

#3323 ~ Schiff Building and Parking Lot

**140-148 and 133 Broad Street
Red Bank, New Jersey 07701**

Office / Retail

**Block: 60 & 59
Lots: 18 & 4 & 5
Land Size: .5077 & .6061 Acre**

Building Size: 25,000 Sq. Ft.

<u>Tax Information</u>	Lot 18	Lots 4 & 5	Total
Land Assessment:	\$ 2,306,800.	\$ 2,107,900.	\$ 4,414,700.
Improvement Assessment:	\$ 2,447,900.	\$ 42,100.	\$ 2,490,000.
Total Assessment:	\$ 4,754,700.	\$ 2,150,000.	\$ 6,904,700.

Taxes:	\$ 96,663.05	\$ 43,709.50	\$ 140,372.55
Tax Year:	2015		
Tax Rate:	2.033/\$100		
Equalization Ratio:	107.71%		

Zoning: CCD-2 ~ Central Commercial District

Remarks: 25,000 Sq. Ft. Fully Leased Building in Center of Red Bank plus Parking Lot across the Street. Extremely Visible. Suitable for Office or Retail. Off Street Parking available in Private Lot on Broad Street. Located in Center of Red Bank. NOI = \$300,000.

Price: \$ 7,950,000. ~ Sale

Please call Ray S. Smith 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.

DRAZIN & WARSHAW P.C.
ATTORNEYS AT LAW

GMI Configuration Management, Inc.

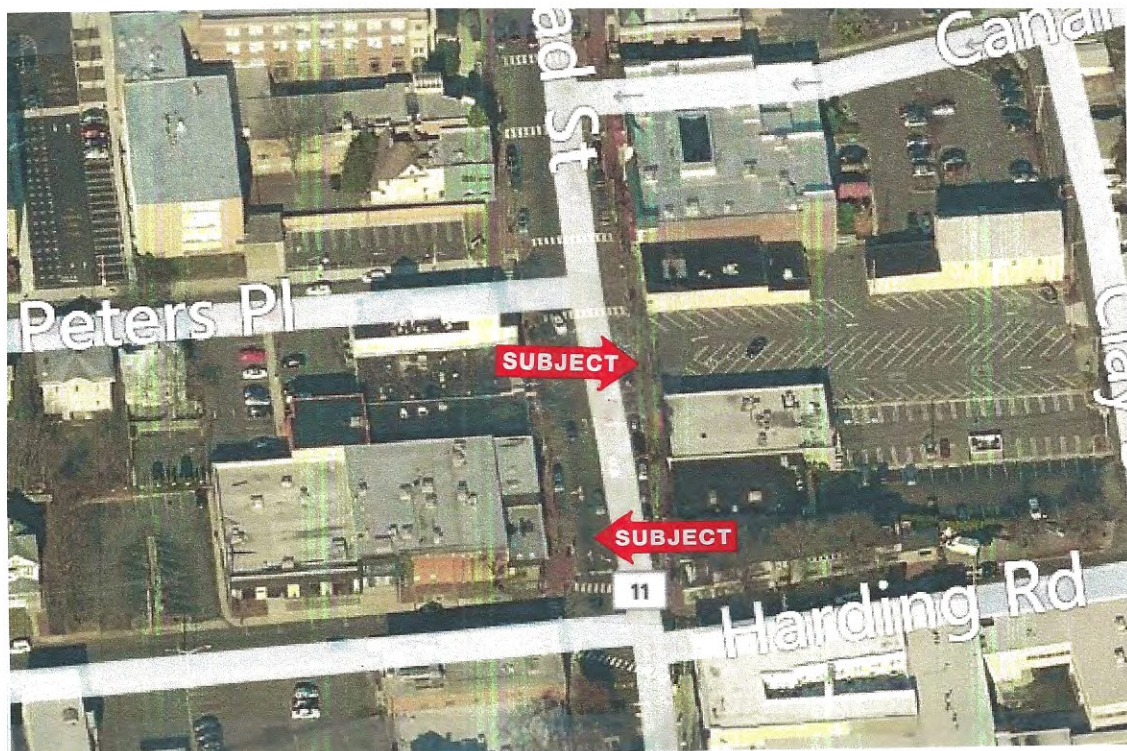
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**DRAZIN
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ATTORNEYS
AT LAW**

