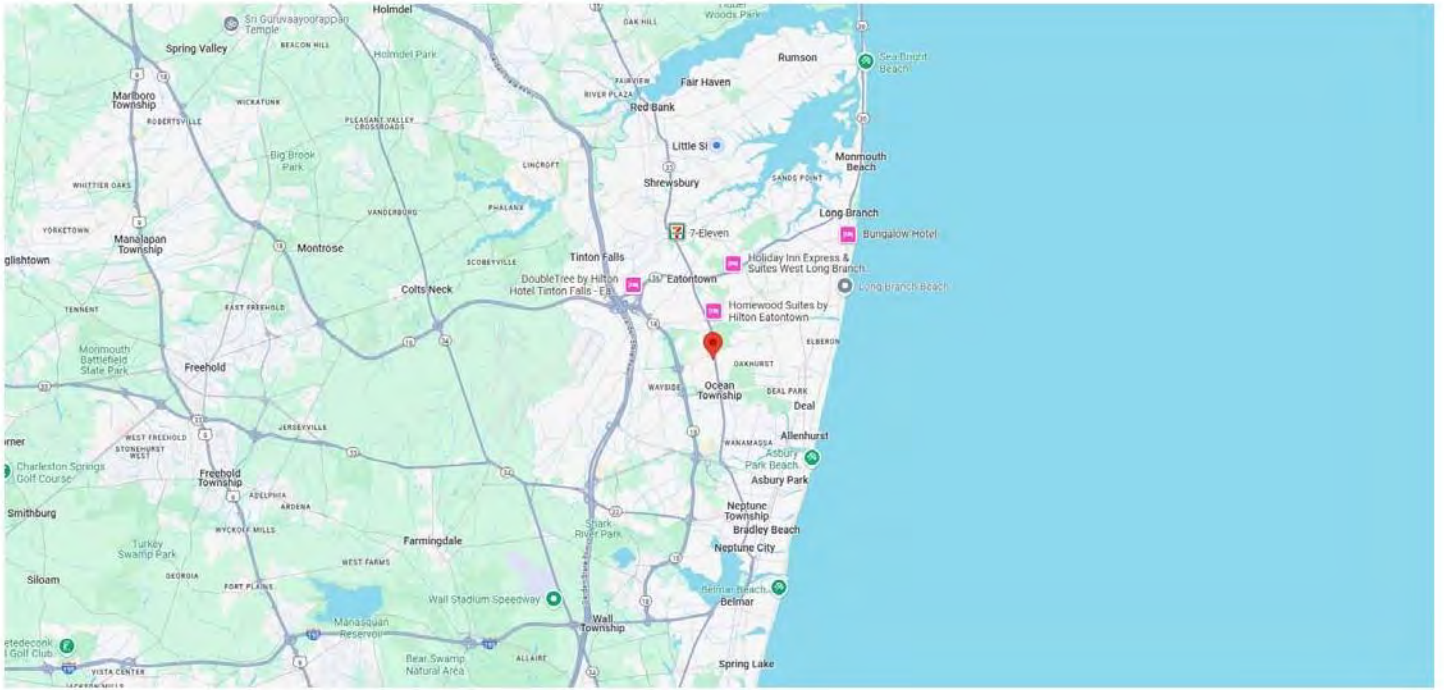


L: 22

