

#2358 ~ Lewis Street Building

**15 Lewis Street
Eatontown, NJ 07724**

Commercial/Office/Retail

**Block: 401
Lot: 64, 65**

**Land Size: 0.3044 Acre (102 x 130)
Building Size: 3,000 Sq. Ft.**

Tax Information

Land Assessment:	\$ 155,000.
Improvement Assessment:	\$ 35,000.
Total Assessment:	\$ 190,000.
Taxes:	\$ 4,370.
Tax Year:	2021
Tax Rate:	2.115/\$100
Equalization Ratio:	87.61%
Updated:	10/21/2022

Zoning: B-1 ~ Business Zone

Remarks: 3,000 Sq. Ft. Masonry Building Includes Four-Car Garage of 1,100 Sq. Ft. Along with Fenced Yard for Extra Parking. Presently Used for Offices, Could Also be Used for Retail. Parking for 17 Cars. Located on the Highway 35 Jughandle at the Highway 71 Intersection. Easy Access to Highway 18, 35, 36, 71 and the Garden State Parkway.

Price: \$ 3,500./Mo. NNN ~ Lease

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.

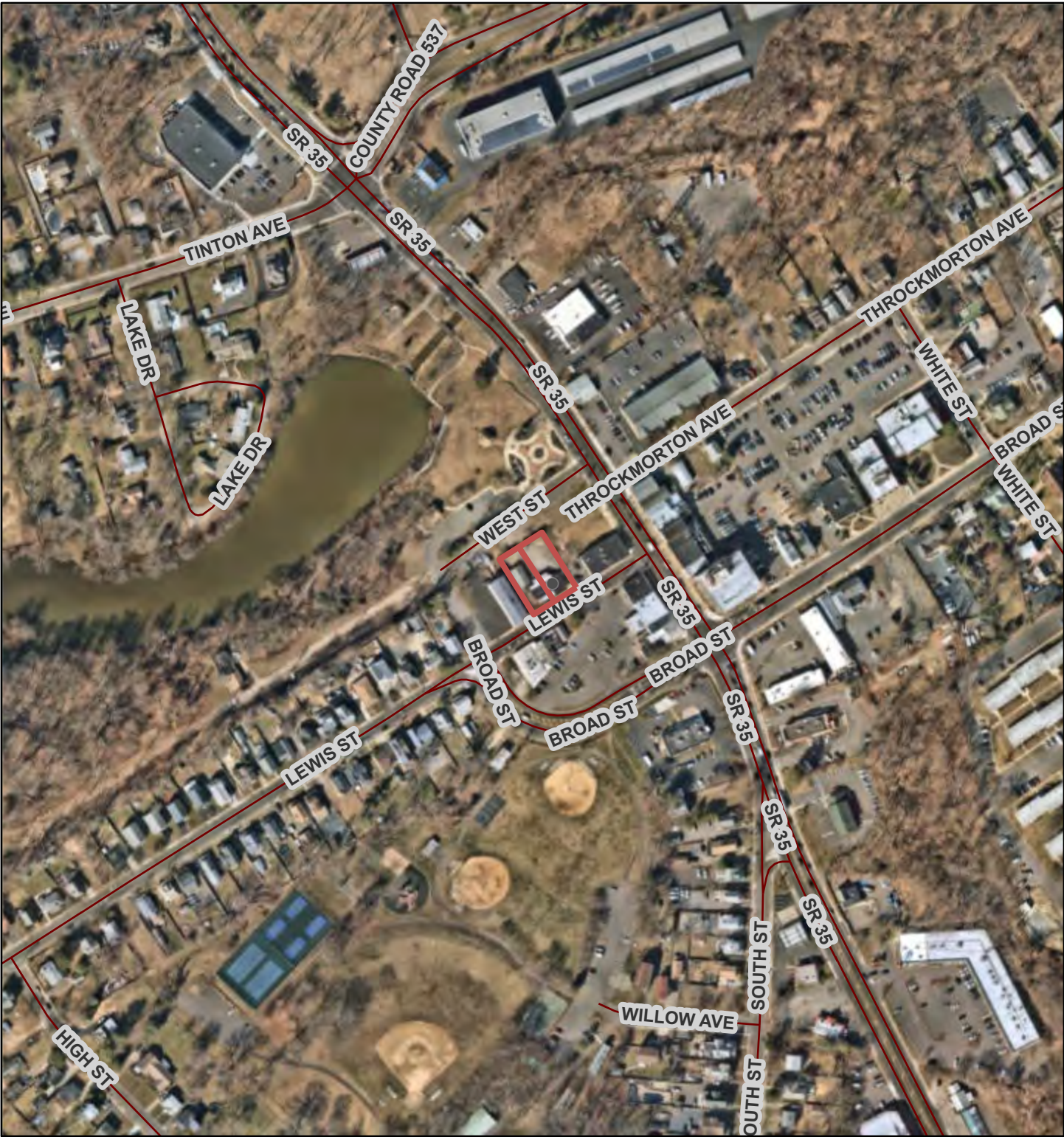
**630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com**