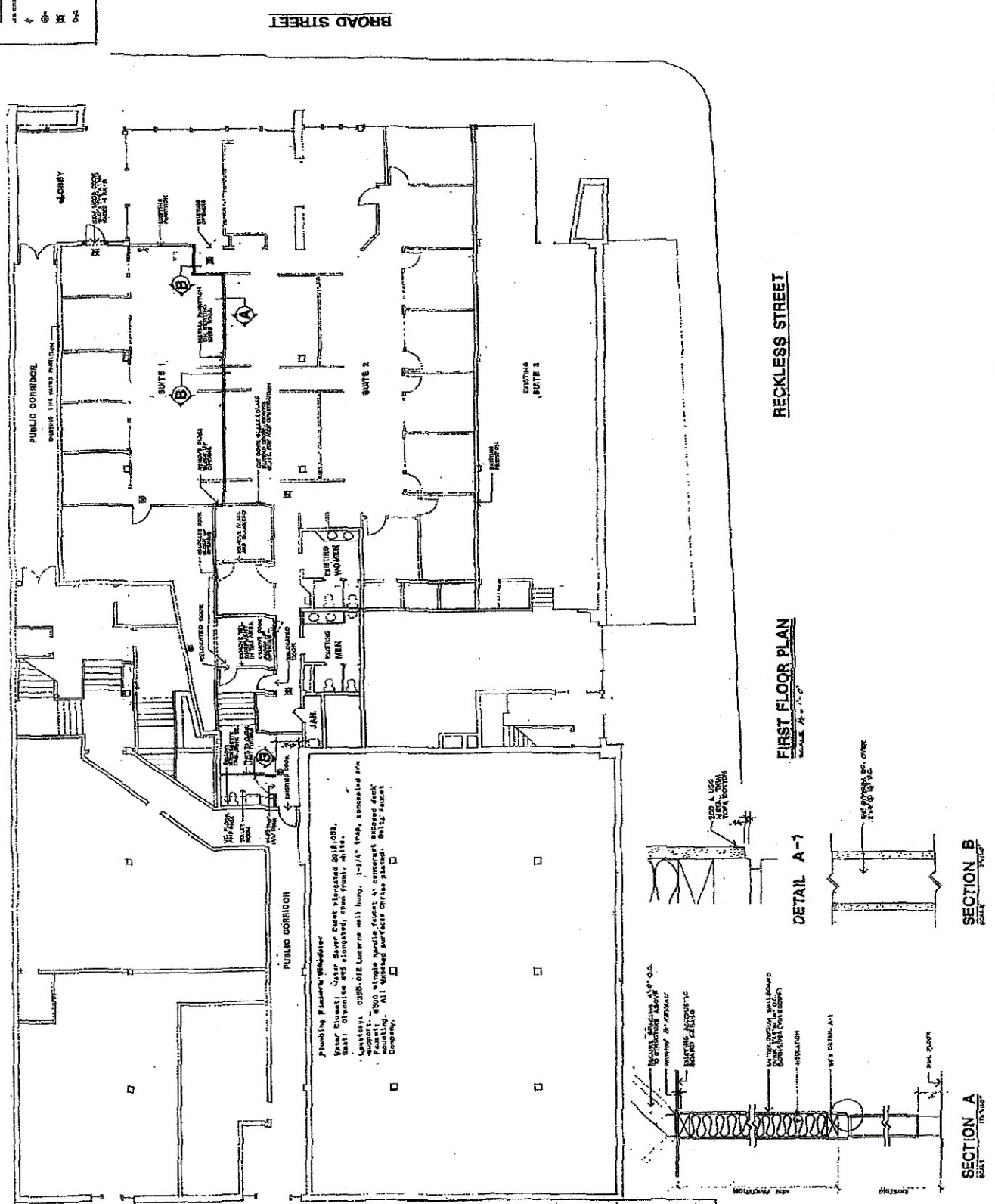


**LEBENSTELD
BORKER
SUSSMAN &
SHARON LLP**
Attorneys at Law





- STAIRS TO REMAIN
 STAIRS TO BE REMOVED
 SINGLE POLE SWITCH
