#3896 ~ Red Bank Commercial

204 Shrewsbury Avenue
Red Bank, NJ 07701

Retail/Office

Block: 73
Lot: 11.01, 11.02, 11.03

Land Size: 13,920 Sq. Ft.
Building Size: 3,654 Sq. Ft.

Tax Information

Land Assessment:	**$ 335,500.**
Improvement Assessment:	**$ 368,300.**
Total Assessment:	**$ 703,800.**

Taxes:	**$ 15,911.**
Tax Year:	**2020**
Tax Rate:	**2.156/$100**
Equalization Ratio:	**91.10%**
Updated:	**10/21/2021**

Zoning: **NB ~ Neighborhood Business**

Remarks: **3,654 Sq. Ft. Retail/Office/Commercial Building on High Traffic Street. Off-Street Parking for 24 Cars. Close to Red Bank Train Station. Easy Access to Highway 35 and the Garden State Parkway.**

Price: $ 20./Sq. Ft. NNN ~ Lease

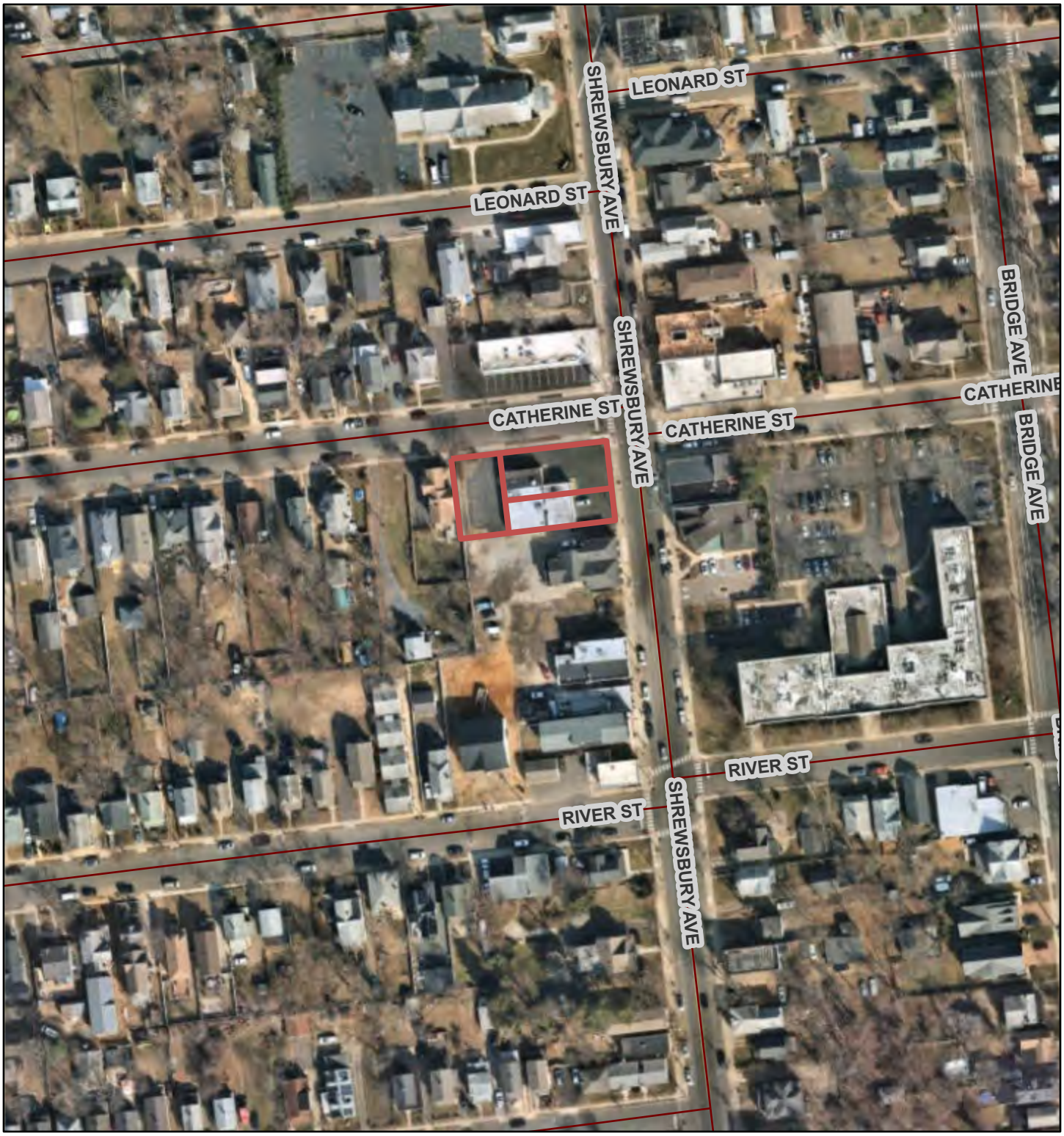
Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

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.

