

## #5235 ~ Commercial Building

**59 Newman Springs Road  
Shrewsbury, NJ 07702**

**Commercial/Retail**

**Block: 10  
Lot: 3**

**Land Size: 0.5739 Acre (100 x 250)  
Building Size: 12,500 Sq. Ft.**

### **Tax Information**

<b>Land Assessment:</b>	<b>\$ 555,000.</b>
<b>Improvement Assessment:</b>	<b>\$ 1,151,000.</b>
<b>Total Assessment:</b>	<b>\$ 1,706,000.</b>
<b>Taxes:</b>	<b>\$ 21,171.</b>
<b>Tax Year:</b>	<b>2024</b>
<b>Tax Rate:</b>	<b>1.809/\$100</b>
<b>Equalization Ratio:</b>	<b>95.94%</b>
<b>Updated:</b>	<b>03/18/2025</b>

**Zoning: B-1 ~ Business Zone District**

**Remarks: 12,500 Sq. Ft. Two-Story Commercial Building on 0.5739 Acre on Major Thoroughfare Between Highway 35 and the Garden State Parkway. Formerly Used as an Auto Body Shop. 2,500 Sq. Ft. Office Space on Both Floors, Spray Booth, Lift and 10 Bays. Great Location in Heavy Traffic Area. Easy Access to Highway 35 and the Garden State Parkway.**

**Price: \$ 2,195,000. ~ 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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)**





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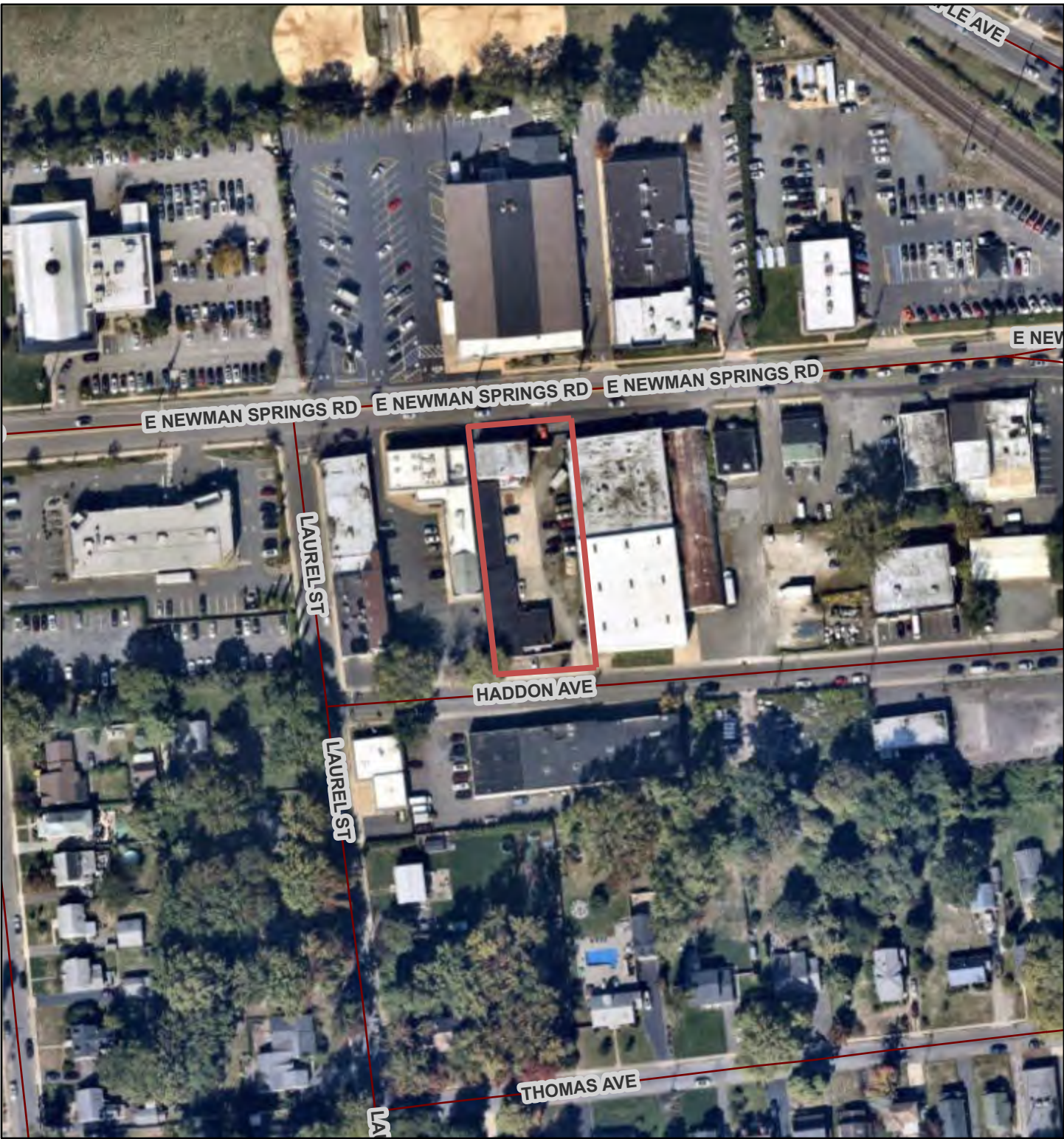






