

#3146 ~ East Windsor Highway Land

**430-446 Highway 33 East
East Windsor, NJ 08520**

Commercial/Land

**Block: 23
Lot: 1-6**

Land Size: 1.8 Acres

Tax Information

Land Assessment:	\$ 674,300.
Improvement Assessment:	\$ 112,000.
Total Assessment:	\$ 786,300.
Taxes:	\$ 26,568.
Tax Year:	2019
Tax Rate:	3.091/\$100
Tax Ratio:	92.83%
Updated:	05/06/2020

Zoning: TC ~ Turnpike Commercial

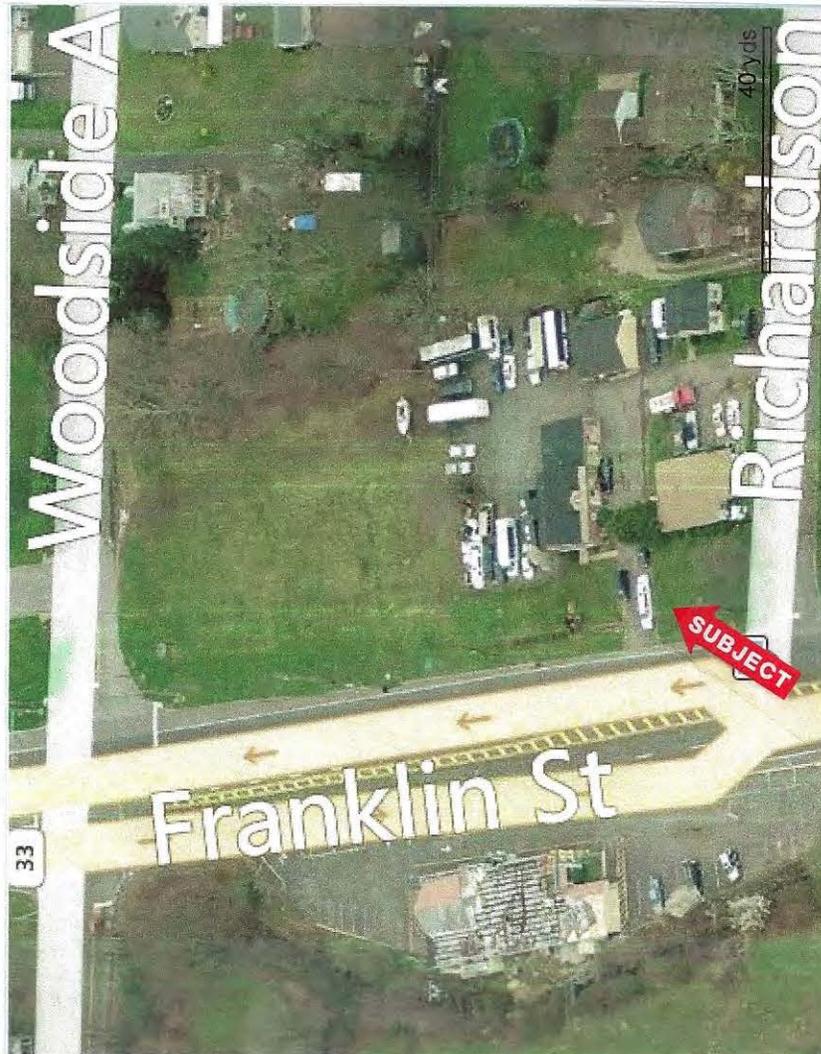
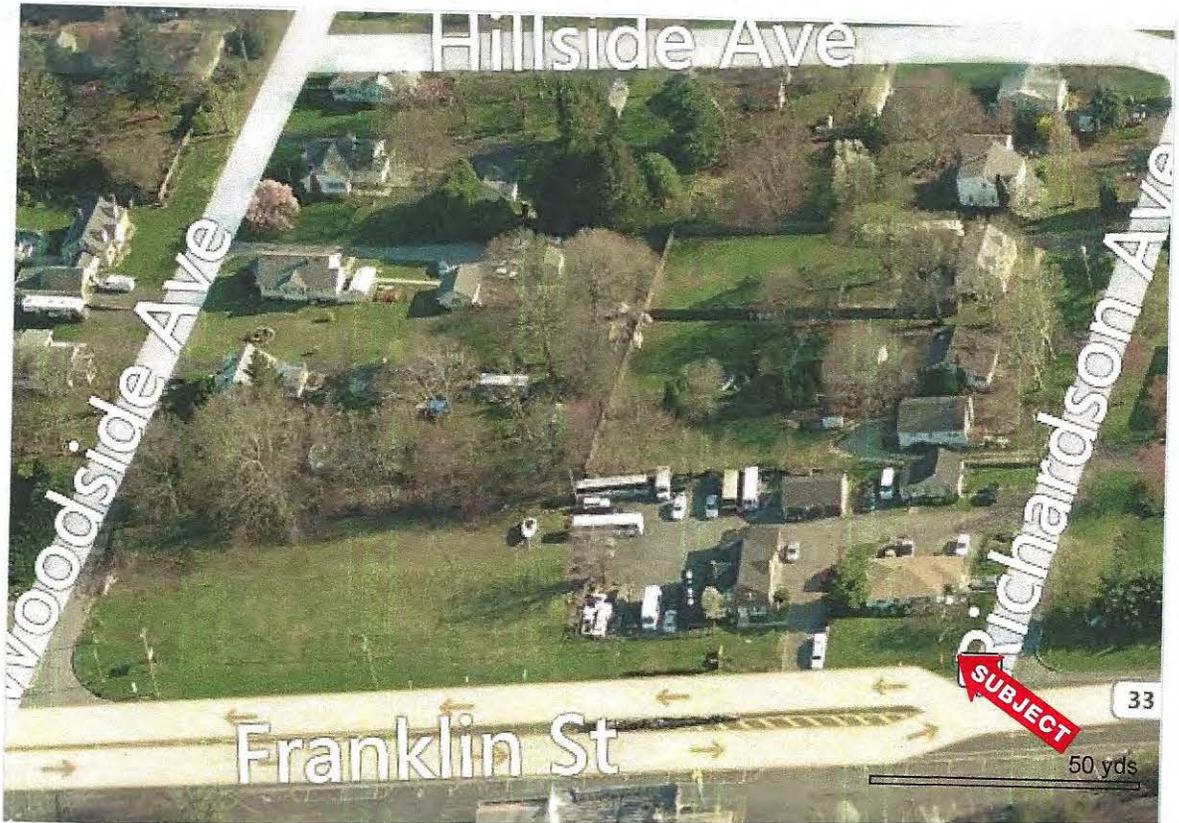
Remarks: Approx. 2 Acres on Highway 33 East (aka Franklin Street) Just Off Interstate 95. Engineered for a 13,000 Sq. Ft. Retail Center. Six (6) Lots Total Takes Up Entire Block from Woodside Avenue to Richardson Lane. Main Highway Running from Trenton to the Shore. Great Visibility and Accessibility.