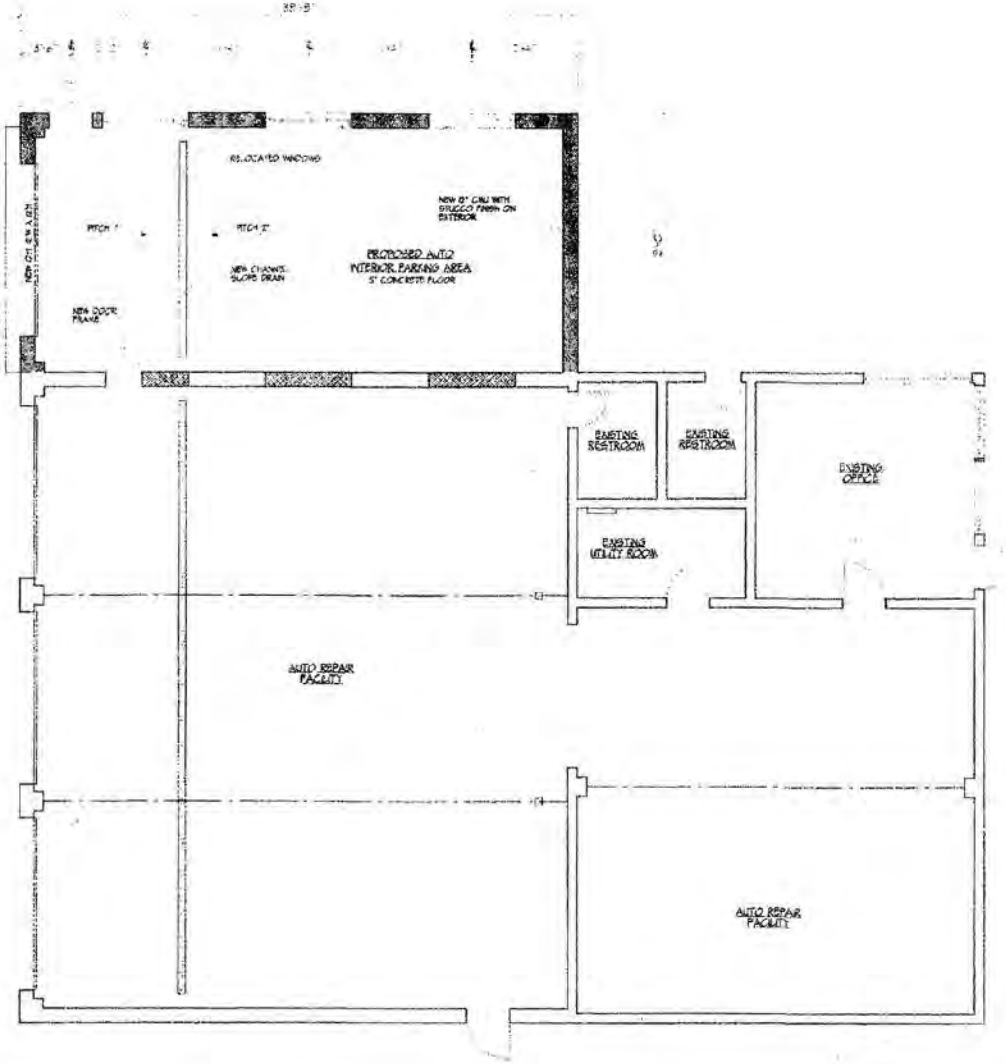
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 ● Ray@SSRealty.com ● www.SSRealty.com

Road Centerlines

Parcels (cadastral non-survey)



Road Centerlines



GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"