 DUPLEX RECEPTACLE OUTLET
 EXIT SIGN
 SCHEDULING LIGHT



BROAD STREET

RECKLESS STREET

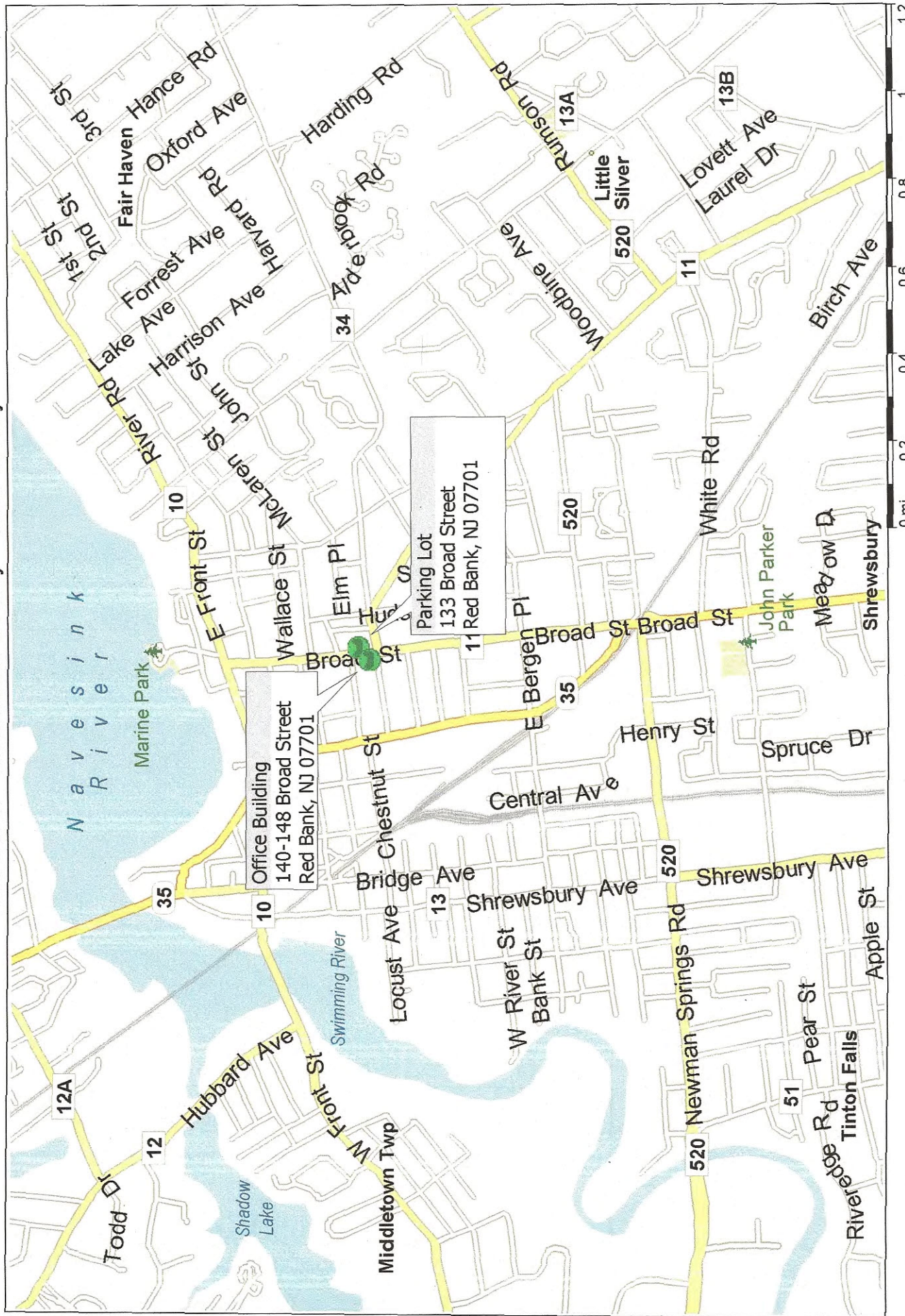
FIRST FLOOR PLAN

DETAIL A-1