Price: \$ 1,695,000. ~ 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.

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4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
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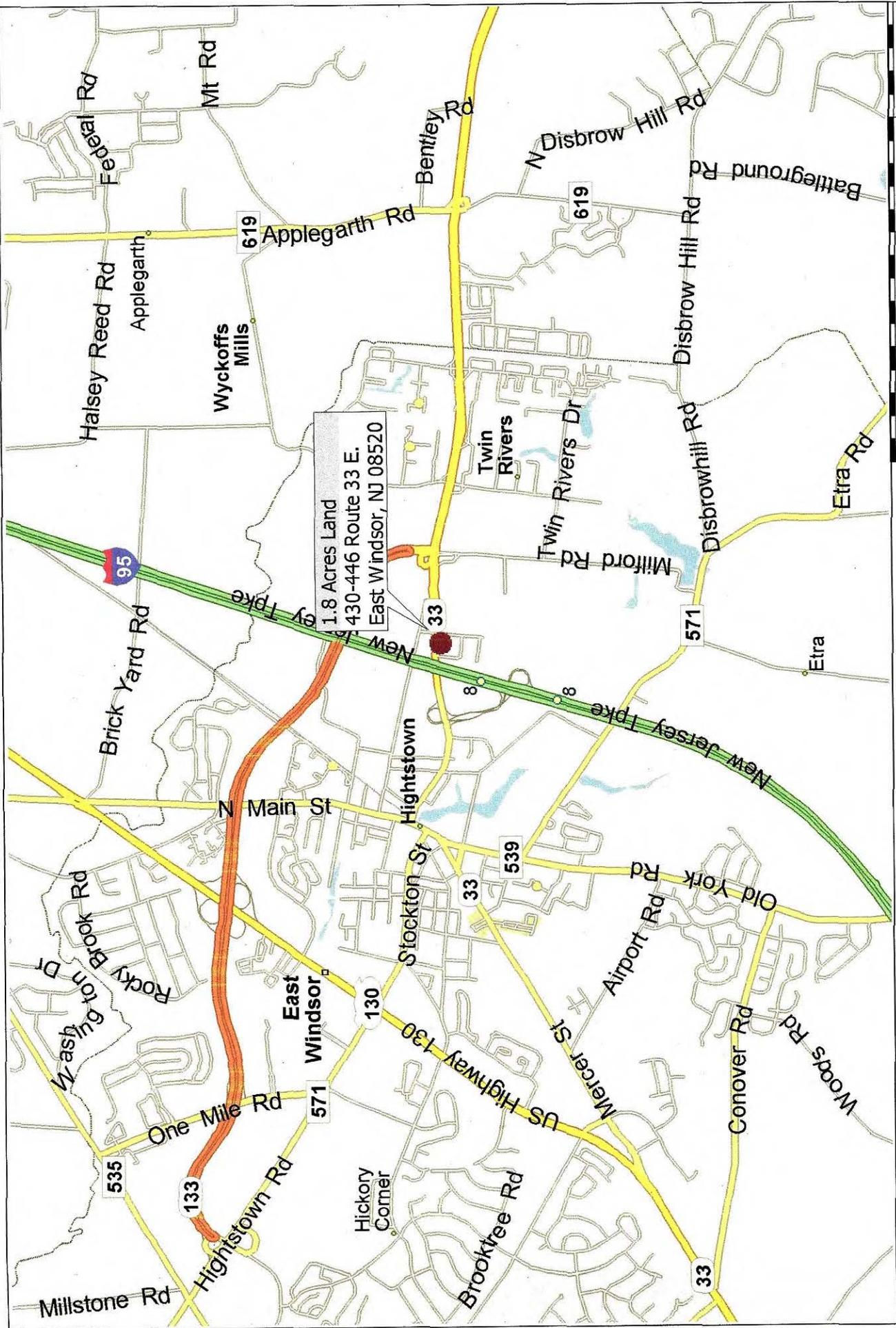
MENLO ENGINEERING ASSOCIATES, INC.
 25 CLEVELAND AVENUE, HOGLAND PARK, NEW JERSEY 07033
 TEL: 908.426.1100 FAX: 908.426.1101
 WWW.MENLOENGINEERING.COM