— Road Centerlines

□ Parcels (cadastral non-survey)

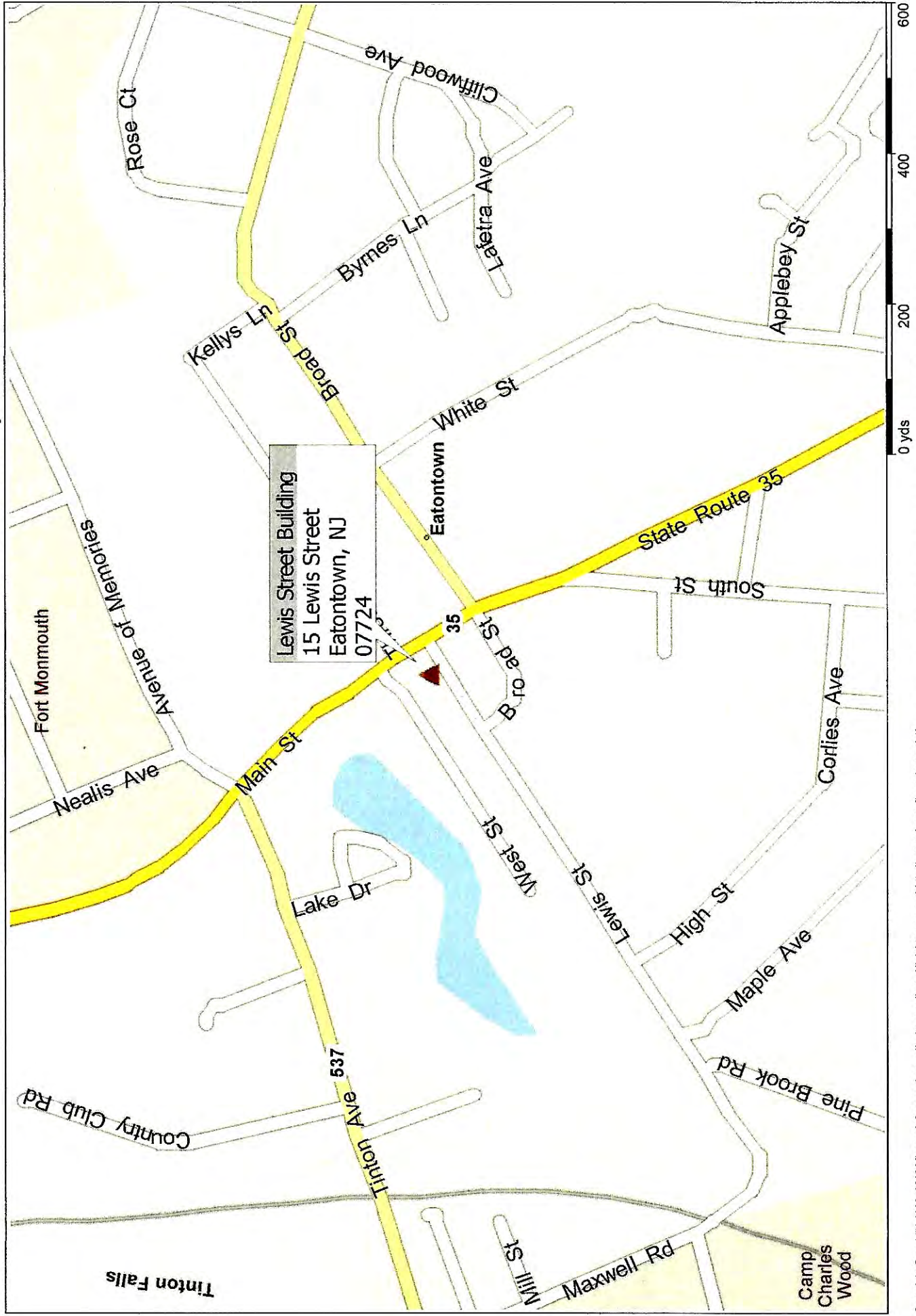