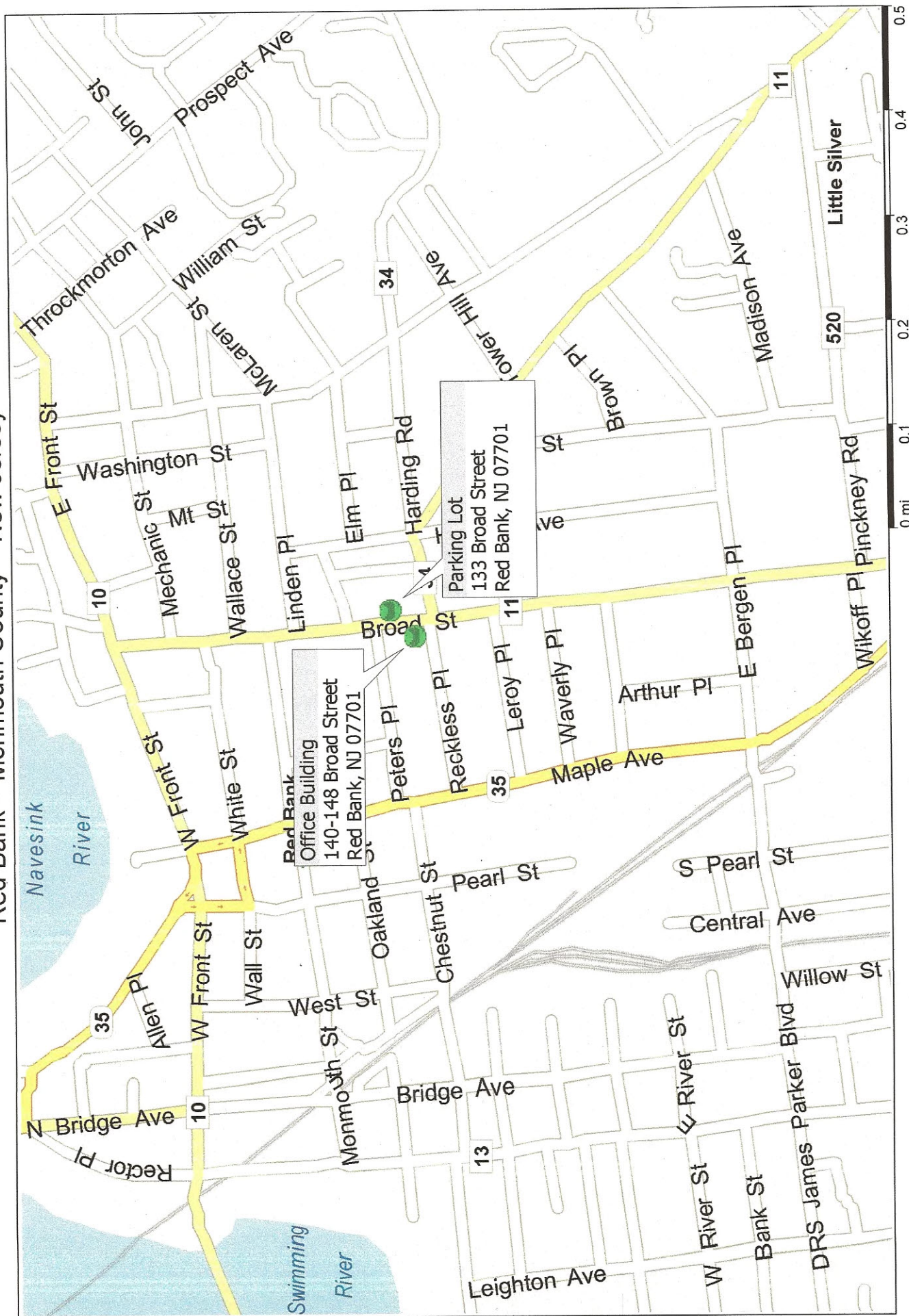
SECTION A

SECTION B

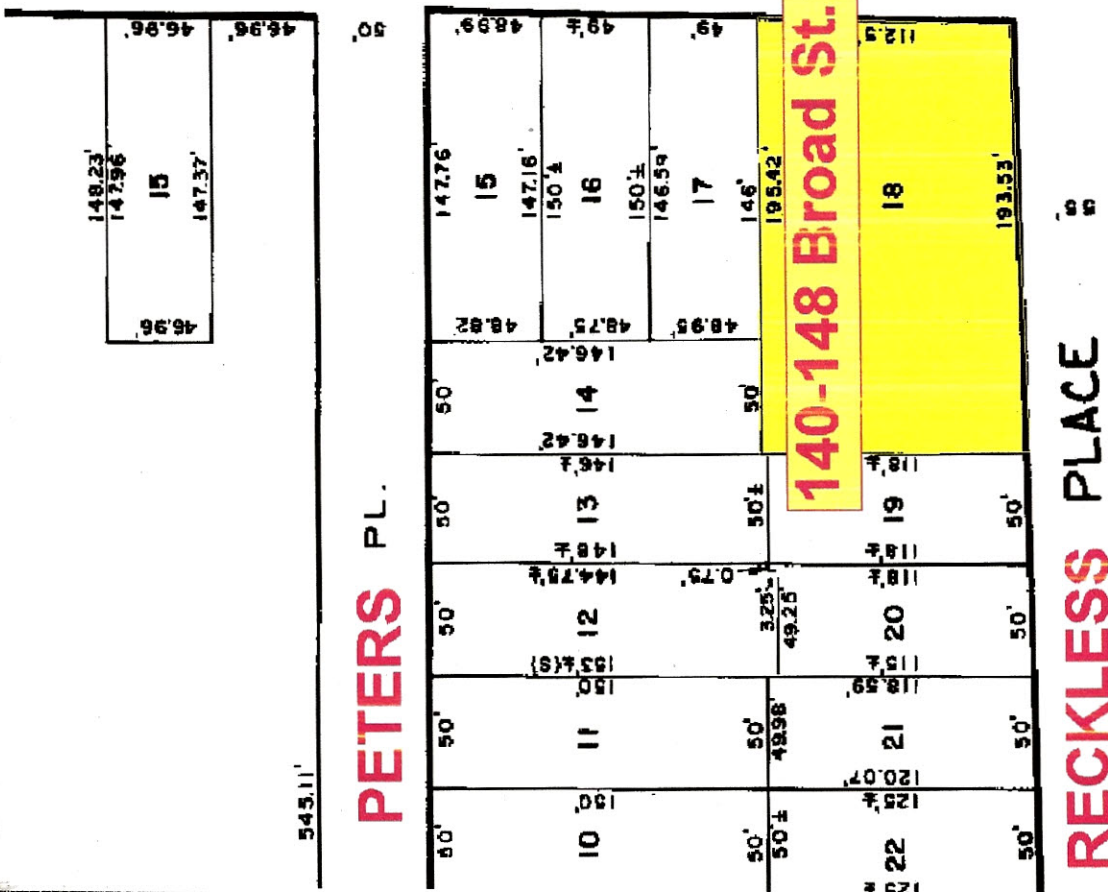
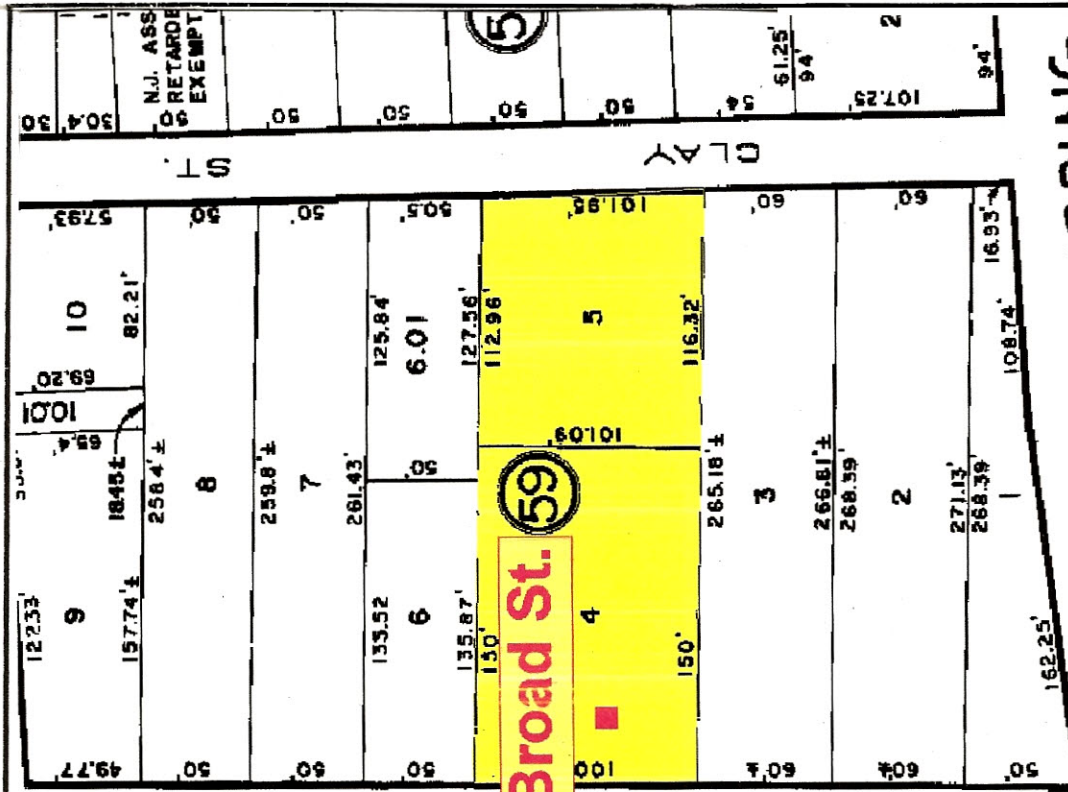
Red Bank ~ Monmouth County ~ New Jersey



Red Bank ~ Monmouth County ~ New Jersey



Tax Map Location



25-10.12 Regulations Controlling Central Commercial2 District.

a. Permitted Uses.