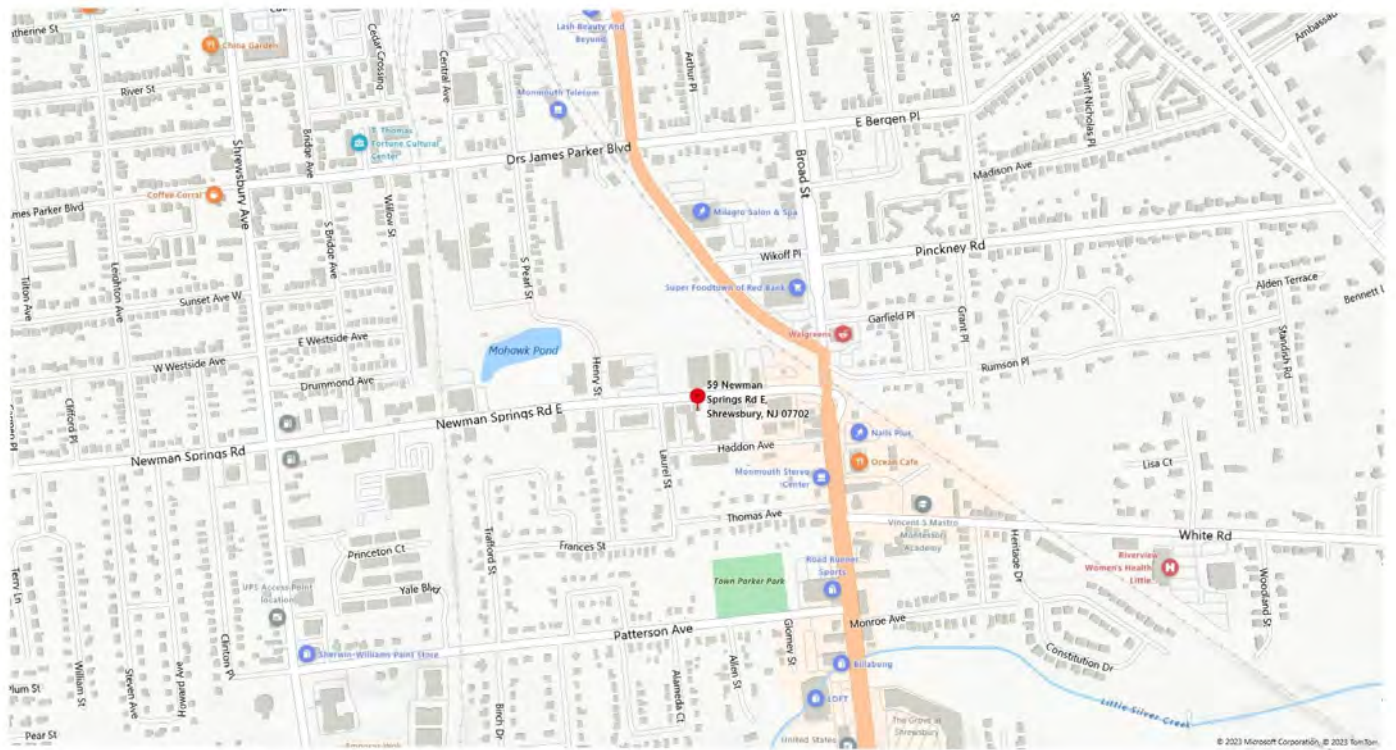
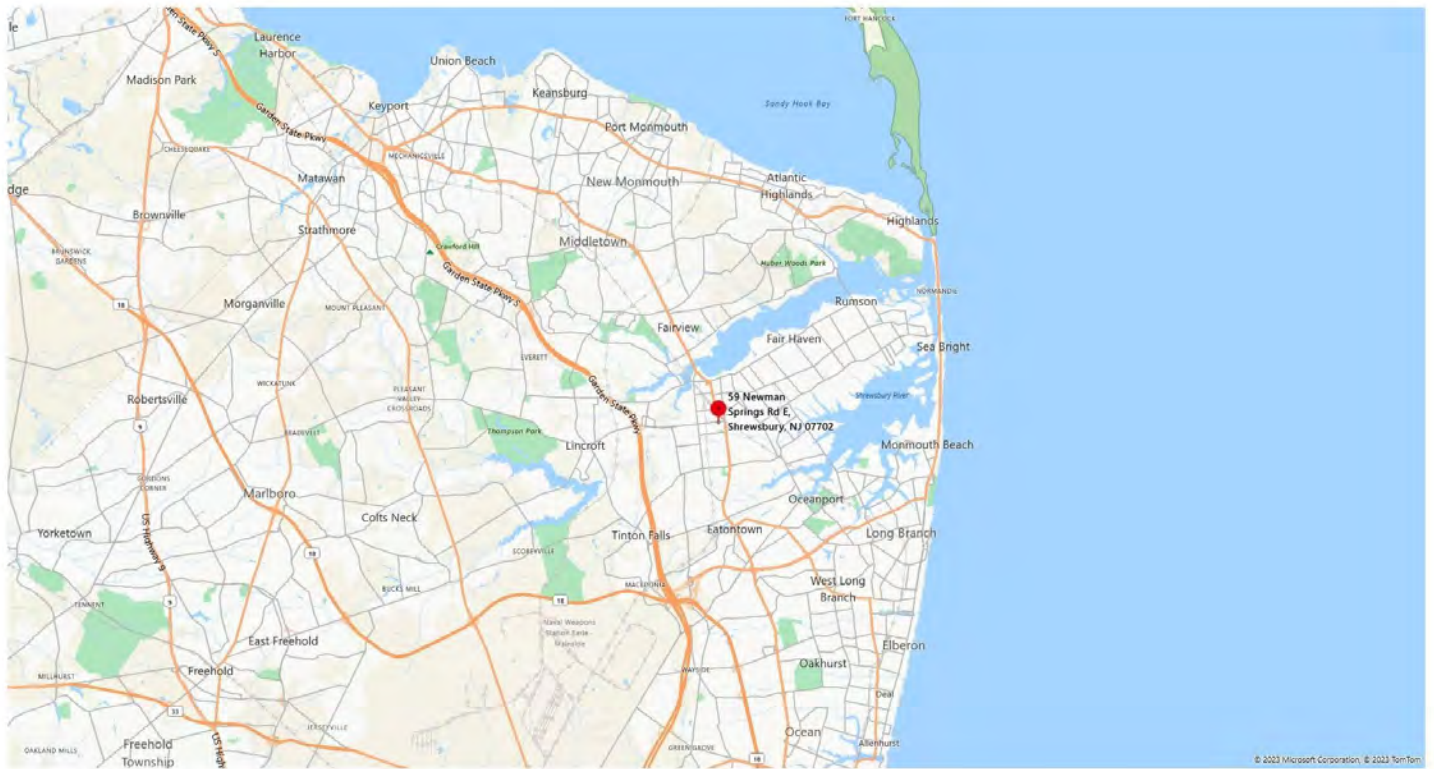
- Road Centerlines
- ▭ Parcels (cadastral non-survey)