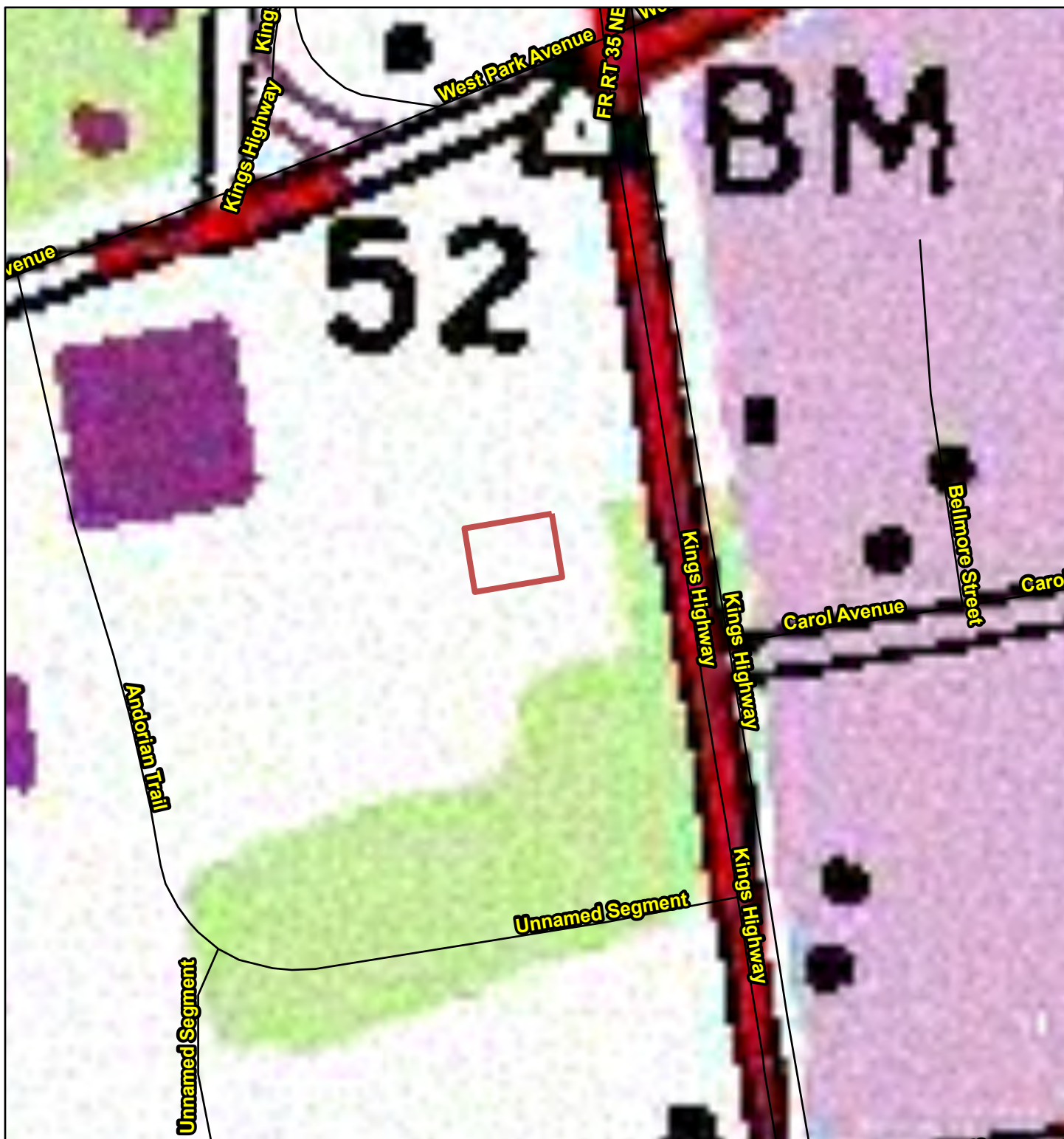
 Parcels Data (Block and Lot)