— Road Centerlines

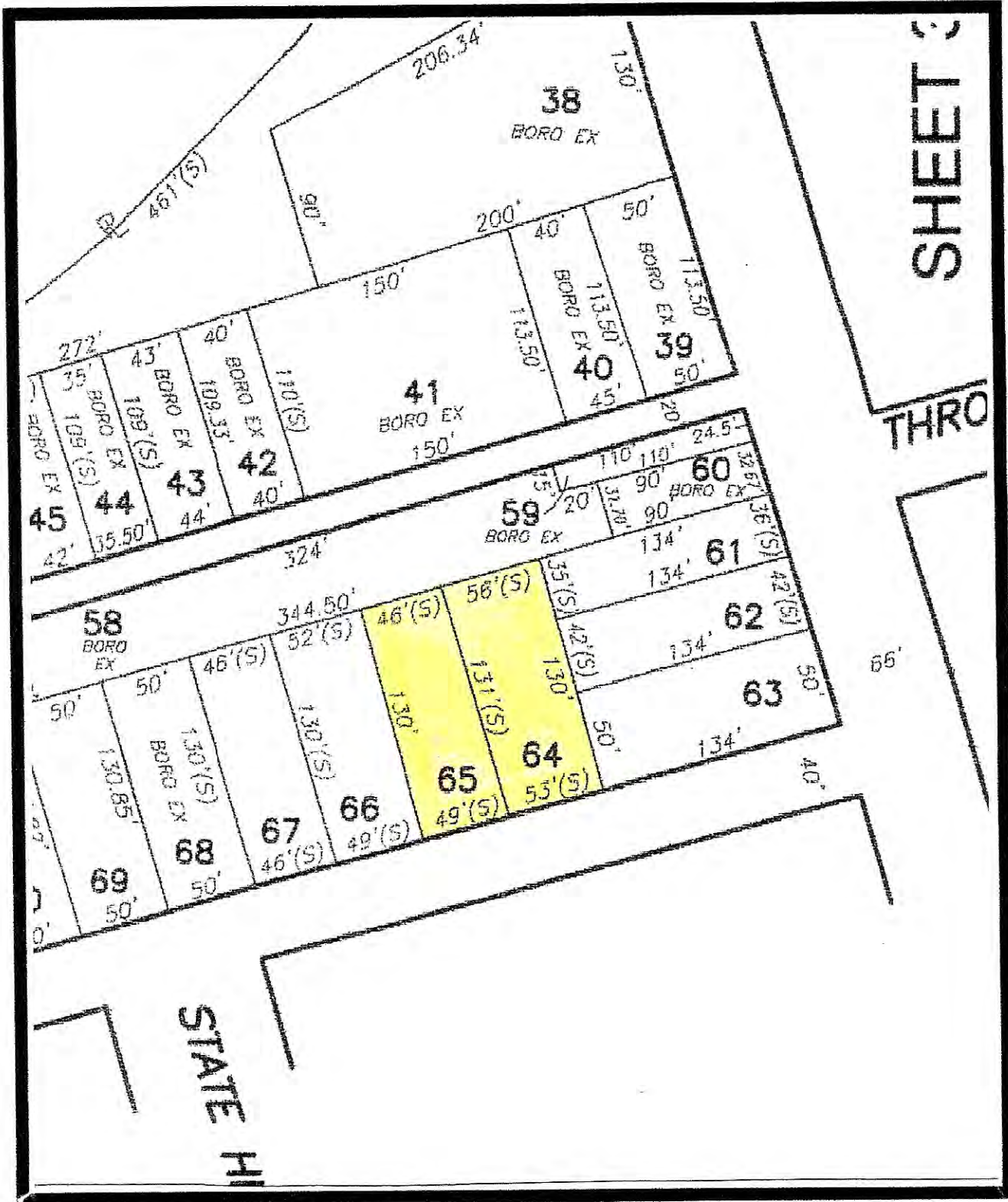
15 Lewis Street ~ Eatontown ~ Monmouth County ~ NJ