1. Professional office, except on a street level of properties on Broad Street, Monmouth Street, White Street, English Plaza and East Front Street.
2. Business office, except on street level of properties fronting on Broad Street, Monmouth Street, White Street, English Plaza and East Front Street, however, business offices may be located at street level on the easterly side of Broad Street, between the lot fronting the southeast corner of Linden Place and the lot fronting the northeast corner of Wallace Street provided said business office occupies not less than five thousand (5,000) square feet on street-level.
3. Retail commercial uses, except:
 - (a) Large food stores exceeding eight thousand (8,000) square feet commonly called supermarkets.
 - (b) Thrift stores, second hand, pawn and consignment shops.
 - (c) Shops which offer for sale, firearm and/or ammunition.
 - (d) Antique sales will only be permitted on properties fronting on Broad Street with at least one thousand (1,000) square feet of ground floor area, but not to exceed four thousand (4,000) square feet of ground floor area.
4. Personal service establishments except:
 - (a) Massage parlors.
 - (b) Tattoo parlors/body piercing.
 - (c) Self-service laundry, or self-service dry cleaning shops.
 - (d) Tarot, palm readers, psychics.
5. Banks, trust companies and deposit institutions without vehicle drive-up facilities.
6. Primary food services establishment.
7. Dwelling apartment uses on floors above the street level floor. Each dwelling apartment shall have a minimum of one thousand (1,000) square feet of habitable floor area, and shall have no more than two (2) bedrooms.

8. Theaters.

9. Hotel/motels located north of Front Street.

10. Essential services.

11. Children's philanthropic uses, except on properties fronting on Broad and Front Streets or east of Broad Street.

b. Required Accessory Uses.

1. Off-street parking subject to the provisions of Subsection 25-8.21, and provided further that this requirement may be met as set forth in paragraph b, 3(d) below.

2. Off-street loading subject to the provisions of Subsection 25-8.20, provided that no more than one (1) off-street loading space shall be required, and provided further that this requirement may be met as set forth in paragraph b, 3(d) below.

3. Off-street parking and off-street loading requirements may be met by:

(a) Providing the required spaces on-site.

(b) Providing the required spaces on other properties owned by or under the control of the developer, located within a zone which permits the proposed use (s), either contiguous with or within five hundred (500') feet walking distance of a primary pedestrian entrance to the site being developed.

(c) Providing evidence that a specific agreement exists with the Red Bank Borough Municipal Parking Utility which provides for the developer to lease sufficient spaces from the Parking Utility.

(d) A combination of alternates (a), (b), (c), acceptable to the Municipal Agency.

4. If off-street parking requirements are not met as provided above the developer must:

(a) Obtain approval of a parking space variance subject to the provisions of Subsection 258.21p, 6. and in the event a variance is granted:

(1) Contribute to the Red Bank Borough Municipal Parking Utility Capital Improvement Fund, an amount in accordance with the "Parking Deficiency Schedule."

PARKING DEFICIENCY SCHEDULE



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Demographics for Bank, NJ 07701