— Road Centerlines of NJ

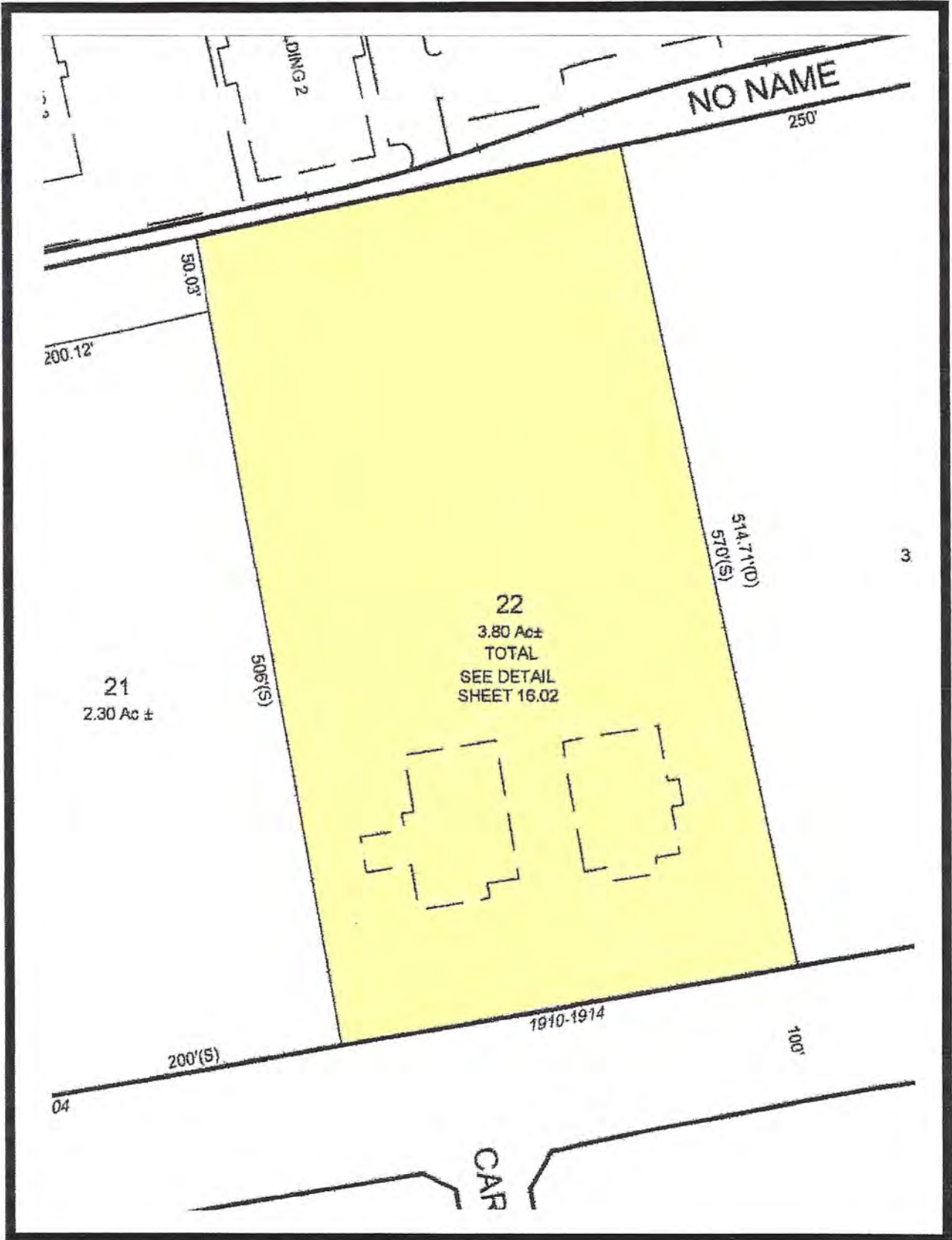


TOPOGRAPHIC MAP

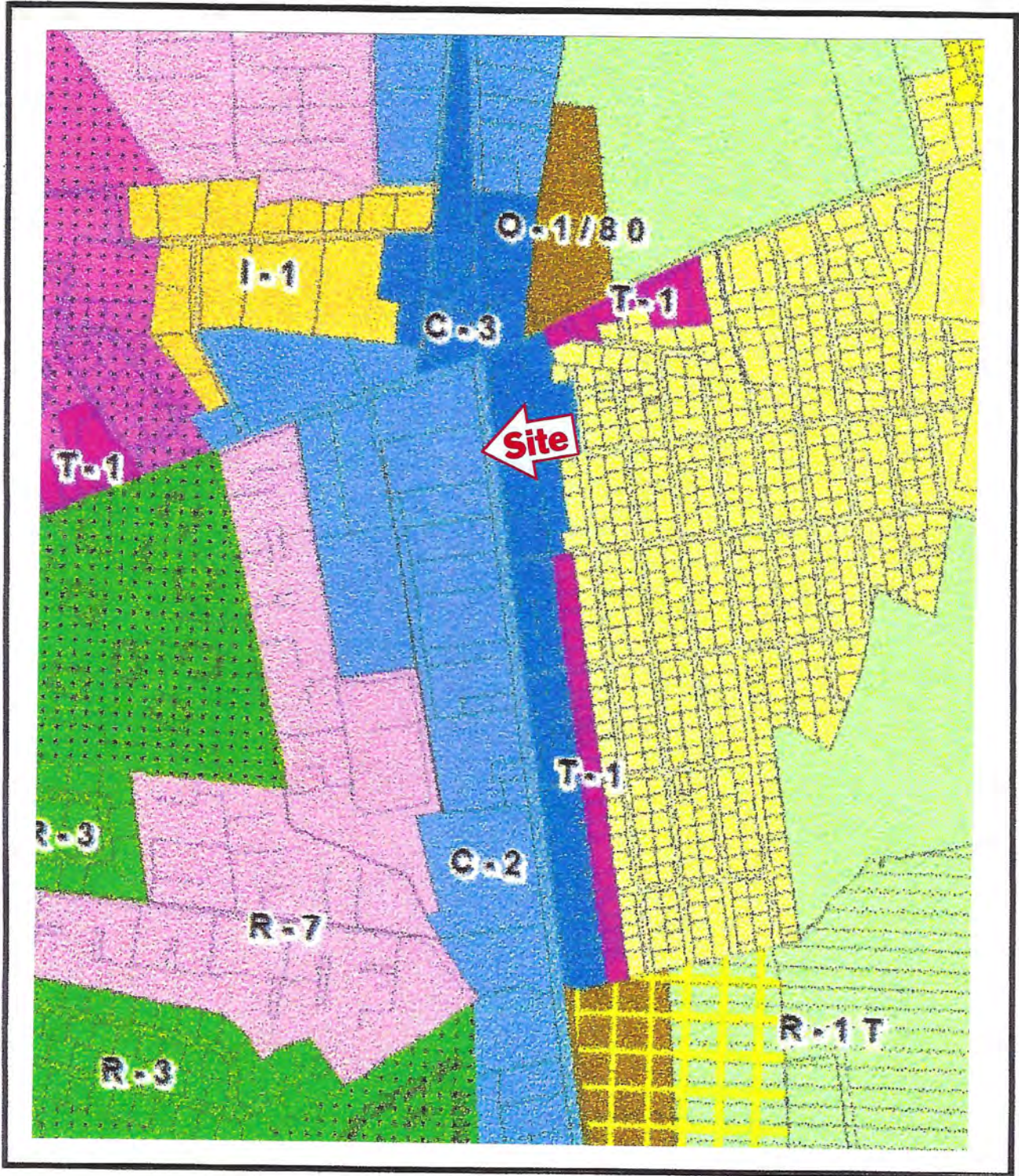


— Road Centerlines of NJ

TAX MAP LOCATION



Zoning Map



- a. Off-street parking and loading is required subject to the regulations of this chapter.
- b. Landscaping is required subject to the regulations of this chapter.

§ 21-36. C-2 HIGHWAY COMMERCIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the C-2 Highway Commercial Zone is to provide areas for retail sales and services to serve the residents of the Township of Ocean and adjacent communities; to promote compatible land use development of attractive building groups; to ensure the compatibility of the development with adjacent residential areas; to improve and provide for the efficient and safe traffic flow within and through the C-2 Zone; and to provide highway oriented commercial uses in the proper location in the community.

§ 21-36.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Buildings and Uses.

- Advertising agency
- Advertising specialty office
- Antique store
- Apparel
- Appliance store
- Art gallery
- Artist's supply
- Audio visual equipment
- Auto supplies; parts and accessories (not including used or junk parts)