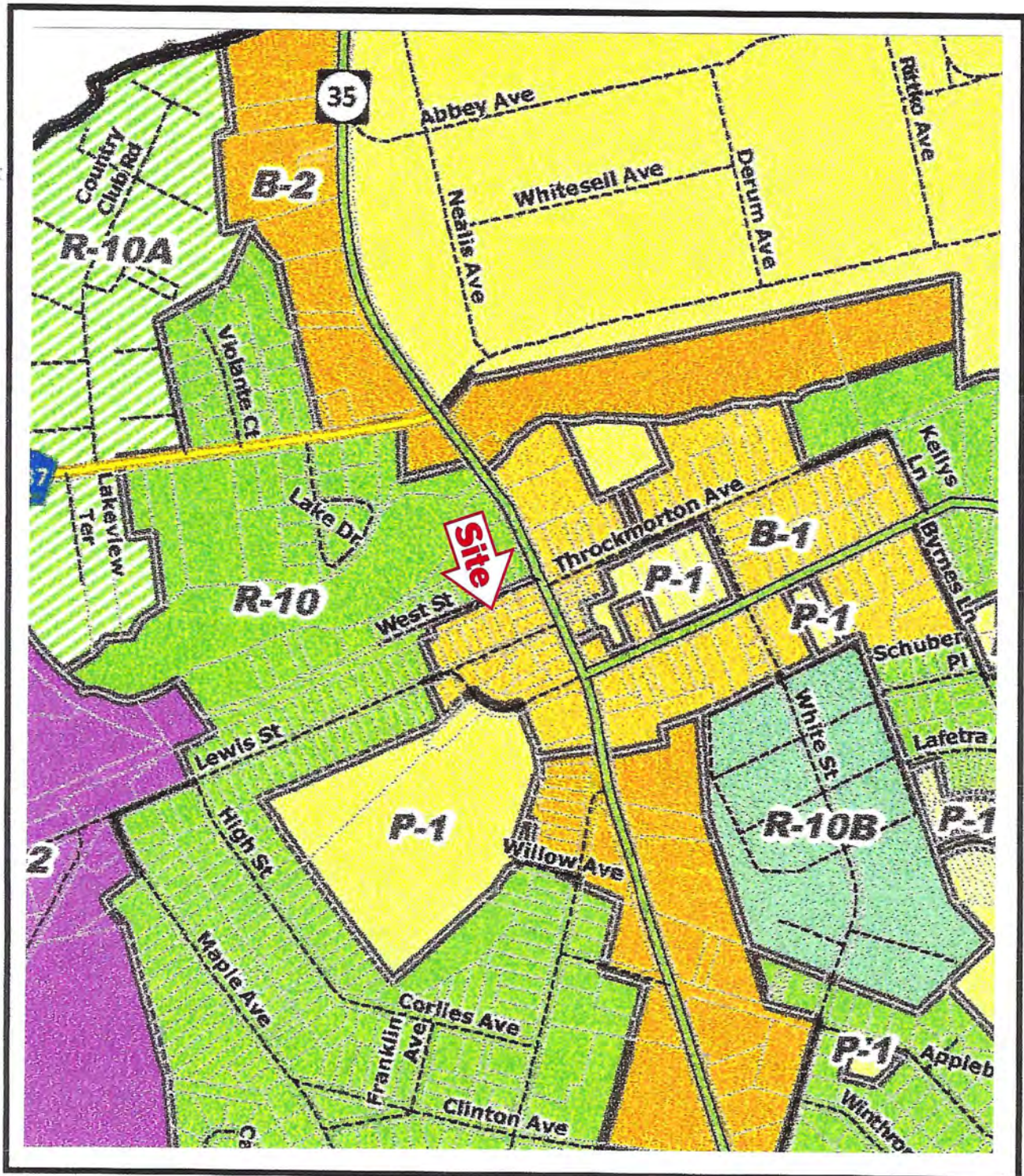
15 Lewis Street ~ Eatontown ~ Monmouth County ~ NJ



Tax Map Location



Zoning Map



- [21] All proposed restrictive covenants, articles of incorporation, master deed and bylaws or other documents in conjunction with the creation of a homeowners' association, a trust or other vehicle to provide for ownership and maintenance of common land or facilities shall be submitted to the Borough for the review and approval of the Borough Planning Board and approved by the Borough Attorney prior to the preliminary approval of any proposed subdivision or any proposed site plan.
- [22] In all instances where the maintenance or repair of any wall, fence or other improvement by its owner or his agent would require entry upon an adjacent property, an appropriate easement shall be created in favor of the subject owner. Said easement shall be detailed and specific as to required notice for and any time limitations upon right of entry. It shall also provide for a specific means of arbitration in the event of dispute.
- [23] Prior to the approval of development under the R-20/R-TH/SCH Overlay Zone of a residential cluster of senior citizen housing, the Planning Board shall find the following facts and conclusions:
 - [a] That the development conforms to the requirements of the R-20/R-TH/SCH Overlay Zone.
 - [b] That the proposals for maintenance and conservation of the common open space area are reliable and the amount, location and purpose of the common open space are adequate.
 - [c] That the provisions of the physical design of the proposed development for public services, control over pedestrian and vehicular traffic and the amenities of light, air recreation and visual enjoyment are adequate.
 - [d] That the terms and conditions intended to protect the interests of the public and of the residents, occupants and owners of the proposed development in the total completion of the development are adequate.

(16) Development in R-MLC Zone.

- (a) The right to develop any property under the enhanced zoning created by the R-MLC Zone is subject to the payment of an affordable housing development fee consisting of a base fee and a surplus fee, if applicable. The base fee shall be computed by multiplying the total number of units approved for development times 20% times \$25,000. Any surplus fee shall be computed by taking 5% of the sales price of any given unit, inclusive of extras, over \$300,000.
 - (b) The right to develop in the R-MLC Zone is contingent upon full compliance with the settlement agreement upon which the R-MLC Zone is based. Full compliance with the settlement agreement shall be a requirement of this chapter and shall be an essential and nonseverable condition of any project approval.
- C. Regulations applying to the B-1, B-2, B-2MH, B-3 and B-4 Business Zones.
[Amended by Ord. No. 27-81; Ord. No. 26-87; Ord. No. 16-92; Ord. No. 3-2001; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 28-2010]

(1) B-1 Business Zone.