WOODSIDE CORNER
 SITE PLAN EXHIBIT

PROJECT NO. 1501
 SHEET NO. 20
 DATE: 10/15/15

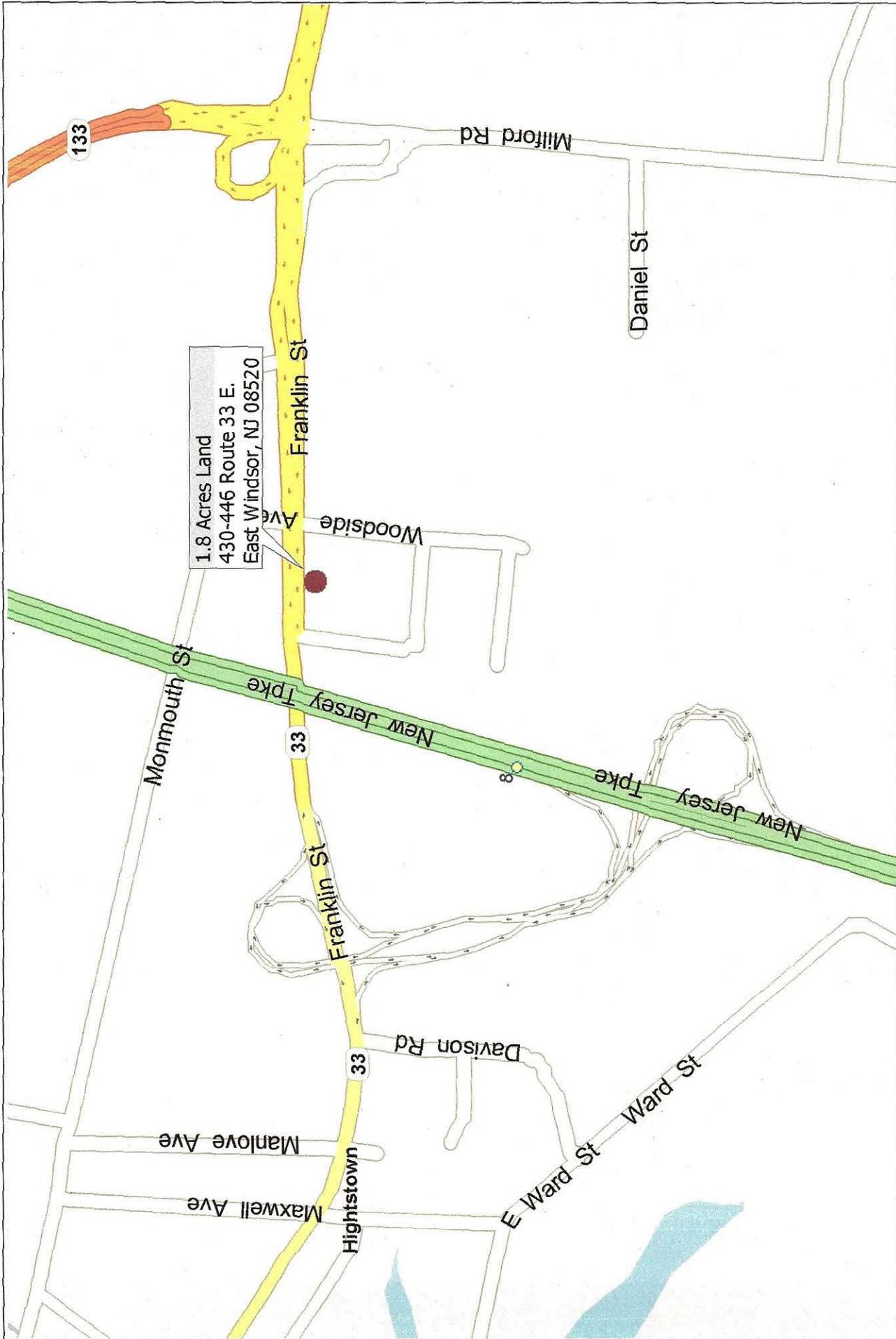
SECTION	ITEM	REQUIREMENT	PROPOSED	VARIES/VARIANCE
1.0	USE OF LOT
2.0
3.0
4.0
5.0
6.0
7.0
8.0
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99.0
100.0