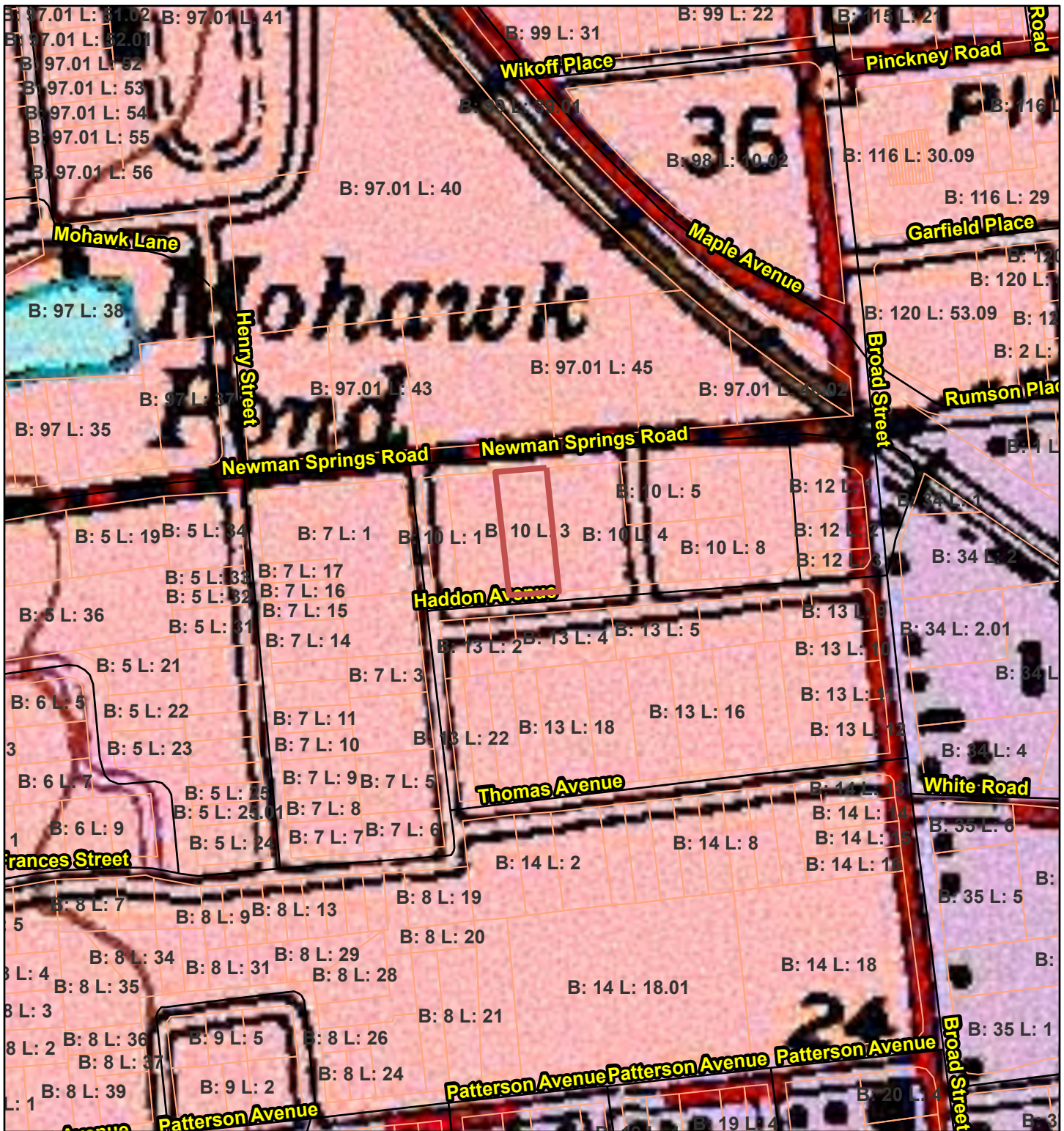
— Road Centerlines







# TOPOGRAPHIC