EXISTING STRUCTURE 3,035 SQ FT
PROPOSED 1 STORY ADDITION 640 SQ FT

TOTAL 3,675 SQ FT

GREEN'S AUTO PERFORMANCE CENTER

PROPOSED ADDITION

CATHERINE STREET
LOTS 1101 1102 & 1103 BLOCK 73

RED BANK NEW JERSEY

KAPLAN GAUNT DESANTIS ARCHITECTS

FLOOR PLAN

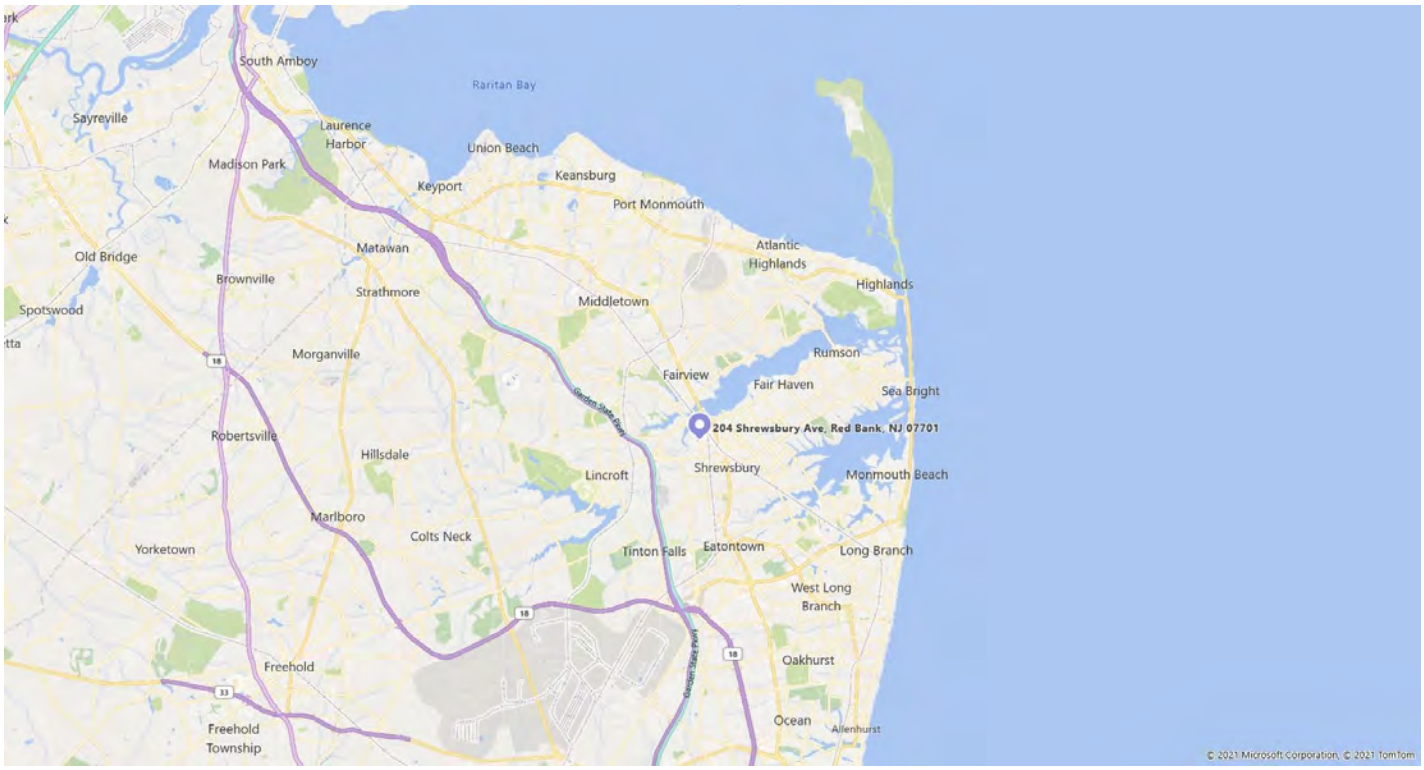
SCALE: AS NOTED
DO NOT SCALE DRAWING

DRAWN GTK
CHECKED JMS

PROJECT NUMBER 9904

DRAWING NO. A-1

1 of 2


South Amboy
Raritan Bay
Sayreville
Laurence Harbor
Union Beach
Madison Park
Keyport
Keansburg
Port Monmouth
Old Bridge
Matawan
Atlantic Highlands
Brownville
Strathmore
Highlands
Spotswood
Middletown
Morganville
Rumson
Fairview
Fair Haven
Sea Bright
204 Shrewsbury Ave, Red Bank, NJ 07701
Robertsville
Hillsdale
Lincroft
Shrewsbury
Monmouth Beach
Marlboro
Colts Neck
Yorketown
Tinton Falls
Eatontown
Long Branch
West Long Branch
Freehold
Oakhurst
Ocean
Allenhurst
Freehold Township
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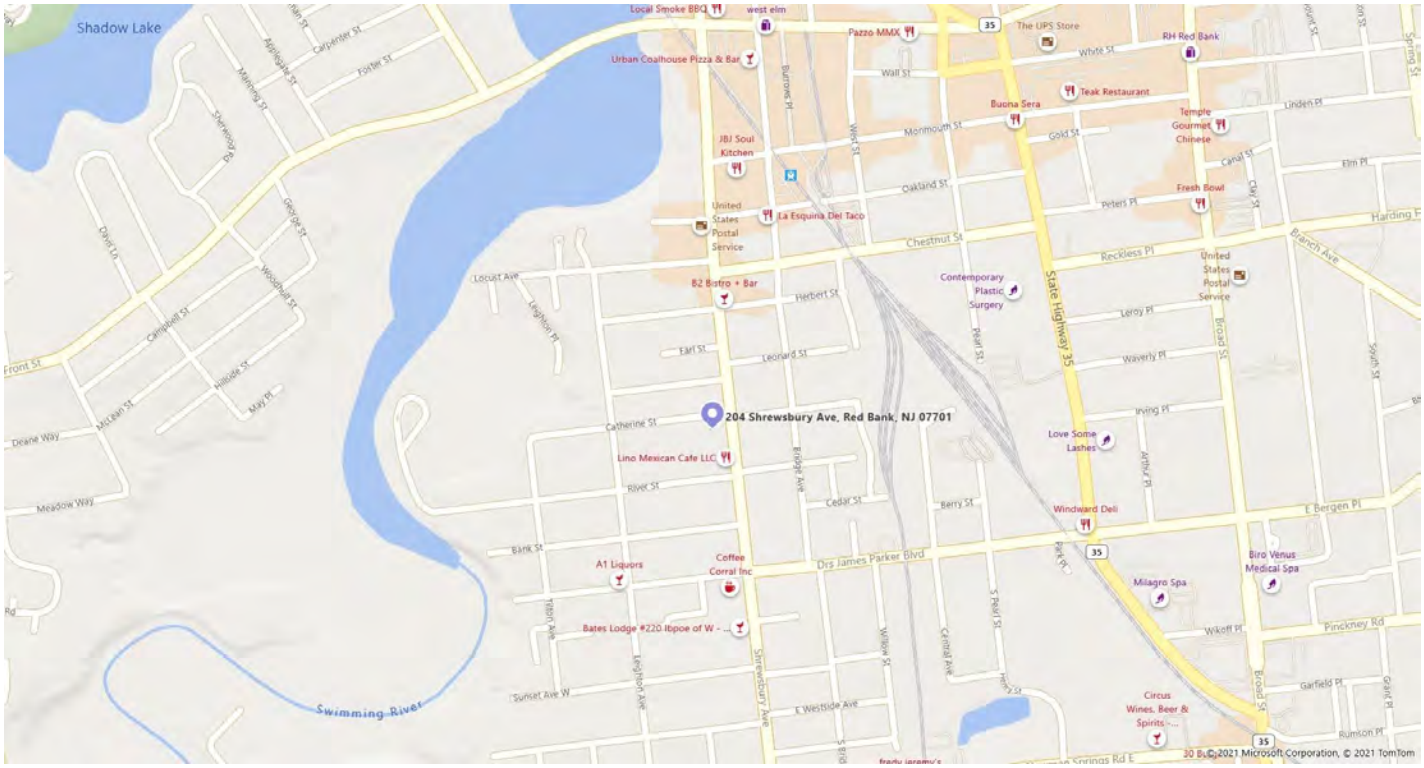