- Bakery store
- Bank
- Barber shop
- Beauty and cosmetic shop
- Blueprinting and photostating
- Bicycle store
- Books, periodicals and newspaper sales
- Broadcasting studio
- Business equipment sales
- Business office
- Butcher store or meat market (no slaughtering permitted)
- Cafeteria
- Camera and/or photographic supply store
- Candy store
- Caterers
- Ceramic store
- China store
- Cigars and tobacco sales

Cleaners pick-up or laundry pick-up
Clothing and pressing establishments
Coin dealer
Convenience store
[Added 1-10-2019 by Ord. No. 2313]
Cosmetic store
Costume rental
Credit union office
Curtain store
Dairy products, retail
Delicatessen
Department store
Diner
Drugstore
Employment agency
Electrical supplies
Exterminator
Fabric store
Finance company
Fire protection equipment sale, non-automotive
Floor covering
Florist
Food products
Fruit and vegetable market
Funeral services
Fur store
Furniture sales
General office buildings
Gift store
Glassware
Greeting card store
Grocery store
Gymnastics and martial arts studios
Hardware
Health clubs
Hobby store
Home furnishings
Home improvement offices
Hospitals, animal
Household appliance
Ice cream store
Insurance company
Interior decorator
Jewelry store
Kitchen equipment