MAP



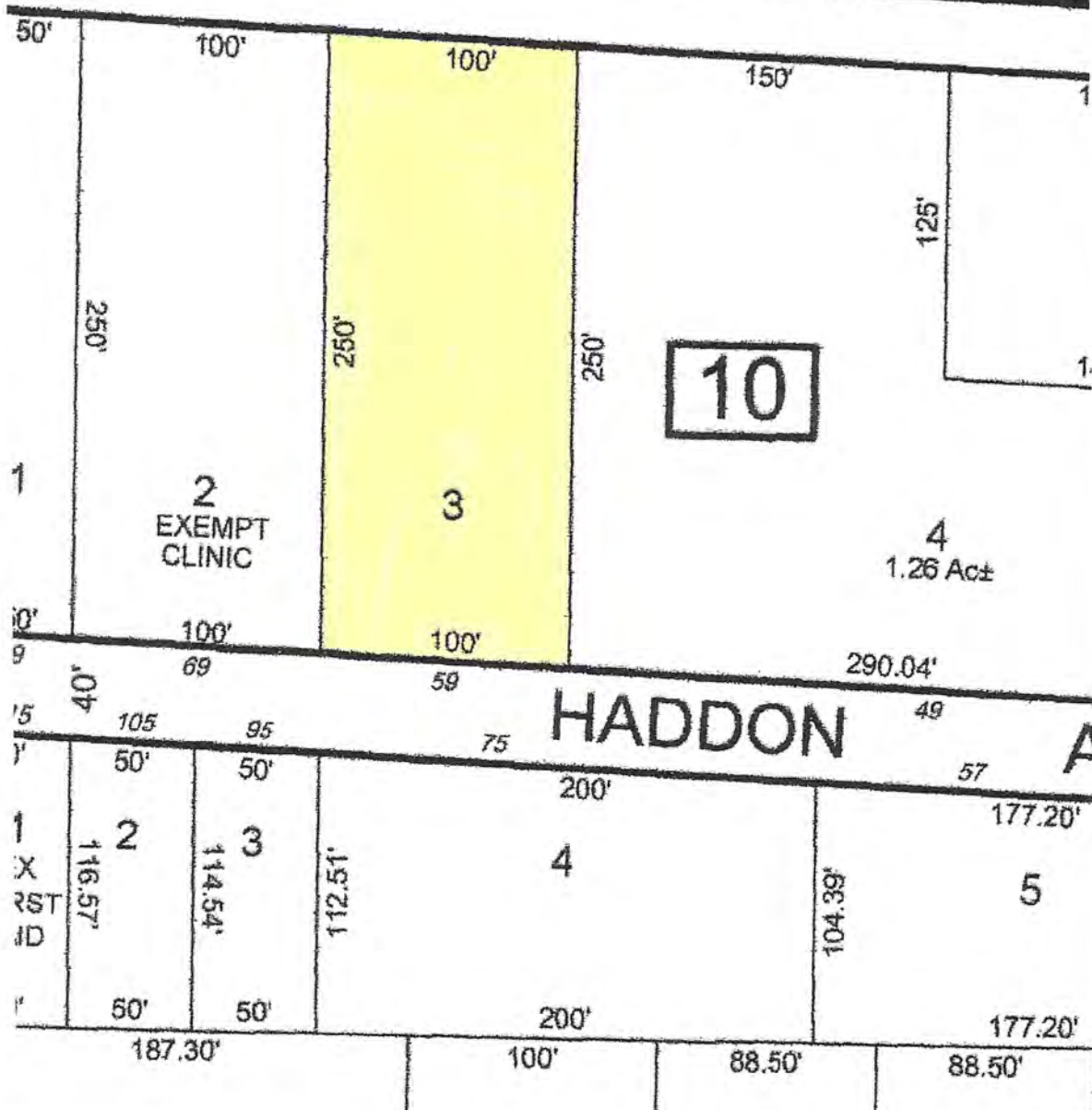
Parcels Data (Block and Lot)