Shadow Lake
Local Smoke BBQ
west elm
Pazzo MMX
The UPS Store
RH Red Bank
Urban Coalhouse Pizza & Bar
Wall St
Teak Restaurant
Buona Sera
Temple Gourmet Chinese
Monmouth St
Gold St
JBJ Soul Kitchen
Oakland St
Fresh Bowl
United States Postal Service
La Esquina Del Taco
Chestnut St
Reckless Pl
B2 Bistro + Bar
Contemporary Plastic Surgery
State Highway 35
Leroy Pl
Waverly Pl
Leonard St
Earl St
204 Shrewsbury Ave, Red Bank, NJ 07701
Catherine St
Lino Mexican Cafe LLC
Love Some Lashes
River St
Cedar St
Berry St
Windward Deli
E Bergen Pl
Bank St
A1 Liquors
Coffee Corral Inc
Drs James Parker Blvd
Milagro Spa
Biro Venus Medical Spa
Bates Lodge #220 Ibpoe of W - ...
Wikoff Pl
Pinckney Rd
Sunset Ave W
E Westside Ave
Circus Wines, Beer & Spirits - ...
Garfield Pl
Swimming River
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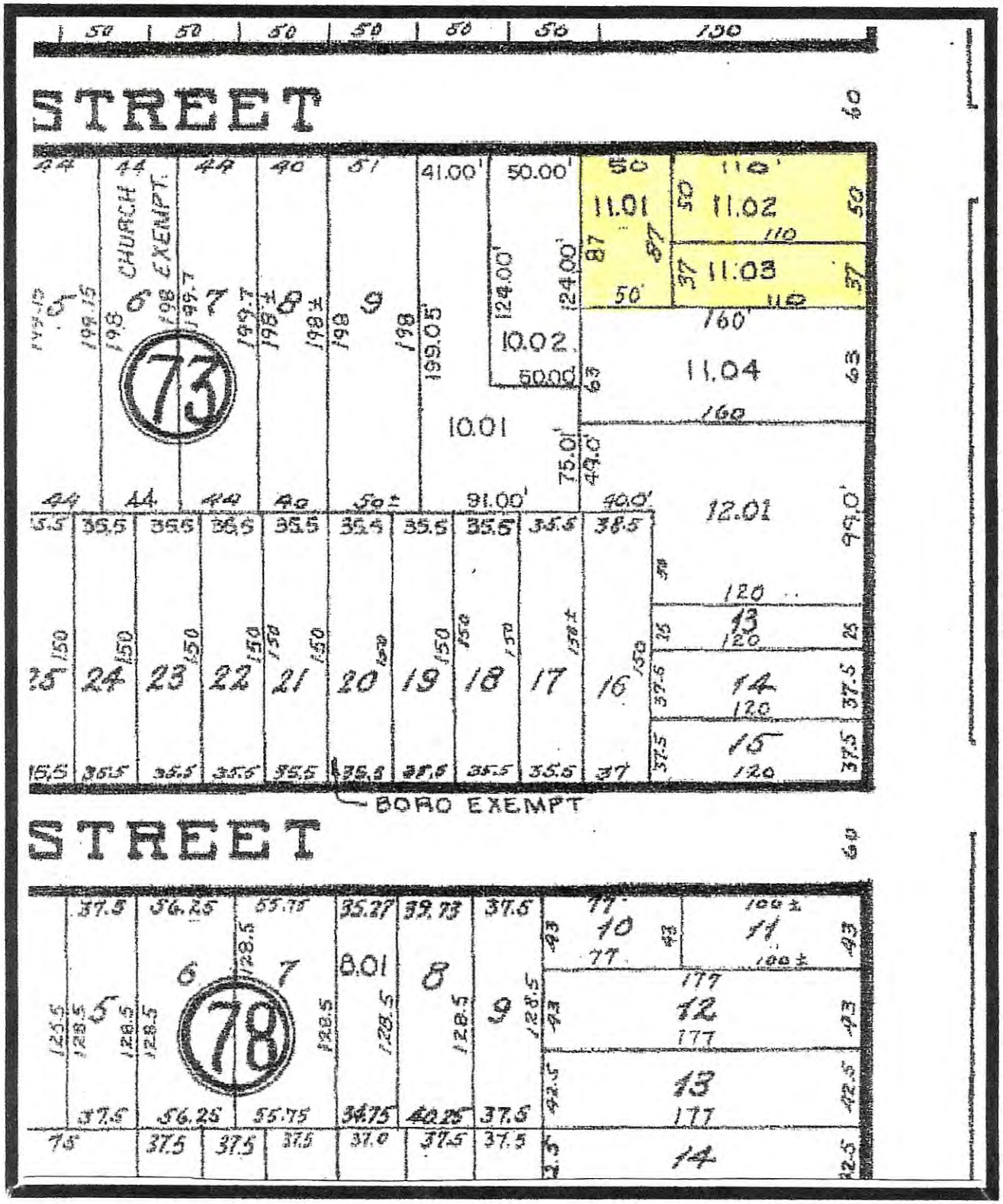
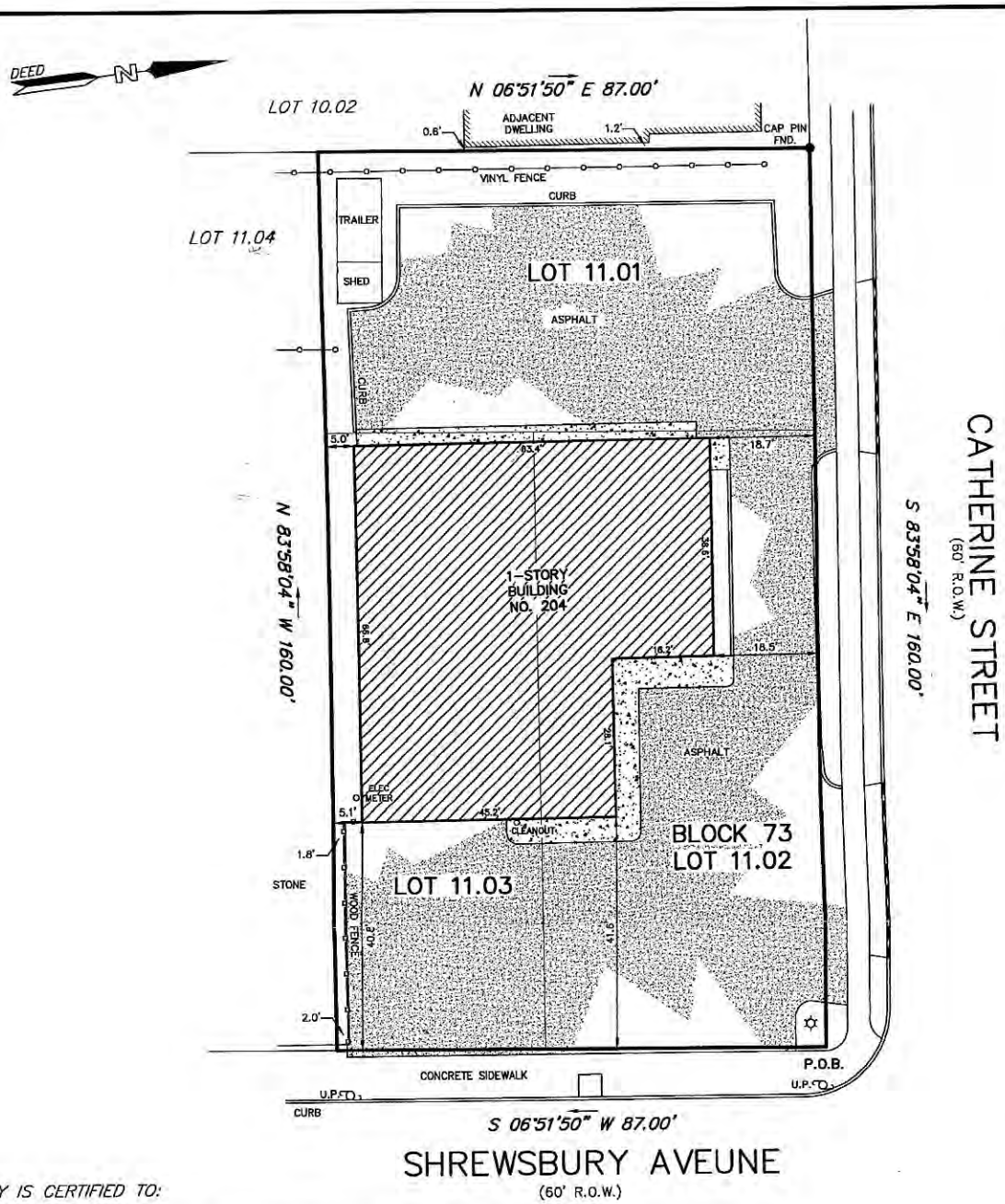
Tax Map Location