Laundry and dry cleaning
Lawn maintenance services office
Leather goods and luggage
Liquor store
Locksmith
Luncheonette
Mail order house
Major appliance sales
Medical and dental clinic and offices
Metalware
Motorcycle sales and rental
Museum
Music and dance studios
Musical instrument store
Notary
Nursing home
Office equipment and supplies
Optical goods
Paint, glass and wallpaper store
Personal trainers
[Added 4-17-1996 by Ord. No. 1726]
Pet grooming
Pet shop
Pharmacy
Phonographic sales and service
Photographic studio
Printers office and establishment
Private school
Physical culture and health establishments
Professional office
Public utilities office
Real estate and insurance
Record store
Reducing salon
Restaurant
[Added 3-10-2016 by Ord. No. 2262]
Restaurant with entertainment
[Added 3-10-2016 by Ord. No. 2262]
Sandwich store
Savings and loan association
Seafood store
Shoe and hat repair
Shopping center
Specialty food store
Sporting goods store
Stamp and coin store

Stamp redemption centers
Stationery store
Supermarket
Surgical and medical supplies sales
Tailor
Telephone answering service
Television, radio, electronics, sales and service
Toy store
Travel agency
Travel ticket office
Telephone and telegraph office
Uniform rental and sales
Variety store
Veterinary hospital
Video store. [Added 3-19-1997 by Ord. No. 1770]
Window cleaning service
[Amended 3-10-2016 by Ord. No. 2262 to delete Eating establishment, non drive-in, non fast food and Restaurant, non drive-in, non fast food]

b. Accessory Buildings and Uses Including:

1. Private garage space not to exceed three spaces for the storage of vehicles operated exclusively as part of a permitted business which is located on the subject site.
2. Signs subject to the requirements of this chapter.
3. Fences and hedges subject to the requirements of this chapter.
4. Buildings for tools and equipment used for maintenance of the grounds.
5. Other customary accessory uses and structures which are clearly incidental to the principal structure and uses.

c. The following conditional uses are permitted subject to approval of the Planning Board and the special conditions of this chapter.

1. Public utility installation.
2. Car washes.
3. Automotive gasoline station.
4. Automotive service station.
5. Automotive sales and service.
6. Automotive accessory sales and installation.
7. Plant nurseries, nursery stock supply and sales, garden landscape supplies.
[Amended 9-18-1996 by Ord. No. 1748]
8. Government building and services.
[Amended 9-18-1996 by Ord. No. 1748]
9. House of Worship.
[Amended 6-16-2008 by Ord. No. 2103]
10. Eating establishments (drive-in or fast-food).

11. Quasi-public uses including clubs, lodges, and similar uses.
12. Billboard signs.
13. Child day-care centers.
14. Satellite antenna dishes greater than two meters in diameter.
[Amended 8-21-1996 by Ord. No. 1746]
15. Move theater, indoor.
[Amended 6-18-1992 by Ord. No. 1585]
16. Automotive rentals and leasing.
[Added 9-18-1996 by Ord. No. 1748]
17. Automotive gasoline station/C-Store.
[Added 9-3-1997 by Ord. No. 1779]
18. Wireless telecommunications tower and antenna.
[Added 6-17-1998 by Ord. No. 1799]
19. Mixed use commercial and self-storage.
[Added 4-14-2008 by Ord. No. 2093]
20. Self Storage, Climate Controlled in Shopping Centers.
[Added 10-14-2021 by Ord. No. 2365]

§ 21-36.2. Development Standards.

[Adopted 1-8-1992 by Ord. No. 1564]

The C-2 Commercial Zone specified herewith shall be occupied only as indicated in this chapter which is as follows:

a. Principal Buildings.

1. Minimum lot size: two acres.
2. Minimum lot width: 250 feet.
3. Minimum lot depth: 250 feet.
4. Minimum front yard setback (measured from the future street R.O.W.): 100 feet (1).
5. Minimum side yard setback: 25 feet (one side) (1); 50 feet (both sides) (1).
6. Minimum rear yard setback: 50 feet (1).
7. Minimum gross floor area: 5,000 square feet.
8. Maximum lot coverage: 27% of buildable lot area.
9. Maximum floor area ration: 30% of total lot area.
10. Maximum building height: four stories above grade or 45 feet, whichever is less (1).