Road Centerlines of NJ



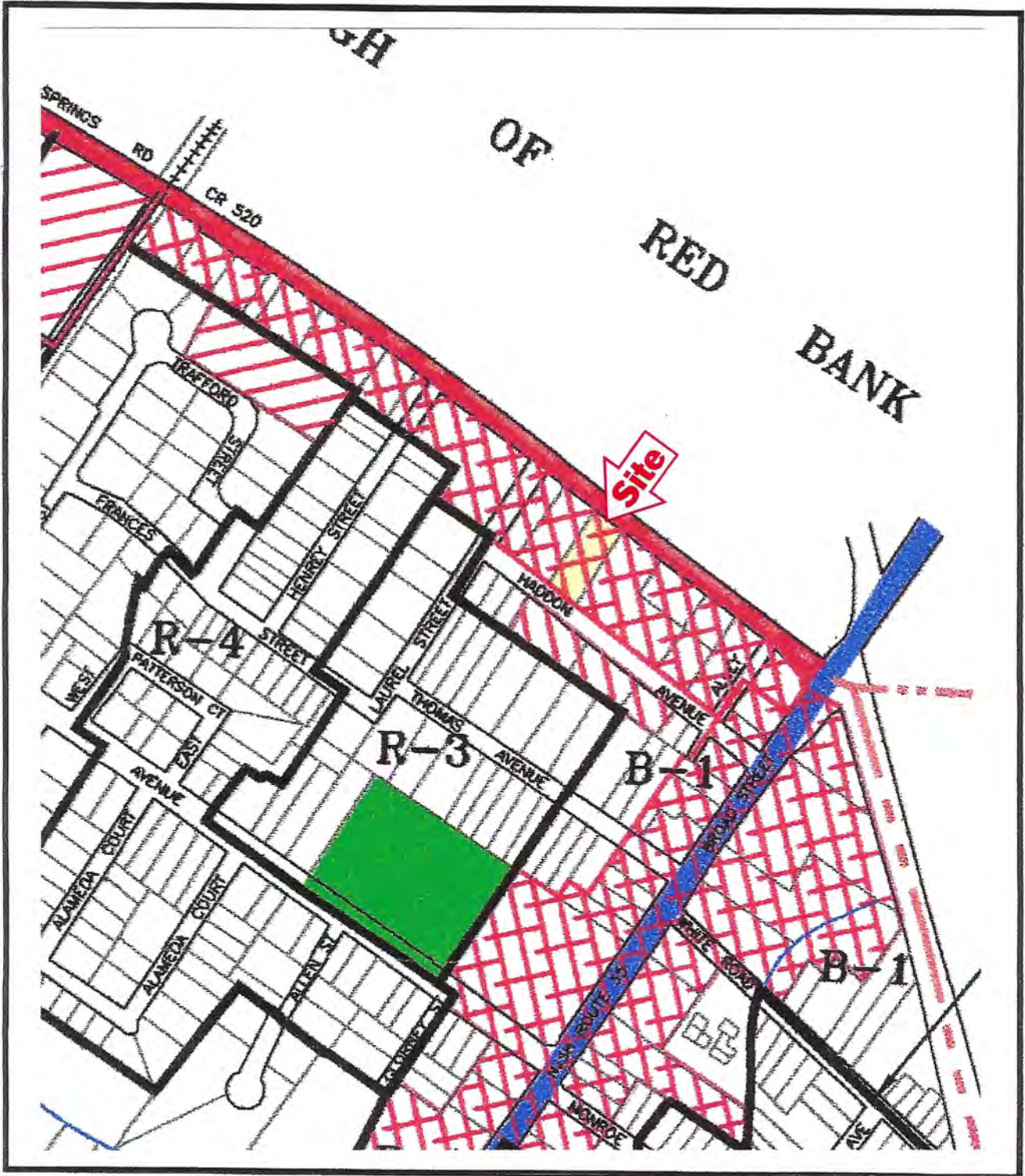
# TAX MAP LOCATION

MONMOUTH COUNTY HIGHWAY





# Zoning Map





shall be conditioned upon and subject to such agreements, covenants and restrictions of record as are necessary or required to establish the extent of the obligations of the owner of property within the R-1B Zone for the maintenance of the open space areas within the general development plan tract and the utilities, roadways, and other common facilities within and used in connection with the general development plan tract. Notwithstanding the subdivision of the property located within the R-1B Zone into a separate lot, access to the recreation and personal care amenities located in the R-1B Zone shall be available to all residents of the R-1A Zone, and all clubhouses, recreation facilities and other common facilities located in the R-1A Zone shall be available to all residents of the R-1B Zone.

## § 94-10.7. Business Zones

[Amended 12-15-2008 by Ord. No. 925<sup>[1]</sup>]

[1] *Editor's Note: This ordinance amended this section to consist of only this heading. See also §§ 94-10.7.1 through 10.7.3*

### § 94-10.7.1. B-1 Business Zone District.

[Amended 12-15-2008 by Ord. No. 925]

Regulations controlling the B-1 Business Zone District shall be as follows:

#### A. Permitted uses.

- (1) Within any B-1 Zone, no building or land shall be used in whole or in part for any industrial or manufacturing purpose or for any other than the following specified purposes:
  - (a) Stores and shops for the conduct of any retail trade or service use, such as but not limited to general merchandise stores; furniture, home furnishings and equipment stores; household appliance, radio and television and music stores; apparel and accessory stores; drugstores; jewelry stores; barbershops; shoe repair shops; bakeries; laundromats; florist shops; beauty shops; tailor shops; and similar service uses.
  - (b) Banks, fiduciary institutions and indoor theaters.
  - (c) Business and professional offices.
  - (d) Telephone exchanges, telegraph and express offices.
  - (e) Residential uses, either as a mixed use or as separate dwelling units.  
[Added 10-1-2012 by Ord. No. 989]
- (2) For the above uses, no wholesale merchandising or distributing shall be permitted and no merchandise shall be carried or stored in or about the building, structure, enclosure or land other than that intended to be sold at retail within such building, structure, enclosure or land. No business or use shall be carried on in connection with any merchandising establishments or permitted in any building, structure or upon any land which is or is likely to be injurious, obnoxious, offensive or dangerous, by reason of noise, smoke, odor, gas, dust or other objectionable or hazardous features, or which for any reason would hinder, interfere with or detrimentally affect the health, safety, comfort or general welfare of the Borough.
- (3) Only electric motive power shall be used for operating any machinery used incidentally to a permitted use. No junk, defunct motor vehicles, scrap materials or motor vehicles advertised for sale or held as stock-in-trade shall be stored or allowed to remain out of doors.