THIS SURVEY IS CERTIFIED TO:

- ***JADSRB, LLC***
- *OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY*
- *TWO RIVERS TITLE COMPANY, LLC (TRT8234)*
- *PASQUALE MENNA, ESQUIRE*

DEED REFERENCE:
DEED BOOK 8867, PAGE 7391 et seq.

NOTES:

1. *KNOWN AS LOTS 11.01, 11.02 AND 11.03 IN BLOCK 73 AS SHOWN ON THE OFFICIAL TAX MAPS OF THE BOROUGH OF RED BANK, MONMOUTH COUNTY, NEW JERSEY, SHEET No. 10.*
2. *UNDERGROUND UTILITIES NOT LOCATED BY THIS SURVEY*
3. *A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).*

NO ATTEMPT WAS MADE TO DETERMINE IF ANY PORTION OF THE PROPERTY IS CLAIMED BY THE STATE OF NEW JERSEY AS TIDELANDS, ENVIRONMENTALLY SENSITIVE AREAS, IF ANY ARE NOT LOCATED BY THIS SURVEY.

THIS SURVEY IS SUBJECT TO CONDITIONS WHICH MIGHT BE DISCLOSED BY AN ACCURATE TITLE SEARCH.

SURVEY OF PROPERTY

204 SHREWSBURY AVENUE
LOTS 11.01, 11.02 & 11.03 BLOCK 73

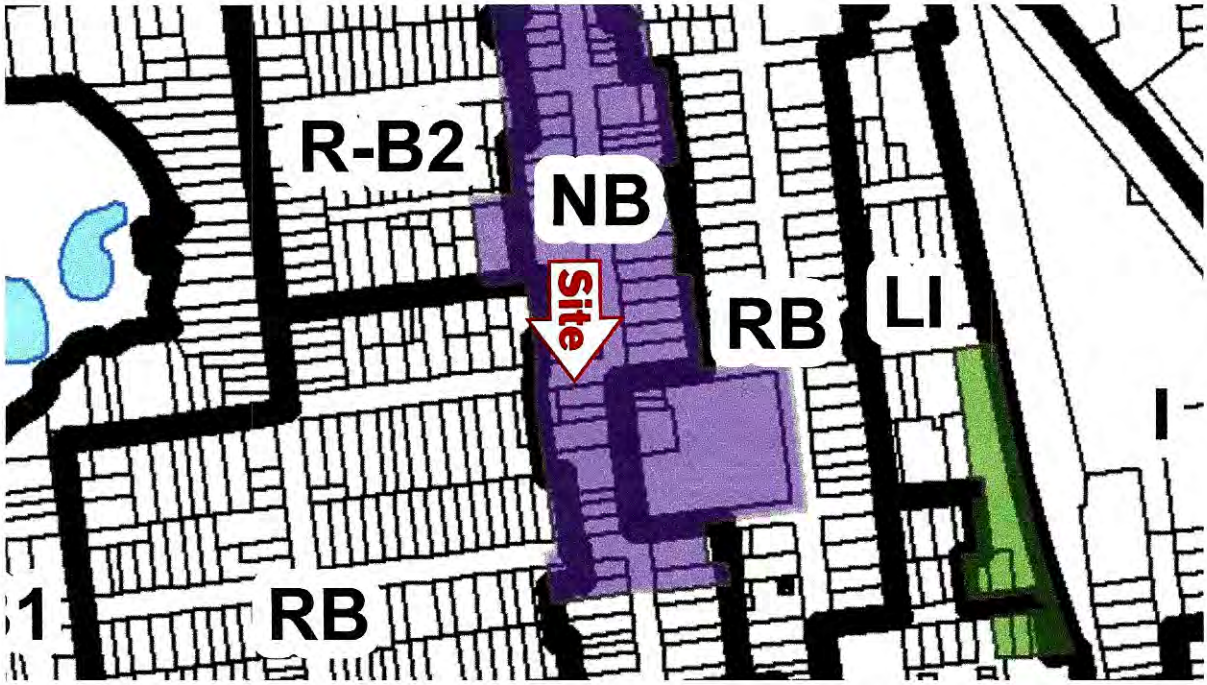
BOROUGH OF RED BANK | MONMOUTH COUNTY | NEW JERSEY

Charles Surmonte P.E. & P.L.S.
New Jersey Professional Engineer and Land Surveyor
License No. 35885

301 Main Street, 2nd Floor
Allenhurst, New Jersey, 07711
Phone 732-660-0606
Fax 732-660-0404

PROJECT No.	DATE:	SCALE:	SHEET:

Zoning Map



(c) Garden apartment and apartment houses: 30%.

(d) Townhouses: 35%.

(9) Minimum unoccupied open space:

(a) Detached single-family: no requirements.
[Amended 5-29-2007 by Ord. No. 2007-25]

(b) Two-family: no requirements.

(c) Garden apartment and apartment houses: 25%.

(d) Townhouses: 20%.