Notes: (1) All required setbacks shall be increased a total of 5 feet for each foot the building height exceeds 35 feet.

b. Accessory Buildings.

1. Accessory buildings shall conform to the same height and setback requirements as the principal building. Accessory buildings are not permitted in the required front yard.

§ 21-36.3. Other Provisions and Requirements.

[Adopted 1-8-1992 by Ord. No. 1564]

- a. Off-street parking and loading is required subject to regulations and conditions as specified in this chapter.
- b. Landscaping is required subject to the regulations of this chapter.

§ 21-37. C-3 GENERAL COMMERCIAL ZONE.

[Adopted 1-8-1992 by Ord. No. 1564]

The purpose of the C-3 General Commercial Zone is to provide areas for retail sales and services for uses frequented by residents and requiring central locations with good transportation access and to ensure the compatibility of the development with adjacent residential areas.

§ 21-37.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Buildings and Uses.

- Advertising agency
- Advertising specialty office
- Antique store
- Apparel
- Appliance store
- Art gallery
- Artist's supply
- Audio visual equipment
- Auto supplies, parts, and accessories (not including used or junk parts)
- Bakery store
- Bank
- Barber shop
- Beauty and cosmetic shop
- Blueprinting and photostating
- Bicycle store
- Books, periodicals and newspaper sales
- Broadcasting studio
- Business equipment sales
- Business office
- Butcher store or meat market (no slaughtering permitted)
- Cafeteria
- Camera and/or photographic supply store
- Candy store
- Caterer
- Ceramic store
- China store
- Cigars and tobacco sales

1914 Highway 35, Oakhurst, NJ 07755-2715, Monmouth County

APN: 37-00034-0000-00022 CLIP: 1083270615

POPULATION

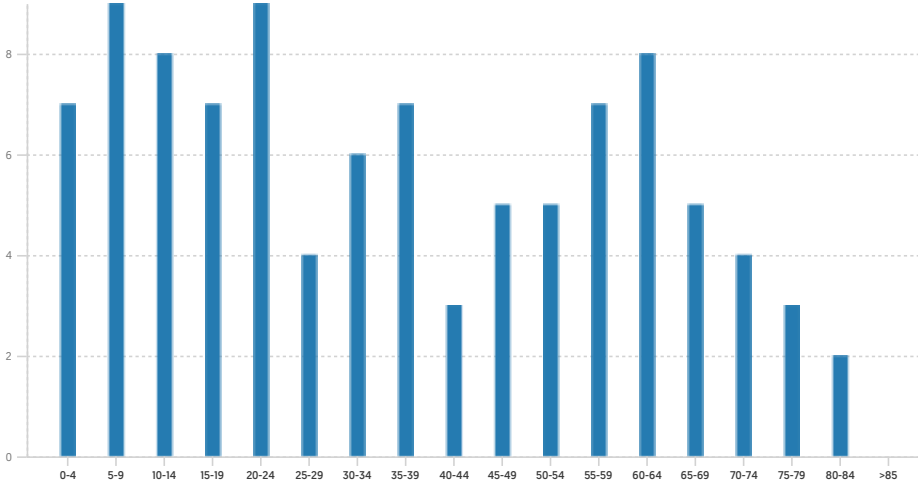
SUMMARY

Estimated Population	6,651
Population Growth (since 2010)	-2.3%
Population Density (ppl / mile)	2,265
Median Age	33.7