East Windsor ~ Mercer County ~ New Jersey



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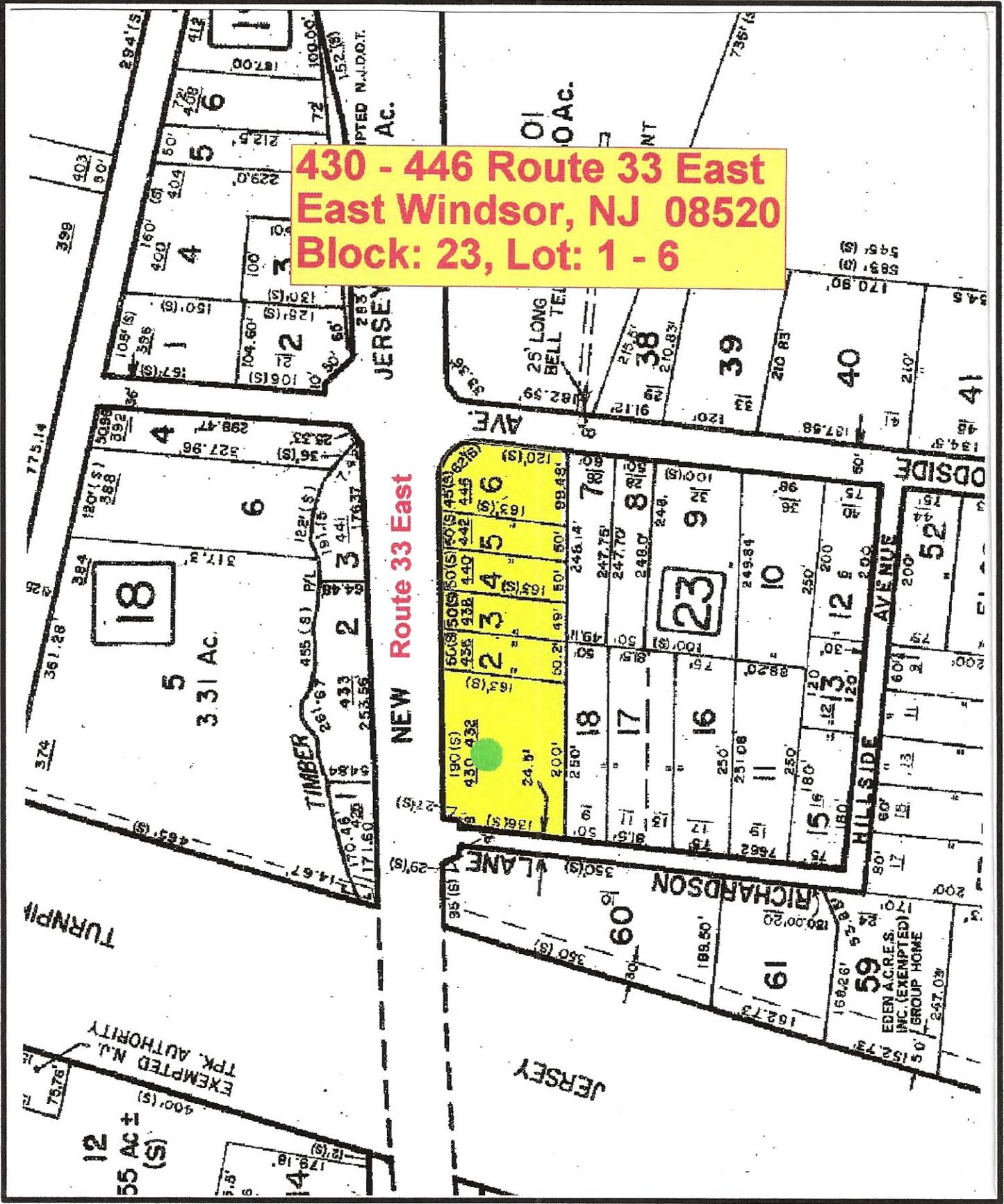
East Windsor ~ Mercer County ~ New Jersey



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Tax Map Location

430 - 446 Route 33 East
 East Windsor, NJ 08520
 Block: 23, Lot: 1 - 6



c. Motor vehicle sales and other uses having as their primary function the sale or rental of retail goods displayed outdoors, provided no goods shall be displayed, stored or sold within 50 feet of a front lot line. No goods shall be displayed in a manner which will impede access by fire-fighting or other emergency equipment to any structure or other goods on the premises. No goods shall be displayed, stored or sold within 20 feet of a rear or side lot line. A landscape strip or a landscape buffer at least 15 feet wide shall be provided along each lot line.

d. Carwash establishments shall be permitted provided all washing activities are conducted within a fully enclosed building. All vehicle entrances to the building shall be from the rear or side of the building and all parked and waiting vehicles shall be accommodated on the lot. All of the area, yard, building coverage and height requirements of the HC district shall be met.

e. Auto body shops and other automotive repair shops which do not sell gasoline shall be permitted provided all repair activities are conducted within a fully enclosed building. Any motor vehicle awaiting repair may be located on the premises provided that said vehicle is located in the rear or side yard and is screened from view such that no stored vehicle is visible from the front of the premises or from any adjacent premises. No motor vehicle shall be displayed for sale on the site. No motor vehicle shall be stored on the site for a period longer than 90 days. All of the area, yard, building coverage and height requirements of the HC district shall be met.

20-16.4 *Bulk and Area Requirements.*

a. Notwithstanding any provision of this chapter to the contrary, the following minimum front yard setbacks shall be provided for development within the HC Highway Commercial zoning district:

1. When parking is excluded from the front yard, a minimum 50-foot front yard principal building setback shall be provided, and when parking is included in the front yard, a minimum 80-foot front yard setback shall be provided; except that

2. For properties zoned HC west of Lanning Boulevard along Route 571, the front yard principal building and parking area setback from Route 571 shall be 75 feet and the front yard principal building and parking area setback from One Mile Road shall be 50 feet.

b. See the "Schedule of District Regulations" table of this chapter for additional requirements.

20-16.5 *Other Requirements.*

a. Notwithstanding any provision of this chapter to the contrary, the following minimum front yard landscaped buffer setback areas shall be provided for developments within the HC zoning district in order to mitigate against the appearance of buildings and paved areas from the street and from abutting residential properties:

1. A minimum 15-foot landscaped setback area shall be provided along any street, except that, for HC zoned lands west of Lanning Boulevard along Route 571, the minimum front yard landscaped setback shall be 75 feet along Route 571 and 50 feet along One Mile Road; and

2. A minimum 25-foot landscaped buffer setback shall be provided along any property line which abuts a residential zoning district or any existing residential use.

b. Driveways shall not be wider than 36 feet at any point and must be at least ten feet from any side lot line and 100 feet from intersecting street lines.

c. Efforts shall be made to secure cross-access easements between adjoining commercial properties to provide convenient access.

d. For properties zoned HC west of Lanning Boulevard along Route 571 and One Mile Road, freestanding signs, except for directional signs, shall be ground-mounted on a solid base with no visible poles, columns or other upright supports. Freestanding signs shall not exceed eight feet in height and shall not be more than 100 square feet in size.