Broad Street, Red

Population	1-mi.	3-mi.	5-mi.
2011 Male Population	7,228	27,419	66,452
2011 Female Population	7,139	28,498	69,193
% 2011 Male Population	50.31%	49.04%	48.99%
% 2011 Female Population	49.69%	50.96%	51.01%
2011 Total Adult Population	11,848	43,253	104,774
2011 Total Daytime Population	21,010	64,090	137,222
2011 Total Daytime Work Population	14,984	37,228	72,061
2011 Median Age Total Population	37	39	39
2011 Median Age Adult Population	43	47	47
2011 Age 0-5	985	4,374	10,298
2011 Age 6-13	947	5,558	13,735
2011 Age 14-17	588	2,731	6,840
2011 Age 18-20	562	2,091	4,692
2011 Age 21-24	877	2,347	6,019
2011 Age 25-29	1,488	3,368	8,077
2011 Age 30-34	1,231	3,534	8,514
2011 Age 35-39	972	3,793	9,138
2011 Age 40-44	943	4,053	10,193
2011 Age 45-49	938	4,385	11,039
2011 Age 50-54	880	4,285	10,489
2011 Age 55-59	810	3,457	9,054
2011 Age 60-64	678	2,831	7,190
2011 Age 65-69	584	2,258	5,591
2011 Age 70-74	469	1,972	4,618
2011 Age 75-79	476	1,919	4,007
2011 Age 80-84	425	1,517	3,162
2011 Age 85+	516	1,441	2,992
% 2011 Age 0-5	6.86%	7.82%	7.59%
% 2011 Age 6-13	6.59%	9.94%	10.13%
% 2011 Age 14-17	4.09%	4.88%	5.04%
% 2011 Age 18-20	3.91%	3.74%	3.46%
% 2011 Age 21-24	6.10%	4.20%	4.44%
% 2011 Age 25-29	10.36%	6.02%	5.95%
% 2011 Age 30-34	8.57%	6.32%	6.28%
% 2011 Age 35-39	6.76%	6.78%	6.74%
% 2011 Age 40-44	6.56%	7.25%	7.51%
% 2011 Age 45-49	6.53%	7.84%	8.14%
% 2011 Age 50-54	6.12%	7.66%	7.73%
% 2011 Age 55-59	5.64%	6.18%	6.67%
% 2011 Age 60-64	4.72%	5.06%	5.30%
% 2011 Age 65-69	4.06%	4.04%	4.12%
% 2011 Age 70-74	3.26%	3.53%	3.40%
% 2011 Age 75-79	3.31%	3.43%	2.95%
% 2011 Age 80-84	2.96%	2.71%	2.33%
% 2011 Age 85+	3.59%	2.58%	2.21%
2011 White Population	10,161	47,151	114,611
2011 Black Population	1,329	3,350	7,985
2011 Asian/Hawaiian/Pacific Islander	268	1,401	3,991
2011 American Indian/Alaska Native	112	159	329
2011 Other Population (Incl 2+ Races)	2,497	3,855	8,730
2011 Hispanic Population	4,067	6,634	14,882
2011 Non-Hispanic Population	10,300	49,283	120,764
% 2011 White Population	70.72%	84.32%	84.49%
% 2011 Black Population	9.25%	5.99%	5.89%
% 2011 Asian/Hawaiian/Pacific Islander	1.87%	2.51%	2.94%
% 2011 American Indian/Alaska Native	0.78%	0.28%	0.24%
% 2011 Other Population (Incl 2+ Races)	17.38%	6.89%	6.44%
% 2011 Hispanic Population	28.31%	11.86%	10.97%
% 2011 Non-Hispanic Population	71.69%	88.14%	89.03%
2000 Non-Hispanic White	9,429	44,916	112,126
2000 Non-Hispanic Black	2,138	4,336	10,115
2000 Non-Hispanic Amer Indian/Alaska Native	33	49	147
2000 Non-Hispanic Asian	247	1,383	4,031
2000 Non-Hispanic Hawaiian/Pacific Islander	14	21	35
2000 Non-Hispanic Some Other Race	n/a	77	349
2000 Non-Hispanic Two or More Races	145	547	1,634
% 2000 Non-Hispanic White	78.54%	87.51%	87.30%
% 2000 Non-Hispanic Black	17.81%	8.45%	7.88%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.27%	0.10%	0.11%
% 2000 Non-Hispanic Asian	2.06%	2.69%	3.14%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.12%	0.04%	0.03%
% 2000 Non-Hispanic Some Other Race	0.00%	0.15%	0.27%
% 2000 Non-Hispanic Two or More Races	1.21%	1.07%	1.27%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2011 Total Population	14,367	55,917	135,646
2011 Total Households	5,763	21,164	51,013
Population Change 1990-2011	1,791	3,050	2,503
Household Change 1990-2011	349	1,236	1,946
% Population Change 1990-2011	14.24%	5.77%	1.88%
% Household Change 1990-2011	6.45%	6.20%	3.97%
Population Change 2000-2011	375	1,419	-1,418
Household Change 2000-2011	-250	230	-904
% Population Change 2000-2011	2.68%	2.60%	-1.03%