- (a) Permitted uses.
 - [1] Retail sales.
 - [2] Personal services.
 - [3] Indoor movie theaters.
 - [4] Bus stations and taxi stands.

- [5] Banks, post office, business, municipal, public utility, and professional offices.
 - [6] Buildings with mixed uses that are permitted within the B-1 Zone.
 - [7] Restaurants and taverns.
 - [8] Child day-care services and children's play areas, in accordance with N.J.A.C. 10:122, Manual of Requirements for Child Care Centers.
 - [9] Public parking lots or garages (commercial).
 - [10] Public utilities in accordance with the standards set forth within § 89-44C(8).
 - [11] Health care testing service facility
 - [12] Ambulatory health care facility
- (b) Conditional uses. A fast-food restaurant shall be a conditional use if the following criteria are met:
- [1] Lot frontage and width shall be a minimum of 250 feet.
 - [2] Minimum square footage of the principal building shall be 2,000 square feet.
 - [3] In any fast-food restaurant which permits the ordering of food from a vehicle by means of an electronic sound system and delivery through a drive-in window, there shall be required a buffer zone of 30 feet in accordance with the standards set forth in § 89-39G on the side(s) of the property where such facilities are located, same to be measured from the rear or side property lines to the commencement of the parking area.
 - [4] Front-yard setback shall be a minimum of 50 feet.
 - [5] Any fast-food restaurant which permits the ordering of food from a vehicle must provide a queuing area sufficient to permit 10 cars to be queued without obstructing the normal flow of traffic on the site.
 - [6] There shall be provided on-site parking on the basis of one space per employee and one per two seats.
- (c) Accessory uses.
- [1] Off-street parking in accordance with 89 Attachment 10.^[4]
 [4] *Editor's Note: The attachment is included at the end of this chapter.*
 - [2] Signs.
 - [3] Essential services (Article II definitions).
 - [4] Recycling containers within enclosures.
- (d) Bulk and area regulations. Refer to 89 Attachment 9.^[5]
 [5] *Editor's Note: The attachment is included at the end of this chapter.*
- (e) In the B-1 Zone, goods or products may be processed or fabricated on the premises on which they will be offered for sale at retail provided that such processing or fabricating shall not employ more than three persons at any one time; shall be performed indoors but not in the front of the building at street level; and that no supplies, materials or goods shall be stored out of doors.
- (2) B-2 Business Zone.
- (a) Permitted uses.

LAND USE

89 Attachment 9

Borough of Eatontown
Exhibit 3

Schedule of Zone Requirements for the Nonresidential Zones

[Amended by Ord. No. 16-80; Ord. No. 26-87; Ord. No. 16-92; 2-22-2006 by Ord. No. 6-2006; 12-8-2010 by Ord. No. 25-2010; 12-8-2010 by Ord. No. 26-2010; 12-8-2010 by Ord. No. 27-2010; 9-14-2016 by Ord. No. 10-2016]

Zone	Type of Use	Minimum Lot Size			Minimum Front Yards (Feet)				Accessory Building to Rear/Side	Maximum Lot Coverage (percent)	Maximum Building Height (feet)	Maximum Impervious Coverage (%)	Minimum Gross Floor Area (square feet)	Maximum Building Floor Area Ratio (square feet)
		Minimum Tract Size	Lot Area (square feet)	Lot Width (feet)	Lot Depth (feet)	Front	One Side	Both Sides						
B-1	Permitted uses	NA	NA	—	—	20	—	—	—	90 ¹	50	90 ²	—	—
B-2	Permitted uses	NA	20,000	100	150	50	15	40	15	30	40	65 ²	—	—
B-2MH		All standards and requirements permitted in the B-2 Zone and mobile home parks in accord with the standards and requirements of Code § 89-44B												
B-3	Permitted uses	NA	10 acres	500	500	150	50	100	100	20	60	65 ²	—	—
B-4	Permitted uses	NA	5 acres	500	300	100	75	150	75	25	30	65 ²	30,000	—
B-5	Permitted uses ¹⁰	NA	20,000	100	150	35	15	40	50	30	40	85	—	—
B-6	Permitted uses ¹¹	NA	8 acres	500	500	125	50	100	100	30	60	85	—	—
BP-1	Permitted uses	NA	88,000	250	250	75	50	100	50	—	40	65 ²	—	—
	Hotels and motels	NA	10 acres	500	500	75	50	100	50 ³	—	65	65 ²	—	—
	Business park development	88,000 square feet	20,000	90	175	50	15	40	50	30	65	65 ²	—	—
BP-2	Permitted uses	NA	4 acres	250	250	80	40	100	75	30	40	65 ²	—	—
	Business park development	20 acres	1 acre	200	250	50 ⁶	40	80	40	30	40	65 ²	5,000	—
	Animal care centers	NA	4 acres	200	250	50 ⁶	40	80	48	50	40	65 ²	—	—
M-1	Permitted uses	NA	4 acres	250	250	80	40	100	75	30	40	65 ²	—	—
	Industrial park	20 acres	1 acre	200	250	50 ⁶	40	80	40	30	40	65 ²	5,000	—
M-2	Permitted uses	NA	20,000	100	150	50	20	50	25	30	40	65 ²	—	—
M-B	Permitted uses	NA	1 acre	100	150	75 ³	25	50	75	30	40	65 ²	5,000	—
MB-R	Permitted uses	NA	4 acres ⁴	200	200	75	25	50	75	15	40	65 ²	—	0.15
MB/R-TH/SCH	Permitted MB uses	NA	1 acre	100	150	75 ⁹	25	50	75	30	40	65 ²	5,000	—
	Senior citizen townhouses	10 acres ⁸	NA	—	—	50 ⁹	50 ⁹	100 ⁹	50 ⁹	20	35 ⁷	40	—	—
MURC		See § 89-54.3 for a detailed description of the requirements for this zone.												
PBO-88	Permitted uses	NA	88,000	250	250	75	50	100	50	25	40	65 ⁷	—	—
	Hotels	NA	10 acres	500	500	75	50	100	50	25	65	—	—	—
	Business park development	88,000	20,000	90	175	50	15	40	50	30	—	—	—	—
PBO-200	Permitted uses	NA	200,000	300	300	75	50	100	50	25	40	65 ²	5,000	0.3