#### B. (Reserved)<sup>[1]</sup>

[1] *Editor's Note: Former § 94-10.7B, Prohibited uses, was repealed 10-1-2012 by Ord. No. 989.*

#### C. Permitted accessory uses.

- (1) Private garages subject to the provisions of § 94-8.19.
- (2) Other customary accessory uses and buildings, subject to § 94-5.8, provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Any such accessory use shall be located on the same lot as principal building.
- (3) Signs, subject to the provisions of § 94-8.34.



- (4) Fences and hedges, subject to the provisions of § 94-8.16.
- (5) Off-street parking, subject to the provisions of § 94-8.26.
- D. Conditional uses, subject to the provisions of Article IX of this chapter.
  - (1) Places of worship.
  - (2) Educational uses.
  - (3) Public utilities.
- E. Standards and regulations shall be in accordance with the provisions of this chapter and with the schedule referred to in § 94-10.1 and contained herein.

## § 94-10.7.2. (Reserved)

[Added 12-15-2008 by Ord. No. 925<sup>[1]</sup>]

[1] *Editor's Note: This ordinance added this section as a reserved section.*

## § 94-10.7.3. B-3 Business Service Zone.

[Added 12-15-2008 by Ord. No. 925]

Regulations controlling the B-3 Business Service Zone shall be as follows:

- A. Purpose. The purpose of the B-3 Business Service Zone is to permit the development or redevelopment of lands within the district in a manner consistent with smart growth principles by permitting land uses which are compatible with mixed use development, and which are harmonious in character with surrounding neighborhoods and the zone plan of the Borough. Development within the B-3 Zone shall permit apartments as an accessory use to those uses permitted in this chapter. Accessory apartments within this zone shall include affordable housing units for low- and moderate-income families, in order to better promote the general welfare and to create a realistic opportunity for the construction of low- and moderate-income housing within the Borough of Shrewsbury in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq., and the New Jersey Council on Affordable Housing Rules, N.J.A.C. 5:92 through N.J.A.C. 5:95.<sup>[1]</sup>
  - [1] *Editor's Note: Said statutory sections are reserved provisions.*
- B. Permitted uses. Within the B-3 Zone, no structure or land shall be used in whole or in part for any use or purpose other than the following:
  - (1) Stores and shops for the conduct of retail trade including stores and shops for home furnishings, household appliances and goods, consumer electronics, computer equipment and software, toys and games, cameras and photographic equipment, food and beverages, music and musical equipment, pharmacies and drugstores, cosmetics and beauty supplies, jewelry, optical goods, sporting goods, health and personal care supplies, apparel and accessories, shoes, luggage, florists, pets and supplies, art and collectible dealers, books, cards and gifts.
  - (2) Establishments for the conduct of retail services including dry cleaners, tailor, consumer electronics repair, personal and household goods repair, hair salon, nail and skin care services, travel services, administrative and support services, real estate sales and lending, packaging and shipping of household or personal goods.
  - (3) Business and professional offices.
  - (4) Financial and insurance institutions including walk-in banks, credit unions, consumer lending, mortgage and nonmortgage loan brokers, insurance sales, income tax preparation, investment management and advice, and fiduciary institutions.
  - (5) Child day-care centers which are licensed by the State of New Jersey to operate.
  - (6) Essential Borough services.
- C. Prohibited uses.
  - (1) Any use not listed as a permitted use or conditional use, and uses listed in § 94-10.3 are prohibited in the B-3 Zone.







# 59 Newman Springs Rd E, Shrewsbury, NJ 07702-4038, Monmouth County

APN: 44-00010-0000-00003 CLIP: 4313557589

## POPULATION

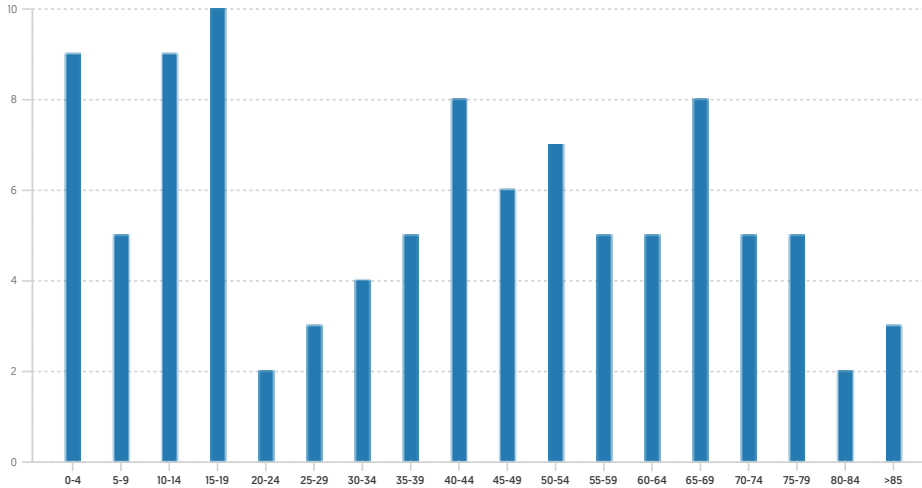
### SUMMARY

Estimated Population	<b>4,129</b>
Population Growth (since 2010)	<b>7.2%</b>
Population Density (ppl / mile)	<b>1,886</b>
Median Age	<b>42.3</b>