F. Special requirements.

(1) All applications for development in this zone on properties abutting or contiguous with the Navesink River and which require submission of a major site plan or major subdivision will be accompanied by an environmental impact report (EIR) as provided for in § 490-90 of this chapter.
[Amended 5-29-2007 by Ord. No. 2007-25]

(2) All applications for development in this zone on properties abutting or contiguous to the Navesink River and which require submission of a major site plan or major subdivision will include maximum practical provisions for public access to the Navesink River. These provisions will include, at a minimum:

(a) An access easement of 25 feet minimum width along all river frontage;

(b) Appropriate provisions for passive enjoyment of river views by residents and the general public; and

(c) An open space easement for public access use.[6]

[6] *Editor's Note: Original § 25-10.8f3, regarding attached single-family dwellings, which immediately followed this subsection, was repealed 5-29-2007 by Ord. No. 2007-25.*

§ 490-142 NB Neighborhood Business District.

[Amended by Ord. No. 1988-21; Ord. No. 1994-3; Ord. No. 1996-6; Ord. No. 1998-33; Ord. No. 2004-11; Ord. No. 2004-16; Ord. No. 2005-47]

A. Permitted uses:

(1) Professional office.

(2) Business office.

(3) Retail commercial not exceeding 2,000 square feet of ground floor area, except the following are not permitted:

(a) Thrift stores, secondhand stores, pawn and consignment shops.

(b) Shops which offer for sale firearms and/or ammunition.

(4) Personal service establishments, except:

(a) Massage establishments.

(b) Tattoo parlors and stores whose primary function is body piercing.

(c) Tarot, palm readers, psychics.

(5) Primary food-service establishment.[1]

[1] *Editor's Note: Original § 25-10.9a6, which listed a fast-food-service establishment as a permitted use, which immediately followed this subsection, was repealed 11-22-2011 by Ord. No. 2011-20.*

(6) Primary liquor-service establishment.

(7) Printing, publishing or bookbinding.

(8) Government offices, including federal, state, county or municipal buildings and grounds, but excluding schools.[2]

[2] *Editor's Note: Original § 25-10.9a10, which listed lodges, clubs and fraternal organizations as permitted uses, which immediately followed this subsection, was repealed 8-24-2009 by Ord. No. 2009-34.*

(9) Dwelling apartment uses on floors above the street-level floor; provided, however, that there shall not be more than two such dwelling apartments on each floor or more than a total of four such dwelling apartments in any building. Each dwelling apartment shall have a minimum of 600 square feet of habitable floor area and shall have no more than two bedrooms.

(10) Essential services.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter, except that in applications for nonresidential changes of occupancy between retail, personal service, business or professional offices, where there is no new gross floor area proposed and the proposed change results in a deficiency of less than five parking spaces, and no other variances or design waivers are required, then no variance shall be required for the parking space deficiency, and the administrative officer may grant administrative approval.
[Amended 8-24-2009 by Ord. No. 2009-36; 4-12-2017 by Ord. No. 2017-13]

(2) Off-street loading with enclosed storage structures.

(3) Buffers and screening, subject to the requirements of § 490-81 of this chapter.

C. Permitted accessory uses:

(1) Fences and hedges, subject to the provisions of § 490-91 of this chapter.

(2) Off-street loading with enclosed storage structures.

(3) Signs, subject to the provisions of § 490-104 of this chapter, as follows:

(a) Minor and Type A and B signs.

(b) One from Types W3 and P1 for each occupancy with direct exterior access.

(c) Types W2 and W3.

D. Conditional uses, subject to the provisions of Article IX of this chapter:

(1) Churches and places of worship.

(2) Educational uses.

(3) Public and quasi-public recreation areas.

(4) Public utilities.

(5) Motor vehicle service stations.

(6) Motor vehicle repair garages.

E. Area, yard and structure requirements:

(1) Minimum lot area: no requirements.

(2) Minimum lot frontage: 50 feet.

(3) Minimum front setback: no requirements, except in no case shall any structure be less than 40 feet from the center line of a street, unless it is in alignment of the adjacent setbacks.

(4) Minimum rear yard setback: 25 feet.

(5) Minimum side yard setback: no requirements, except, if abutting a residential zone district or existing residential use, 10 feet.

(6) Maximum structure height: 35 feet and not exceeding 2 1/2 stories.

(7) Maximum lot coverage of principal and accessory structures: 60%.

(8) Minimum unoccupied open space: 15%.

(9) Maximum floor area ratio (FAR): 1.75.

§ 490-143 HB Highway Business Zone District.

[Amended by Ord. No. 1988-21; Ord. No. 1991-14; Ord. No. 1992-7; Ord. No. 1996-6; Ord. No. 1997-22; Ord. No. 1998-33; Ord. No. 2004-21]

A. Permitted uses:

(1) Professional office.

(2) Business office.

(3) Retail commercial uses.

(4) Personal service uses.

(5) Banks, trust companies and deposit institutions.

(6) Primary food-service establishments.

(7) Fast-food-service establishments (pedestrians or automobile oriented).

(8) Theaters, auditoriums and exhibit halls.

(9) Nightclubs, adult oriented businesses, and lounges, limited to that portion of the Highway Business Zone District located along Newman Springs Road and bounded on both the east and west by the rights-of-way of the Consolidated Rail Corporation, and further provided that the site does not abut residential property.
[Amended 12-19-2012 by Ord. No. 2012-21]

(10) Motor vehicle sales and leasing agencies.

(11) Motor vehicle diagnostic and service facilities.

(12) Motor vehicle washing facilities.

(13) Hotels and motels.

(14) Mortuary and funeral homes.

(15) Government offices, including federal, state, county or municipal buildings and grounds, but excluding schools.

(16) Lodges, clubs and fraternal organizations.

(17) Essential services.

B. Required accessory uses:

(1) Off-street parking, subject to the provisions of § 490-98 of this chapter.

(2) Off-street loading, subject to the provisions of § 490-97 of this chapter.