NOTES:

- 1 Stories one through three may occupy 90% of the lot area. For buildings exceeding three stories in height, stories four and above shall not cover more than 60% of the lot area if projected to the ground. No wall above the third story shall be closer to a lot line than 20 feet when projected to the ground.
- 2 Only 1/2 of the area devoted to detention or retention facilities shall be considered as nonimpervious surfaces in calculating the percentages set forth above and any area used to calculate nonimpervious coverage cannot include a combination of nonimpervious and impervious materials.
- 3 One hundred feet from Route 36.
- 4 The planned commercial development must be located on a contiguous land area.
- 5 See Code § 89-44H(1)(x) for additional setback requirements.
- 6 The minimum front yard setback shall be 100 feet where a proposed structure exceeds 80,000 square feet.
- 7 The maximum building height shall be 35 feet and 2.5 stories, whichever is less.
- 8 Tract may not have less than 500 feet of frontage. The maximum permitted density is four dwelling units per gross acre.
- 9 See § 89-44D(15) for additional requirements.
- 10 As provided by Ord. No. 26-2010, all uses permitted in the B-2 Business Zone shall be permitted in the B-5 Business Zone in accordance with the standards and requirements set forth in § 89-44C; the minimum front yard setback and maximum impervious coverage are as noted above for the B-5 Zone.

POPULATION

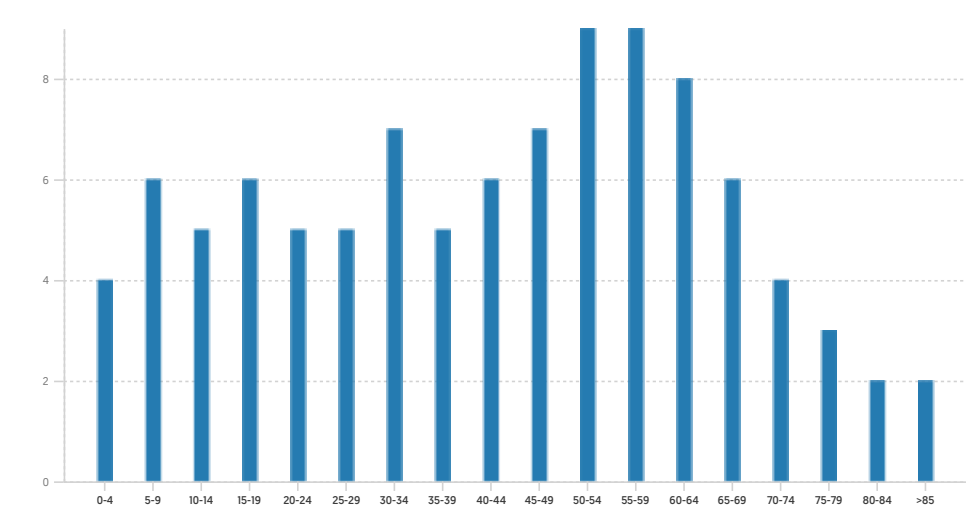
SUMMARY

Estimated Population	21,105
Population Growth (since 2010)	-15.8%
Population Density (ppl / mile)	1,684
Median Age	44.6