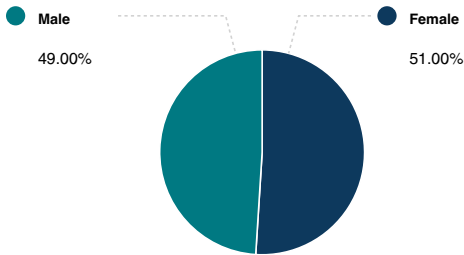
HOUSEHOLD

Number of Households	2,037
Household Size (ppl)	3
Households w/ Children	1,980

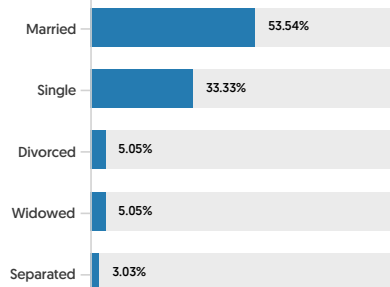
AGE



GENDER



MARITAL STATUS



HOUSING

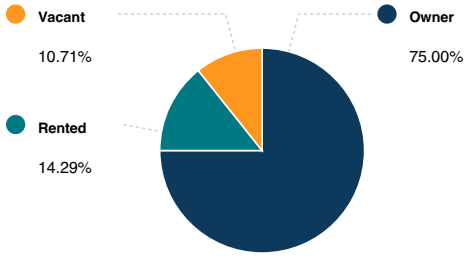
SUMMARY

Median Home Sale Price	\$478,700
Median Year Built	1966

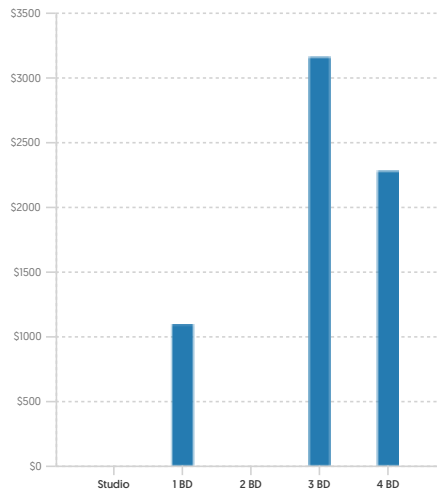
STABILITY

Annual Residential Turnover	16.2%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

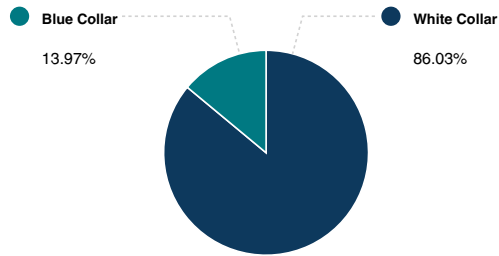


QUALITY OF LIFE

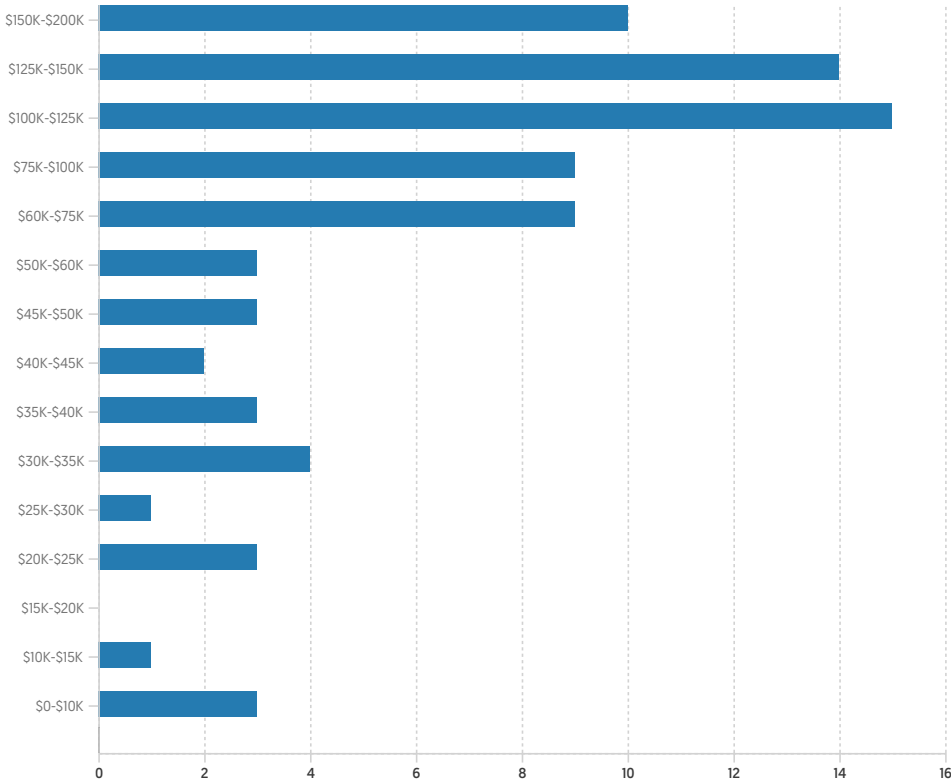
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	197
Manufacturing	135
Transportation and Communications	123
Wholesale Trade	146
Retail Trade	183
Finance, Insurance and Real Estate	283
Services	1,124
Public Administration	123
Unclassified	