(3) Buffers and screening, subject to the provisions of § 490-81 of this chapter.
[Amended 12-5-2012 by Ord. No. 2012-23]

(4) (Reserved)[1]

204 Shrewsbury Ave, Red Bank, NJ 07701-1253, Monmouth County

POPULATION

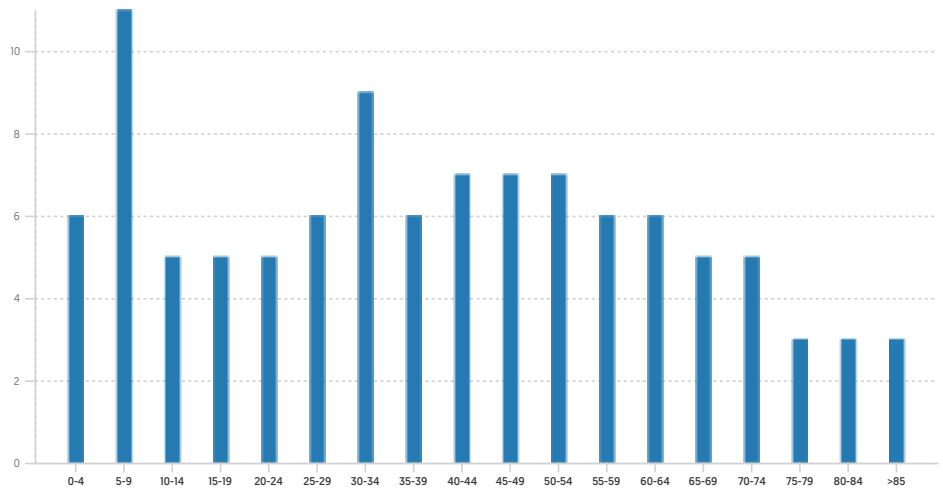
SUMMARY

Estimated Population	**23,861**
Population Growth (since 2010)	**-4.1%**
Population Density (ppl / mile)	**2,233**
Median Age	**41.7**

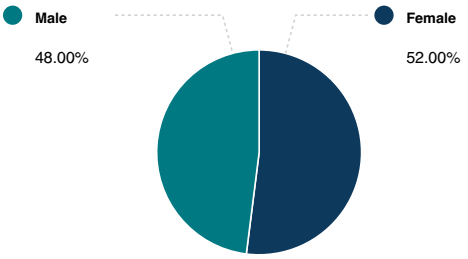
HOUSEHOLD

Number of Households	**9,804**
Household Size (ppl)	**2**
Households w/ Children	**4,973**

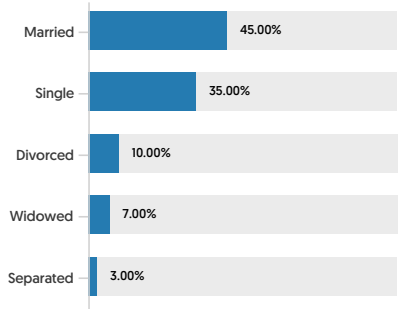
AGE



GENDER



MARITAL STATUS



HOUSING

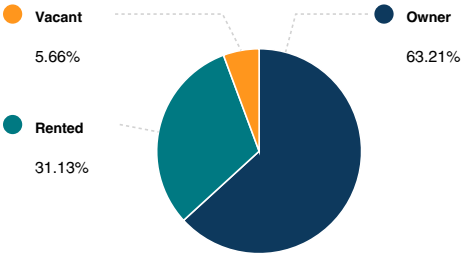
SUMMARY

Median Home Sale Price	**$401,200**
Median Year Built	**1960**

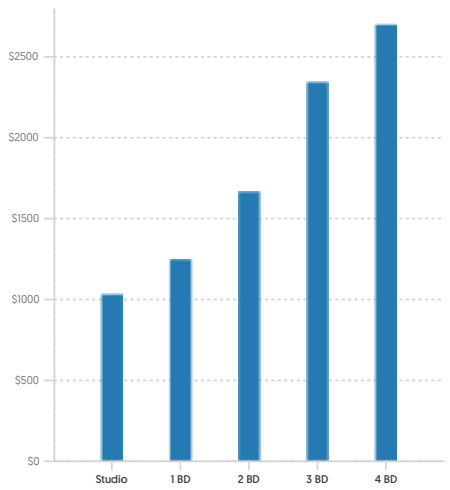
STABILITY

Annual Residential Turnover	**9.88%**

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

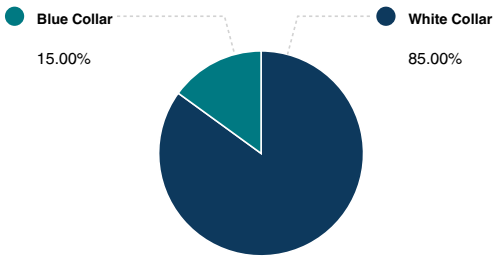


QUALITY OF LIFE

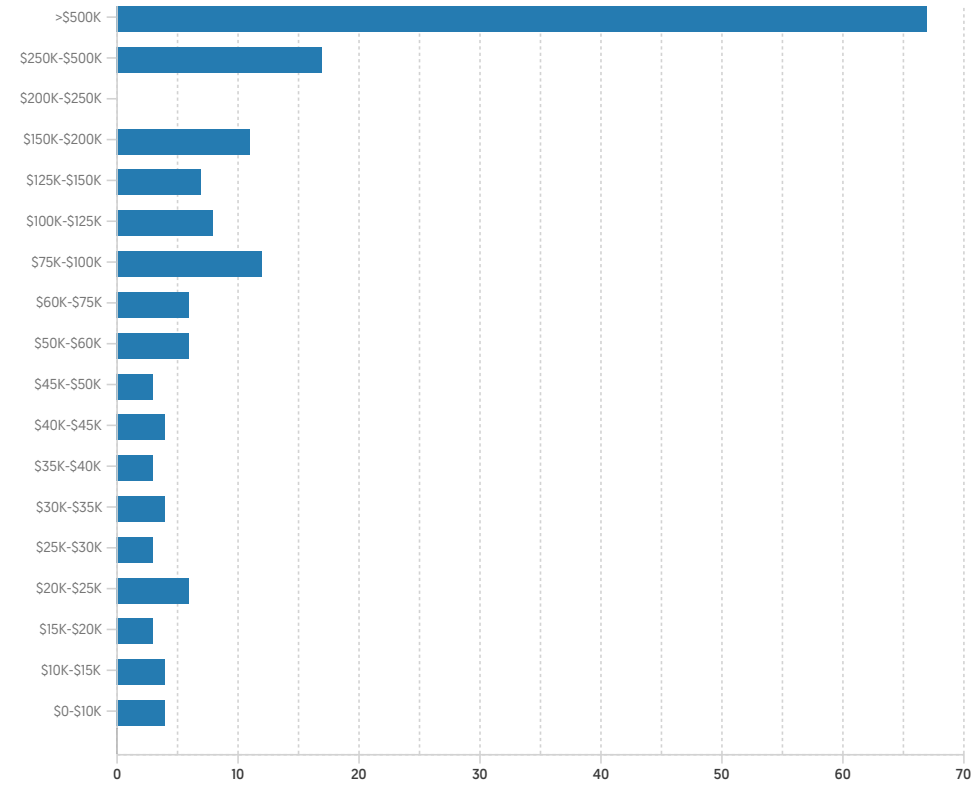
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	
Mining	
Construction	**1,057**
Manufacturing	**783**
Transportation and Communications	**450**
Wholesale Trade	**243**
Retail Trade	**989**
Finance, Insurance and Real Estate	**1,396**
Services	**4,987**
Public Administration	**392**
Unclassified	