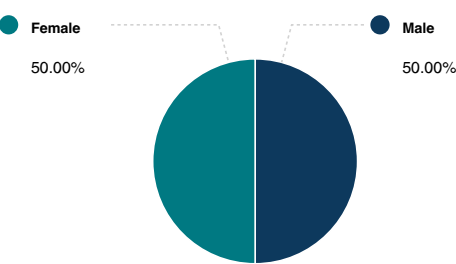
HOUSEHOLD

Number of Households	8,920
Household Size (ppl)	2
Households w/ Children	4,143

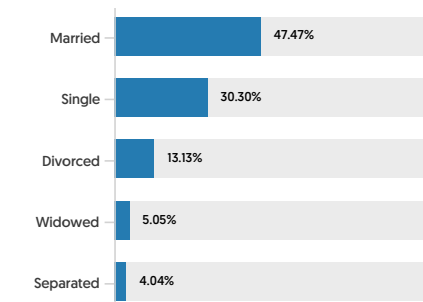
AGE



GENDER



MARITAL STATUS



HOUSING

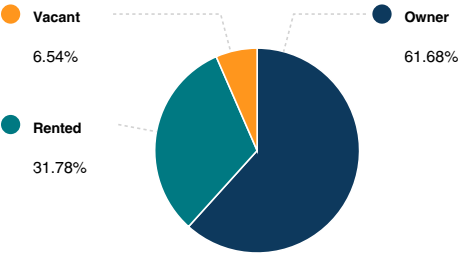
SUMMARY

Median Home Sale Price	\$363,600
Median Year Built	1976

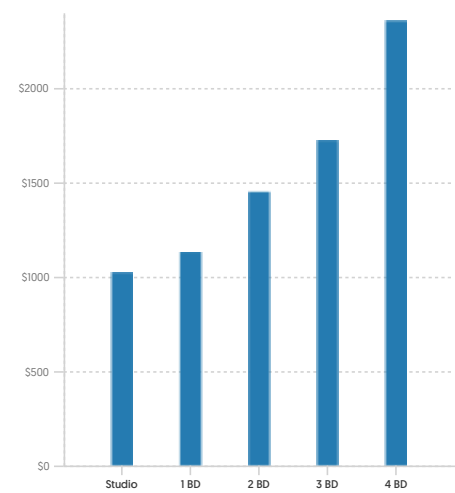
STABILITY

Annual Residential Turnover	9.67%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

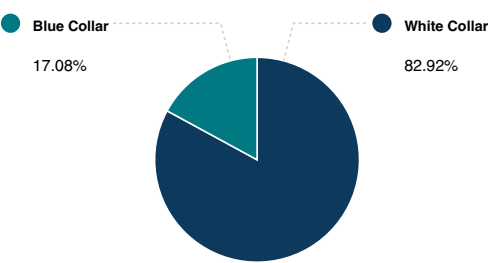


QUALITY OF LIFE

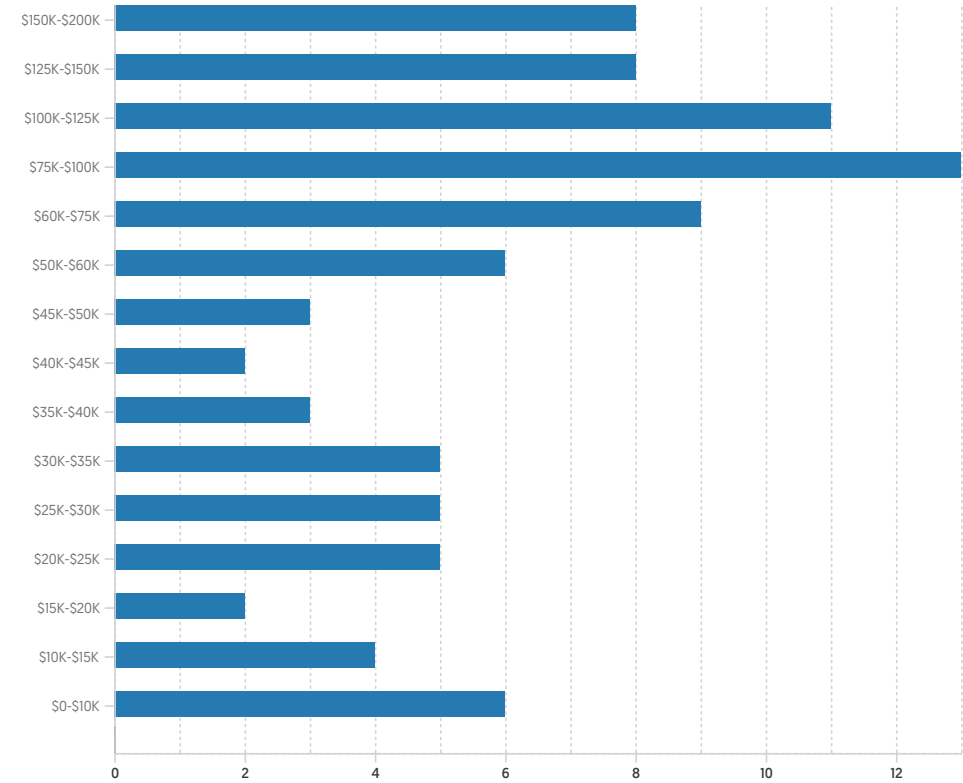
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	50
Mining	
Construction	848
Manufacturing	560
Transportation and Communications	610
Wholesale Trade	448
Retail Trade	1,425
Finance, Insurance and Real Estate	872
Services	3,940
Public Administration	363
Unclassified	