20-17 TC Turnpike Commercial.

20-17.1 *Principal Uses.*

- a. Hotels and motels, not including tourist cabins, trailer camps or camp sites.
- b. Restaurants, including cafes, cocktail lounges and taverns excluding drive-in and fast food restaurants with drive-through service windows.
- c. Office buildings, including medical office.
- d. Day care centers, child care centers, and nursery schools.
- e. Retail sales and service including caterer, bakery, copy store, party supply rental, tuxedo rental shops, florists, stationery stores, bakeries, sporting goods stores, hobby shops and jewelry stores.
- f. Garden center.
- g. Indoor and outdoor recreation and fitness.
- h. Technical and professional schools, training and conference centers.
- i. Financial institutions.

(Ord. No. 1989-4; Ord. No. 2016-6 § 1)

20-17.2 *Accessory Uses.*

- a. Off-street parking and loading facilities.
- b. Private garages or storage buildings.

20-17.3 *Conditional Uses.*

- a. Office buildings meeting the requirements set forth for the TC District in the Schedule of District Regulations.
- b. Cellular antennas for telephone, radio, paging and/or television communication as "conditional uses" under N.J.S.A. 40:55D-67 and in accordance with the specific zoning conditions and standards for their location and operation included within section 20-34 of this chapter.

20-17.4 *Bulk and Area Requirements.*

- a. The minimum front yard setback and landscape strip in the TC District shall be as follows: along any existing or proposed expressway and its appurtenant ramps, a front yard of 100 feet and a landscape strip of 30 feet; along any other street when parking is provided in the front yard, a front yard of 80 feet and a landscape strip of 15 feet; and along any other street when parking is excluded from the front yard, a front yard of 50 feet and no landscape strip required.
- b. Front, side and rear setbacks, as set forth in the Schedule of District Regulations, shall be increased by ten feet for each additional ten feet in building height or fraction thereof in excess of 35 feet. Maximum improvement coverage shall be decreased by five percentage points for each additional ten feet in building height or fraction thereof in excess of 35 feet.
- c. See the Schedule of District Regulations of this chapter.

20-17.5 *Other Requirements.* A landscape buffer at least 25 feet wide shall be provided along all property lines which abut residential districts or residential uses. The buffer shall be planted with a visually effective screen.

20-18 R-O Research Office.

20-18.1 *Principal Uses.*

- a. Manufacturing, preparation, processing or fabrication of products, with all activities and product storage taking place within a completely enclosed building.
- b. Scientific or research laboratories which are devoted to research, design and experimentation including experimental operation of equipment and pilot plants.
- c. The warehousing or storage of products within a completely enclosed building provided that no retail sales or motor freight facilities shall be permitted except as incidental and accessory to a permitted or conditional use. (Ord. No. 2015-08)
- d. Computer centers.
- e. Pharmaceutical operations.
- f. Offices and office buildings, including medical professional.
- g. Industrial office parks meeting the specific Bulk and Area Requirements set forth in subsection 20-19.4 of this chapter.
- h. Commuter parking facilities.
- i. Agricultural and horticultural uses.
- j. Day care centers, child care centers, and nursery schools.

(Ord. 1989-4; Ord. 1991-11, § I; Ord. 1992-35, § II; Ord. No. 2015-08 § 1)

20-18.2 *Accessory Uses.*

- a. Uses on the same lot which are customarily incidental to any of the above permitted uses which may include but shall not be limited to storage within a completely enclosed building.
- b. A cafeteria or other service facility located within a building and operated for the exclusive use of occupants of the complex.
- c. A recreational area for the occupants.
- d. Living quarters for watchmen and caretakers.
- e. Off-street parking and loading facilities.
- f. Retail and wholesale sale of goods, wares and merchandise provided that such sales are on the same lot and clearly incidental to a permitted use in which such goods, wares and merchandise are manufactured, processed or packaged.
- g. Television and radio recording and other communications facilities, including accessory antennae located on the same lot.

20-18.3 *Conditional Uses.*

- a. Helistops as an accessory to a permitted use subject to a finding that the anticipated landing and take-off patterns will not be a nuisance to residential development.
- b. Restaurants, excluding fast food restaurants and drive-in restaurants, when located within industrial office parks of 100 acres or more, provided the following conditions are met:

**SCHEDULE OF DISTRICT REGULATIONS
Township of East Windsor**

Zoning District and Permitted Uses	Minimum Lot Area (Acres or Sq. Feet)	Minimum Dimensions in Feet									Maximum Allowed				
		Lot width	Principal Building Yards				Acc'y Bldg Setbacks From				% Bldg. Covrg.	% Imprvmt. Covrg.	Bldg. Height in Feet	Bldg. Height Stories	Floor Area Ratio
			Front Yard	Side Yard	Both Side Yards	Rear Yard	Street Line	Side Line	Rear Line	Prin. Bldg.					
R-A Rural Agricultural															
Farms and Greenhouses	5 acres	200	100	35	70	50	100	25	25	25	NA	NA	35	2.5	NA
Detached Dwellings	4 acres(1)	200	100	35	70	50	125	15	15	15	NA	25	35	2.5	NA
Detached Dwellings (cluster)	1.5 acres	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Golf Courses	50 acres	NA	100	100	200	100	100	50	50	50	NA	NA	35	2.5	NA
R-E Rural Estate															
Farms and Greenhouses	5 acres	200	100	35	70	50	100	25	25	25	NA	NA	35	2.5	NA
Detached Dwellings	3 acres (1)	200	100	35	70	50	125	15	15	15	NA	25	35	2.5	NA
Detached Dwellings (cluster)	1.5 acres	175	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Golf Courses	50 acres	NA	100	100	200	100	100	50	50	50	NA	NA	35	2.5	NA
R-1 Residential Low Density															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	20,000	100	50	10	40	35	70	10	10	15	15	35	35	2.5	NA
Detached Dwellings (cluster)	10,000	80	30	5	20	25	40	5	5	15	25	40	35	2.5	NA
R-2 Residential Low Density															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	10,000	80	30	5	20	25	40	5	5	15	25	40	35	2.5	NA
Detached Dwellings (cluster)	6,000	50	25	5	15	25	35	5	5	10	30	40	35	2.5	NA
Patio Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
Zero Lot Line Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
R-3 Resi. Medium Density															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	8,000	70	25	5	20	25	35	5	5	10	25	40	35	2.5	NA
Detached Dwellings (cluster)	5,000	50	20	5	15	25	30	5	5	10	30	40	35	2.5	NA
Patio Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
Zero Lot Line Homes (cluster)	5,000	40	20	0	15	25	30	5	5	10	35	45	35	2.5	NA
Semi-Detached Dwellings	3,500	40	20	0	10	25	NA	1	1	10	35	45	35	2.5	NA
Attached Dwellings	2,000	20	20	0	10/end	25	NA	NA	NA	NA	45	60	35	2.5	NA
Multifamily Dwellings	50 acres	300	75	75	NA	75	100	50	50	25	20	40	35	2.5	.3
R-M Resi. Multifamily															
Multifamily Dwellings	5 acres	300	75	75	NA	75	100	50	50	25	20	40	35	2.5	.3
All Other Permitted Uses	Same as requirements of R-3 Residential Medium Density District														
R-M1 Residential Multifamily 1	See the requirements in Section 20-11A (Ord. No. 2017-01 § 2)														
R-M2 Residential Multifamily 2	See the requirements in Section 20-11B (Ord. No. 2018-10 § 4)														
R-M AH Residential Multifamily Affordable Housing	See the requirements in Section 20-11C (Ord. No. 2018-11 § 3)														
S-L Residential Small Lot															
Dwellings (no sewer or water)	1 acre	150	75	25	50	50	100	10	10	15	NA	25	35	2.5	NA
Dwellings (public water only)	30,000	125	50	15	40	40	70	10	10	15	NA	30	35	2.5	NA
Detached Dwellings	5,000	50	20	5	15	25	25	5	5	10	30	40	35	2.5	NA
PAC Planned Adult Comm.															
All Permitted Uses	See the requirements set forth in Section 20-13A of this ordinance														
PRC Planned Ret. Comm.															
Retirement Communities	30 acres	NA	50	50	NA	50	NA	NA	NA	NA	NA	25	35	2.5	NA
PUD Planned Unit Dev.															
All Permitted Uses	See the requirements set forth in Section 20-35 of this ordinance														
NC Nbrhood Commercial															
All Permitted Uses	20,000	125	60	10	20	30	75	10	10	10	35	70	30	NA	.4
HC Highway Commercial															
All Permitted Uses	60,000	250	50	20	40	35	100	20	20	20	20	80	40	NA	.3
TC Turnpike Commercial															
All Permitted Uses	50,000	250	50	20	40	35	125	20	20	20	30	80	60	NA	.3
R-O Research Office															
All Permitted Uses	4 acres	350	100	50	NA	50	200	50	50	20	30	65	55	NA	.30
I-O Industrial Office															
All Permitted Uses	4 acres	350	50	50	NA	50	200	50	50	20	30	75	60	NA	.25

Note: Additional bulk and area requirements are set forth in the text of this ordinance and should be read along with this Schedule.

(1) An area equivalent to at least one acre of a single-family detached dwelling lot shall be contiguous "non-critical" acreage (i.e., not freshwater wetlands, 100-year floodplains or topographic slopes 15 percent or greater) and the "non-critical" acreage must be appropriately situated for the location and construction of the detached single-family dwelling and its appurtenances, including the septic system and any potable water well serving the lot.

(Ord. No. 2015-08; Ord. No. 2017-01 § 2; Ord. No. 2018-10 § 4; Ord. No. 2018-11 § 3)

430 Route 33 E, East Windsor, NJ 08520-4910, Mercer County

POPULATION

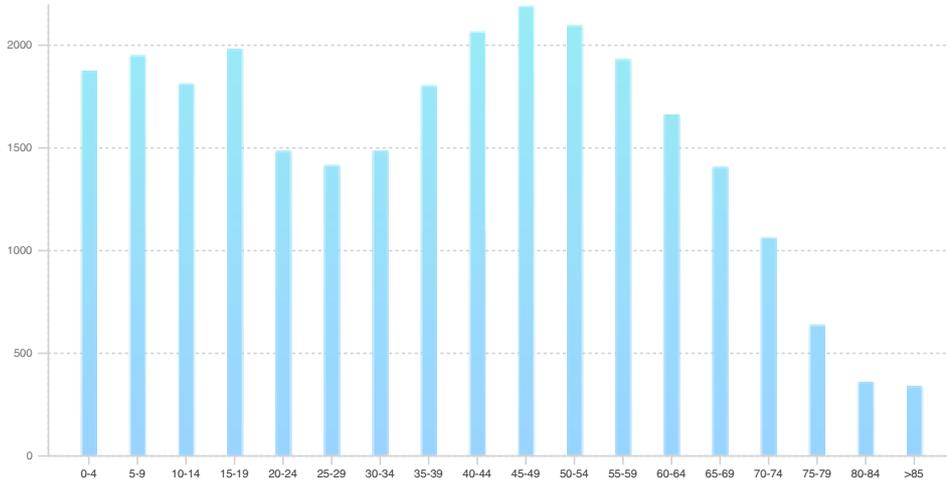
SUMMARY

Estimated Population	27,471
Population Growth (since 2010)	-1.4%
Population Density (ppl / mile)	1,562
Median Age	39.91