WORKFORCE



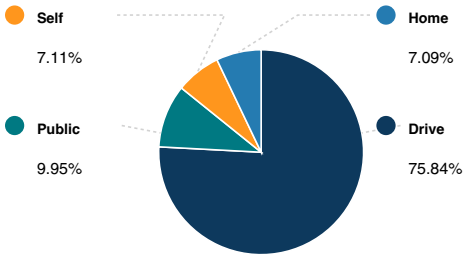
HOUSEHOLD INCOME



Average Household Income	**$82,474**

Average Per Capita Income	**$50,558**

COMMUTE METHOD



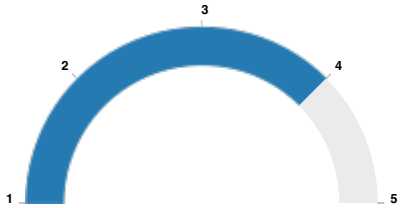
Median Travel Time	**33 min**

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	**680**
Some High School	**1,921**
High School Graduate	**3,590**
Some College	**2,682**
Associate Degree	**1,421**
Bachelor's Degree	**6,112**
Graduate Degree	**2,971**

(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)
Red Bank Primary School	**0.33**	**Pre-K-3rd**	**651**	**10**	**1**
Red Bank Charter School	**0.39**	**Pre-K-8th**	**195**	**9**	**3**
Red Bank Middle School	**0.85**	**4th-8th**	**655**	**11**	**2**
River Plaza Elementary School	**0.95**	**K-5th**	**272**	**12**	**4**

	Community Rating (2)
Red Bank Primary School	**5**
Red Bank Charter School	**2**
Red Bank Middle School	**5**
River Plaza Elementary School	**5**

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
Red Bank Charter School	**0.39**	**Pre-K-8th**	**195**	**9**	**3**
Red Bank Middle School	**0.85**	**4th-8th**	**655**	**11**	**2**

	Community Rating (2)
Red Bank Charter School	**2**
Red Bank Middle School	**5**

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
St James Elementary School	**0.58**	**Pre-K-8th**	**363**		
Red Bank Catholic High School	**0.68**	**9th-12th**	**915**		
Oakwood School	**0.81**	**6th-12th**	**33**		
Vincent S Mastro Montessori Academy	**0.91**	**Pre-K-5th**	**36**		

(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)
(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
China Garden Restaurant Inc	**220 Shrewsbury Ave**	**(856) 558-2368**	**0.04**	**Chinese Restaurant**
Asporto Cafe	**222 Shrewsbury Ave**	**(732) 530-9772**	**0.04**	**Mexican Restaurant**
Lino Mexican Cafe LLC	**222 Shrewsbury Ave**	**(732) 530-9772**	**0.04**	**Cafe**
La Guadelupana	**154 Shrewsbury Ave**	**(732) 747-4278**	**0.11**	**Mexican Restaurant**
Johnny J Cafe LLC	**86 Herbert St**	**(732) 741-8316**	**0.15**	**Cafe**
Blue Bistro	**141 Shrewsbury Ave**	**(732) 268-8555**	**0.16**	**American Restaurant**
Coffee Corral LLC	**177 Drs James Parker Blvd**	**(732) 741-2326**	**0.19**	**Coffee Shop**
Strokers Deli & Subs	**124 Shrewsbury Ave**	**(732) 219-0220**	**0.19**	**Delicatessen (Eating Places)**
Born Associates	**115 Oakland St**	**(732) 842-4830**	**0.27**	**German Restaurant**
San Remo Corp	**115 Oakland St**	**(732) 345-8260**	**0.27**	**Eating Places**

SHOPPING

	Address	Phone #	Distance	Description
Juanito's Market LLC	**197 Shrewsbury Ave**	**(732) 212-0660**	**0.03**	**Grocery Stores, Independent**
La Chaparrita	**185 Shrewsbury Ave**	**(732) 747-6740**	**0.04**	**Grocery Stores**
El Guero Grocery	**165 Shrewsbury Ave**	**(732) 842-4559**	**0.08**	**Grocery Stores, Independent**
Town & Country LLC	**256 Shrewsbury Ave**	**(732) 576-8889**	**0.13**	**Delicatessen Stores**
Isacc Grocery Store LLC	**128 Drs James Parker Blvd**	**(732) 747-0101**	**0.21**	**Grocery Stores**
Roger Mumford	**247 S Bridge Ave Ste 5**	**(732) 842-1580**	**0.26**	**Home Centers**
Wild Eye	**72 Bridge Ave**	**(732) 814-4612**	**0.3**	**Miscellaneous General Merchandise**
Cash Stores Of Nj Inc	**166 Monmouth St**	**(732) 741-2707**	**0.37**	**Convenience Stores**
Linares Grocery LLC	**162 Monmouth St**	**(732) 747-1753**	**0.37**	**Grocery Stores, Independent**
Wawa, Inc.	**14 Bridge St**	**(732) 747-3555**	**0.42**	**Convenience Stores, Chain**