WORKFORCE



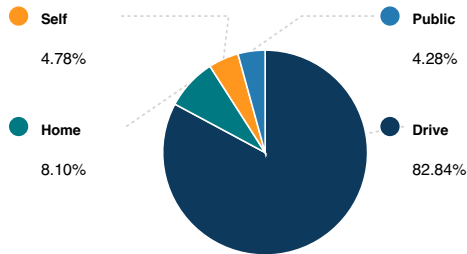
HOUSEHOLD INCOME



Average Household Income **\$115,436**

Average Per Capita Income **\$46,886**

COMMUTE METHOD



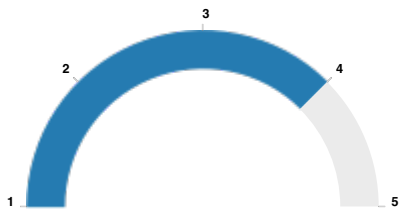
Median Travel Time **34 min**

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	10
Some High School	179
High School Graduate	824
Some College	946
Associate Degree	288
Bachelor's Degree	1,289
Graduate Degree	689

(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)
Ocean Township Elementary School	0.74	Pre-K-4th	385	7	8/10

Community Rating (2)

Ocean Township Elementary School

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Ocean Township High School	0.66	9th-12th	1,021	10	5/10

Community Rating (2)

Ocean Township High School

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Hillel Yeshiva School	0.98	K-12th	916		
Hillel Yeshiva High School	0.99	9th-12th	236		

(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.

EATING - DRINKING

	Address	Phone #	Distance	Description
All Mixed Up	809 W Park Ave	(732) 493-0112	0.12	Cafe
Oakhurst Pizza & Sub Shop	2001 Bellmore St	(732) 531-4478	0.12	Pizzeria, Independent
Ippin Ramen LLC	2100 State Route 35	(732) 695-6699	0.13	Japanese Restaurant
Starbucks Corporation	2100 Hwy 35	(732) 493-8770	0.13	Coffee Shop
Eastern Empire LLC	2005 State Route 35 # 26	(732) 531-9525	0.13	Chinese Restaurant
Grossman's Deli	2005 Hwy 35	(732) 531-4709	0.13	Delicatessen (Eating Places)
Nino Jr's Italian Specialty	2005 State Route 35	(732) 531-6644	0.13	Retail Bakeries
Ginja Japanese Restaurant	821 W Park Ave	(732) 695-6080	0.15	Japanese Restaurant
Cafe 28	835 W Park Ave	(732) 933-1400	0.17	Cafe
Gualtieri Group, LLC	837 W Park Ave	(732) 493-3090	0.17	Italian Restaurant

SHOPPING

	Address	Phone #	Distance	Description
Rook Coffee	2005 State Re 35	(732) 508-9370	0.08	Coffee
7 Eleven 18606	811 W Park Ave	(732) 493-2282	0.12	Convenience Stores, Chain
Replace My Cushions Ltd	823 W Park Ave	(732) 910-1233	0.16	Department Stores
Bj's Wholesale Club, Inc.	1904 State Route 35	(732) 493-2037	0.18	Warehouse Club Stores
Edible Arrangements	879 W Park Ave	(732) 695-9399	0.21	Food Gift Baskets
International Grocery Mex Inc	2112 State Route 35 # 11	(732) 686-9042	0.21	Grocery Stores, Independent
Tmbp LLC	1719 State Route 35 Ste 1	(732) 922-2530	0.28	Glass
Aspire Glass LLC	2138 Aldrin Rd Apt 2a	(732) 526-7833	0.51	Glass
Alliance Pavers & Landscaping LLC	2138 Aldrin Rd Apt 6b	(732) 720-4095	0.51	Lumber And Other Building Materials
Bnj Supply And Variety Store	30 Willow Dr Apt 7b	(908) 357-0601	0.55	Variety Stores