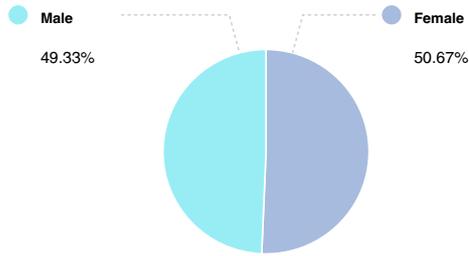
HOUSEHOLD

Number of Households	9,986
Household Size (ppl)	3
Households w/ Children	3,467

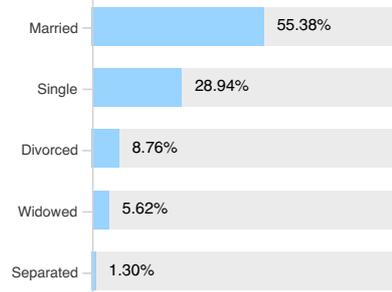
AGE



GENDER



MARITAL STATUS

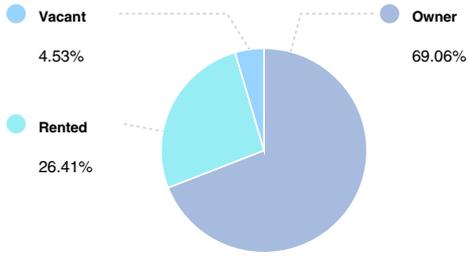


HOUSING

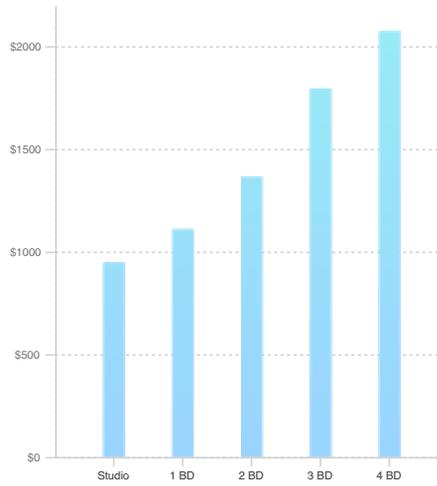
SUMMARY

Median Home Sale Price	\$240,000
Median Year Built	1966

OCCUPANCY



FAIR MARKET RENTS (COUNTY)

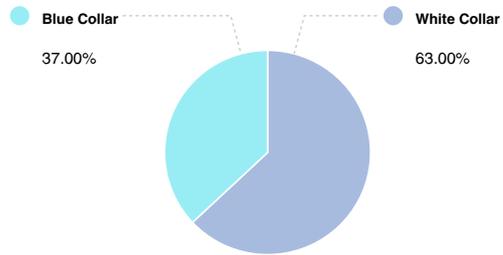


QUALITY OF LIFE

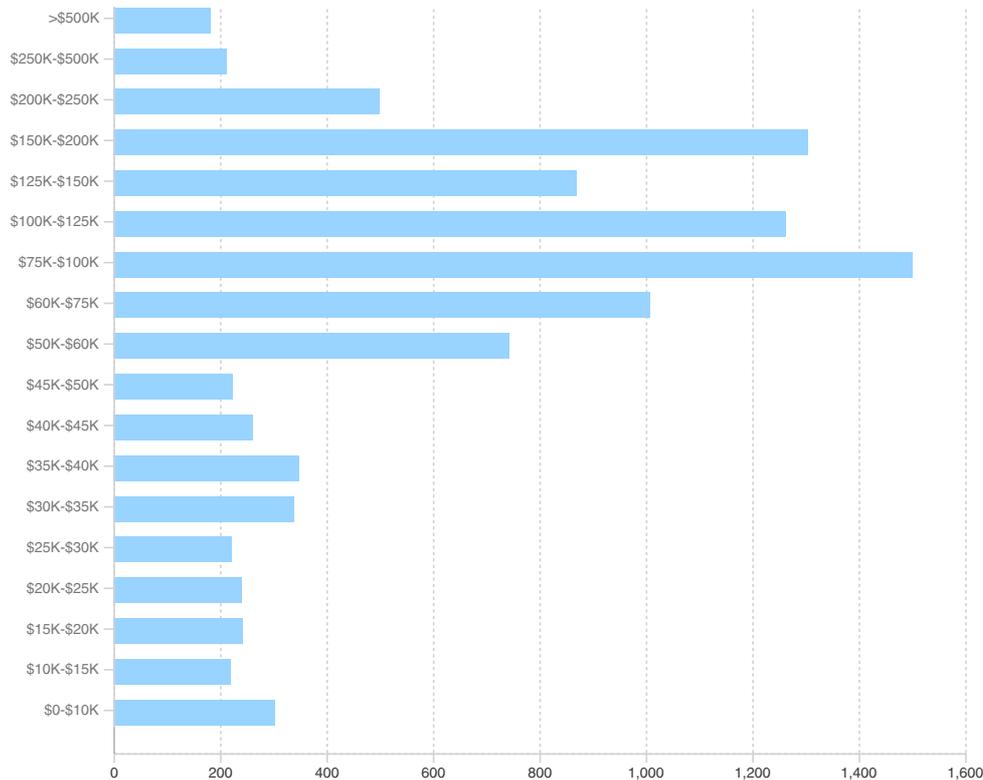
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	52
Construction	415
Manufacturing	643
Transportation and Communications	180
Wholesale Trade	72
Retail Trade	1,695
Finance, Insurance and Real Estate	525
Services	1,184
Public Administration	2,406
Unclassified	56