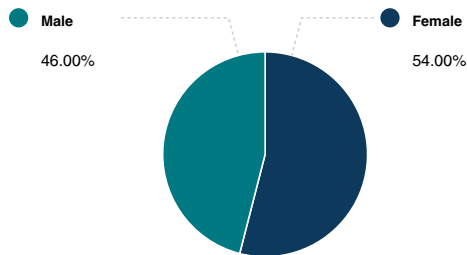
### HOUSEHOLD

Number of Households	<b>1,361</b>
Household Size (ppl)	<b>3</b>
Households w/ Children	<b>1,234</b>

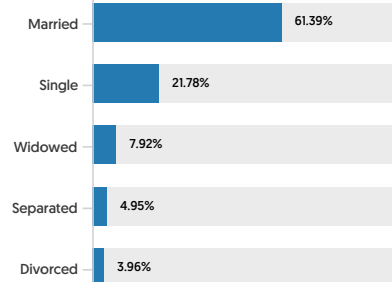
### AGE



### GENDER



### MARITAL STATUS



## HOUSING

### SUMMARY

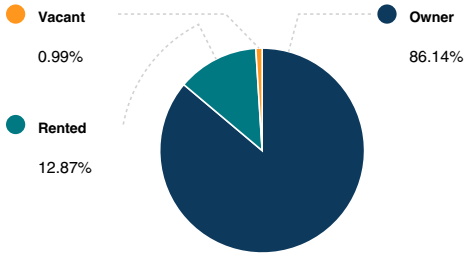
Median Home Sale Price	<b>\$642,300</b>
Median Year Built	<b>1959</b>

### STABILITY

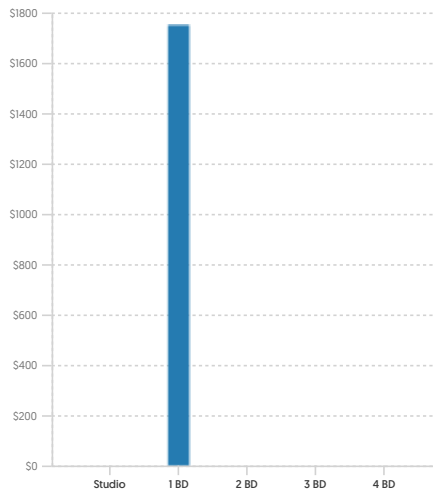
Annual Residential Turnover	<b>9.84%</b>
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

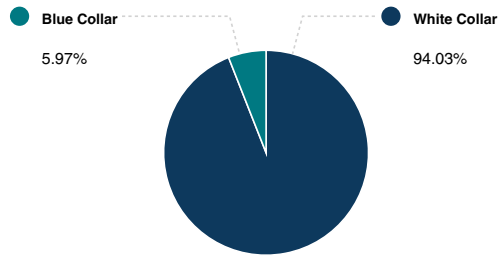


QUALITY OF LIFE

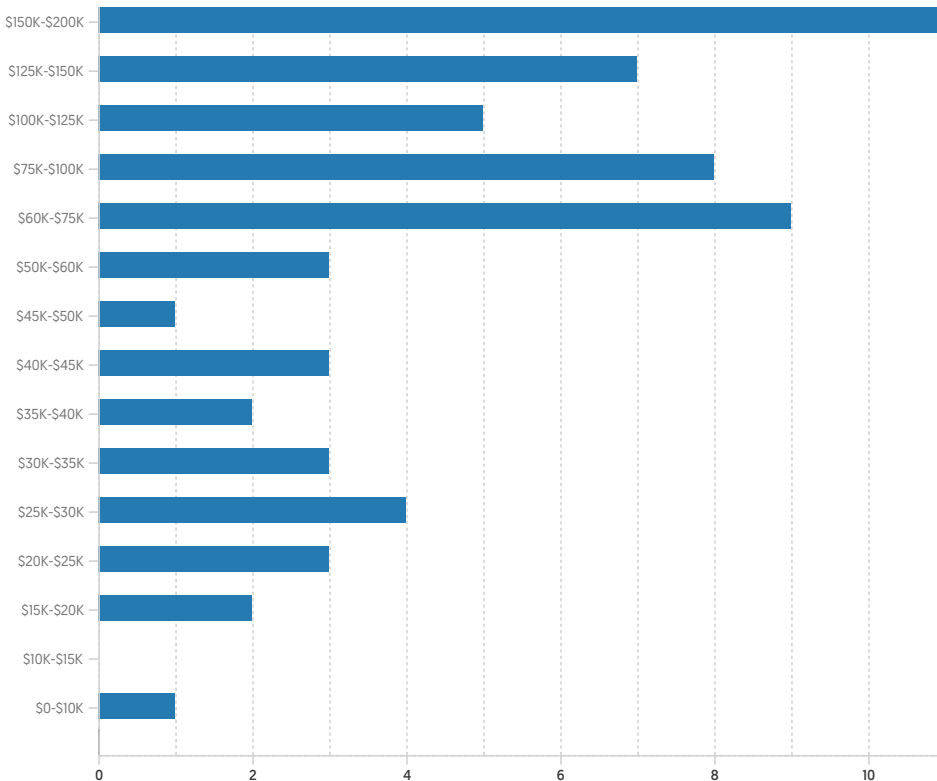
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	40
Manufacturing	68
Transportation and Communications	53
Wholesale Trade	19
Retail Trade	128
Finance, Insurance and Real Estate	374
Services	557
Public Administration	88
Unclassified	