WORKFORCE



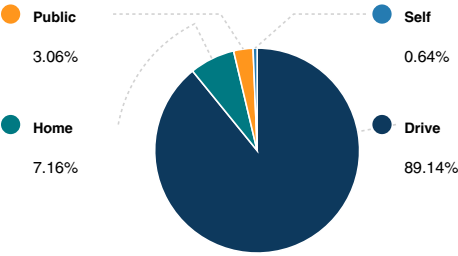
HOUSEHOLD INCOME



Average Household Income \$79,060

Average Per Capita Income \$47,135

COMMUTE METHOD



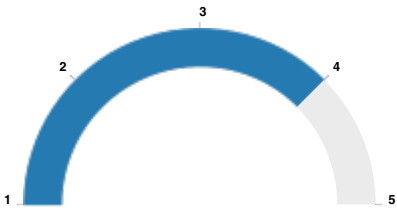
Median Travel Time
28 min

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	173
Some High School	937
High School Graduate	4,314
Some College	2,944
Associate Degree	1,182
Bachelor's Degree	4,843
Graduate Degree	2,510

(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	SchoolDigger.com Rating (1)
Margaret L Vetter	0.54	5th-6th	198	9	
Meadowbrook	0.88	K-2nd	310	11	

Community Rating (2)

Margaret L Vetter	
Meadowbrook	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Memorial Middle School	0.68	7th-8th	221	8	3

Community Rating (2)

Memorial Middle School	
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Voyager's Community School	0.55	Pre-K-12th	53		
Creative Learning Center	0.6	Pre-K-1st	16		

(1) SchoolDigger Ratings provide an overview of a school's test performance. The ratings are based strictly on test score performance for that state's standardized tests. Based on a scale of 1-5. (© 2006-2016 SchoolDigger.com)

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Guidos Famous Pizzeria	22 Lewis St	(732) 389-8989	0.02	Pizzeria, Independent
Rise N Shine Luncheonette Inc	14 Main St	(732) 542-8042	0.04	Diner
Far East Taste	19 Main St	(732) 389-9866	0.05	Chinese Restaurant
Quick Quality Restaurants, Inc.	1 Highway 35	(732) 542-1100	0.08	Fast-Food Restaurant, Chain
Siino's Pizzeria	17 Broad St	(732) 544-1333	0.1	Pizzeria, Independent
Bangkok House Authentic Thai Restaurant	26 Highway 35	(732) 859-8914	0.15	Thai Restaurant
China Chef	37 Highway 35 Ste 9	(732) 578-1841	0.2	Chinese Restaurant
John Brockriede II Inc	152 Main St	(732) 542-5555	0.29	Fast-Food Restaurant, Chain
Philly Soft Pretzel Factory	76 Highway 35	(732) 380-0550	0.4	Pretzels
Gynthion Corp	1160 Broad St	(732) 542-1658	0.53	Diner

SHOPPING

	Address	Phone #	Distance	Description
Solar Conserve	1 Main St Ste 318	(732) 380-7818	0.06	Solar Heating Equipment
Dolgencorp, LLC	37 Highway 35 Ste 1	(732) 982-2303	0.2	Variety Stores
K K S Criterion Chocolates Inc	125 Lewis St	(732) 542-7847	0.33	Candy
Precision Mirror & Glass Inc.	89 Highway 35	(732) 389-8175	0.49	Glass
Snap On Tools	106 Winthrop Ln	(732) 803-7148	0.52	Tools
Shop Rite Shrewsbury	1151 Shrewsbury Ave	(732) 566-9111	0.58	Supermarkets, Chain
Lowe's Home Centers, LLC	118 Highway 35	(732) 544-5820	0.6	Home Centers
Pet Valu 5440	490 Shrewsbury Plz	(848) 456-4610	0.65	Supermarkets
Dollar Tree Stores, Inc.	1026 Broad St Unit 26	(732) 389-3816	0.66	Variety Stores
Jersey Shore Supplements	980 Shrewsbury Ave	(848) 208-2036	0.68	Vitamin Food Stores