WORKFORCE



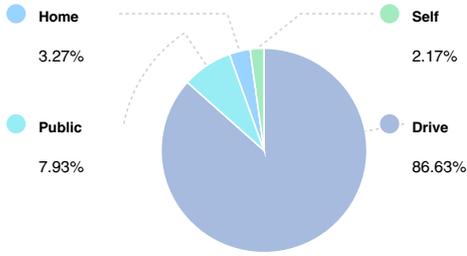
HOUSEHOLD INCOME



Average Household Income **\$107,075**

Average Per Capita Income **\$39,223**

COMMUTE METHOD

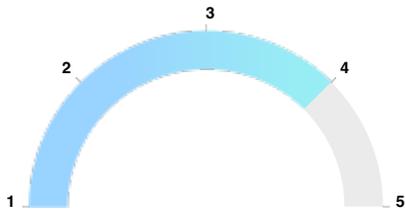


WEATHER

January High Temp (avg °F)	38.6
January Low Temp (avg °F)	21.5
July High Temp (avg °F)	85
July Low Temp (avg °F)	63.2
Annual Precipitation (inches)	47.68

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	1,063
Some High School	966
High School Graduate	3,758
Some College	2,740
Associate Degree	1,280
Bachelor's Degree	5,060
Graduate Degree	3,526

(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 Onboard Informatics. Information is deemed reliable but not guaranteed. Copyright © 2014 Onboard Informatics. All rights reserved.

SCHOOLS

RADIUS: 2.00 MILE(S)

PUBLIC - ELEMENTARY

School Name	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
East Windsor Regional School District					
Perry L. Drew Elementary School	1.15	K-5th	720	16	2
Ethel Mcknight Elementary School	1.16	K-5th	500	16	2
Walter C. Black Elementary School	1.37	K-5th	550	16	3
Grace Norton Rogers School	1.38	Pre-K-5th	585	18	2

School Name	Community Rating (2)
East Windsor Regional School District	
Perry L. Drew Elementary School	
Ethel Mcknight Elementary School	
Walter C. Black Elementary School	
Grace Norton Rogers School	

PUBLIC - MIDDLE/HIGH

School Name	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)
East Windsor Regional School District					
Hightstown High School	1.28	9th-12th	1,602	12	3

School Name	Community Rating (2)
East Windsor Regional School District	
Hightstown High School	4

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Peddie School	0.86	9th-12th	567		3
Kids Kottage Learning Center, Inc	1.02	Pre-K-K			
Knowledge Beginnings	1.17	Pre-K-K	70		

(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: 2.00 MILE(S)
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EATING - DRINKING

	Address	Phone #	Distance	Description
Jt's	399 Monmouth St	(609) 490-0001	0.14	Restaurants - Steak Houses
Legends Grille	460 Route 33 E	(609) 443-5565	0.15	Restaurants - Greek
Krauszer's Foodstore	119 Franklin St	(609) 448-2303	0.73	Grocers - Retail
Famous Famiglia Pizzeria	115 Franklin St	(609) 443-8246	0.73	Restaurants - Pizza
Americas Finest Inc	20 Lake Dr	(732) 985-9899	0.74	Health And Diet Foods - Retail
Anthony's Chicken & Grill	109 Franklin St	(609) 443-3777	0.75	Sandwiches
Fiesta Brava	107 Franklin St	(609) 918-0300	0.75	Restaurants - Mexican
Dunkin' Donuts	1 Lake Dr	(609) 448-7870	0.76	Doughnuts
Hightstown Hot Bagels	105 Franklin St	(609) 448-2440	0.76	Bagels
A & J Market	147 N Main St	(609) 448-1216	0.76	Restaurants

SHOPPING

	Address	Phone #	Distance	Description
Olde Country Antiques	346 Franklin St	(609) 448-2670	0.4	Antiques - Dealers
Elite Auctions & Estate Sales	278 Monmouth St	(732) 751-1112	0.44	Antiques - Dealers
A-A Empire Antiques	278 Monmouth St	(609) 448-6589	0.47	Antiques - Dealers
Comiskys Greenhouses Inc	115 Manlove Ave	(609) 448-1705	0.48	Florists - Retail
Sieck-Wright Floral Products	231 Monmouth St	(609) 918-2642	0.58	Florists - Retail
Winning Edge Design	81 Twin Rivers Dr	(732) 355-1911	0.65	Golf Equipment And Supplies - Retail
Charles Huebner	162 Broad St	(609) 466-8777	0.66	Publishing - Desktop
Greater Goods Resale Furniture	133 Broad St	(609) 448-0040	0.7	Furniture - Dealers - Retail
E Z Solutions	10 Lake Dr # 101	(732) 476-5145	0.73	Computer Software
Nexgen Healthcare	10 Lake Dr	(609) 448-9671	0.73	Computer Software