WORKFORCE



HOUSEHOLD INCOME



Average Household Income

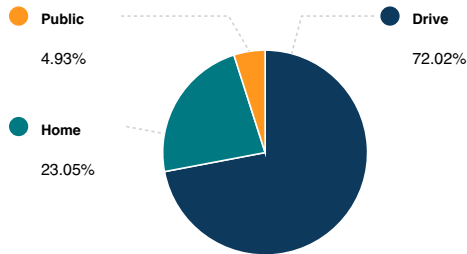
\$149,792

Average Per Capita Income

\$65,408



COMMUTE METHOD



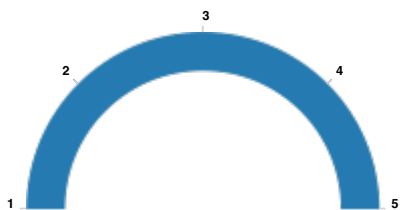
Median Travel Time **28 min**

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	12
Some High School	39
High School Graduate	460
Some College	267
Associate Degree	186
Bachelor's Degree	1,193
Graduate Degree	727

(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)
Shrewsbury Borough Elementary School	0.66	Pre-K-8th	462	9	9/10
Red Bank Middle School	0.71	4th-8th	601	9	4/10
Red Bank Charter School	0.79	Pre-K-8th	192	7	3/10
Red Bank Primary School	0.95	Pre-K-3rd	591	9	4/10

Community Rating (2)

Shrewsbury Borough Elementary School	
Red Bank Middle School	5
Red Bank Charter School	2
Red Bank Primary School	5

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shrewsbury Borough Elementary School	0.66	Pre-K-8th	462	9	9/10
Red Bank Middle School	0.71	4th-8th	601	9	4/10
Red Bank Charter School	0.79	Pre-K-8th	192	7	3/10

Community Rating (2)

Shrewsbury Borough Elementary School	
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Red Bank Middle School	5
Red Bank Charter School	2

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Vincent S Mastro Montessori Academy	0.25	Pre-K-7th	104		
St James Elementary School	0.73	Pre-K-8th	436		
Red Bank Catholic High School	0.79	9th-12th	915		
Goddard School For Early Childhood Development	0.84	Pre-K-K	108		
Tower Hill School	0.88	Pre-K-K	106		

(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
San Remo Restaurant Corp.	37 Newman Springs Rd E	(732) 345-8200	0.06	Italian Restaurant
Shrewsbury Donuts Inc	15 Newman Springs Rd E	(732) 842-9721	0.12	Doughnuts
Hot Bagels Brooklyn's Finest	368 Broad St	(732) 842-1397	0.15	Bagels
M N Bagel Store LLC	368 Broad St	(732) 842-1397	0.15	Bagels
Ocean Cafe Inc	441 Broad St	(732) 933-1188	0.16	Cafe
Ajd Pizzeria Inc	15 Wikoff Pl	(732) 768-9018	0.17	Pizza Restaurants
Bayroot Cafe LLC	132 Trafford St	(732) 747-7724	0.17	Cafe
Annie S Cafe	325 Maple Ave	(732) 915-0057	0.22	Cafe
La Rocca Foods	160 Newman Springs Rd E	(732) 224-9350	0.26	Italian Restaurant
Angelina's Restaurant & Pizzeria	168 Newman Springs Rd E	(732) 241-4908	0.32	Pizza Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Lowe Lake House LLC	55 Thomas Ave	(732) 741-1547	0.09	Lumber And Other Building Materials
Food Circus Super Markets, Inc.	362 Broad St	(732) 747-6800	0.17	Supermarkets, Chain
Thompson's Hardware Inc	457 Broad St	(732) 747-3205	0.18	Hardware Stores
Earthly Botanical LLC	123 Trafford St	(908) 309-5669	0.19	Spices And Herbs
Deans Natural Food Market Inc	490 Broad St	(732) 842-8686	0.22	Health Foods
Pure Inventions LLC	64b Grant Pl	(732) 842-5777	0.27	Health Foods
Nada Nut Bakery LLC	55 White Rd	(732) 687-9930	0.29	Nuts
Ryser's Landscape Supply Yard Inc	145 White Rd	(732) 741-8338	0.3	Masonry Materials And Supplies
Red Bank Mart Inc	220 Newman Springs Rd E	(732) 219-7626	0.43	Convenience Stores, Independent
The Sherwin-Williams Company	471 Shrewsbury Ave Ste B	(732) 212-1047	0.47	Paint