% Households Change 2000-2011	-4.16%	1.10%	-1.74%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	6,289	21,679	54,471
2000 Occupied Housing Units	6,013	20,925	51,845
2000 Owner Occupied Housing Units	3,302	16,415	38,292
2000 Renter Occupied Housing Units	2,711	4,510	13,553
2000 Vacant Housing Units	276	754	2,626
% 2000 Occupied Housing Units	95.61%	96.52%	95.18%
% 2000 Owner Occupied Housing Units	52.50%	75.72%	70.30%
% 2000 Renter Occupied Housing Units	43.11%	20.80%	24.88%
% 2000 Vacant Housing Units	4.39%	3.48%	4.82%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$62,389	\$90,544	\$89,110
2011 Per Capita Income	\$38,411	\$51,100	\$49,745
2011 Average Household Income	\$95,757	\$135,011	\$132,275
2011 Household Income < \$10,000	171	531	1,644
2011 Household Income \$10,000-\$14,999	277	759	1,418
2011 Household Income \$15,000-\$19,999	122	500	1,369
2011 Household Income \$20,000-\$24,999	302	649	1,674
2011 Household Income \$25,000-\$29,999	275	704	1,637
2011 Household Income \$30,000-\$34,999	263	643	1,507
2011 Household Income \$35,000-\$39,999	248	628	1,472
2011 Household Income \$40,000-\$44,999	373	957	1,973
2011 Household Income \$45,000-\$49,999	309	759	1,726
2011 Household Income \$50,000-\$59,999	454	1,392	3,529
2011 Household Income \$60,000-\$74,999	546	1,393	3,984
2011 Household Income \$75,000-\$99,999	852	2,681	6,332
2011 Household Income \$100,000-\$124,999	451	2,658	5,951
2011 Household Income \$125,000-\$149,999	348	1,678	4,193
2011 Household Income \$150,000-\$199,999	449	2,012	4,926
2011 Household Income \$200,000-\$249,999	91	1,005	2,790
2011 Household Income \$250,000-\$499,999	176	1,427	3,254
2011 Household Income \$500,000+	55	788	1,635
2011 Household Income \$200,000+	323	3,220	7,679
% 2011 Household Income < \$10,000	2.97%	2.51%	3.22%
% 2011 Household Income \$10,000-\$14,999	4.81%	3.59%	2.78%
% 2011 Household Income \$15,000-\$19,999	2.12%	2.36%	2.68%
% 2011 Household Income \$20,000-\$24,999	5.24%	3.07%	3.28%
% 2011 Household Income \$25,000-\$29,999	4.77%	3.33%	3.21%
% 2011 Household Income \$30,000-\$34,999	4.56%	3.04%	2.95%
% 2011 Household Income \$35,000-\$39,999	4.30%	2.97%	2.89%
% 2011 Household Income \$40,000-\$44,999	6.47%	4.52%	3.87%
% 2011 Household Income \$45,000-\$49,999	5.36%	3.59%	3.38%
% 2011 Household Income \$50,000-\$59,999	7.88%	6.58%	6.92%
% 2011 Household Income \$60,000-\$74,999	9.48%	6.58%	7.81%
% 2011 Household Income \$75,000-\$99,999	14.79%	12.67%	12.41%
% 2011 Household Income \$100,000-\$124,999	7.83%	12.56%	11.67%
% 2011 Household Income \$125,000-\$149,999	6.04%	7.93%	8.22%
% 2011 Household Income \$150,000-\$199,999	7.79%	9.51%	9.66%
% 2011 Household Income \$200,000-\$249,999	1.58%	4.75%	5.47%
% 2011 Household Income \$250,000-\$499,999	3.05%	6.74%	6.38%
% 2011 Household Income \$500,000+	0.95%	3.72%	3.21%
% 2011 Household Income \$200,000+	5.61%	15.21%	15.05%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$3,125,196	\$14,754,376	\$34,763,253
2011 Jewelry Stores	\$2,307,340	\$10,150,962	\$23,889,856
2011 Mens Clothing Stores	\$4,467,143	\$20,767,408	\$48,963,846
2011 Shoe Stores	\$4,165,815	\$20,400,826	\$48,152,072
2011 Womens Clothing Stores	\$7,514,778	\$34,659,023	\$81,862,898
2011 Automobile Dealers	\$50,822,081	\$230,918,261	\$546,443,138
2011 Automotive Parts/Acc/Repair Stores	\$6,492,088	\$29,833,479	\$70,439,850
2011 Other Motor Vehicle Dealers	\$2,032,823	\$9,800,645	\$23,125,502
2011 Tire Dealers	\$1,766,322	\$7,751,055	\$18,278,393
2011 Hardware Stores	\$1,176,982	\$8,839,117	\$20,922,992
2011 Home Centers	\$5,006,122	\$27,869,473	\$66,238,318
2011 Nursery/Garden Centers	\$1,871,307	\$8,177,434	\$19,279,719
2011 Outdoor Power Equipment Stores	\$530,056	\$2,328,721	\$5,563,011
2011 Paint/Wallpaper Stores	\$178,294	\$883,075	\$2,102,585
2011 Appliance/TV/Other Electronics Stores	\$5,205,762	\$23,850,096	\$56,181,179
2011 Camera/Photographic Supplies Stores	\$823,499	\$3,969,555	\$9,380,782
2011 Computer/Software Stores	\$2,381,469	\$11,215,760	\$26,544,245
2011 Beer/Wine/Liquor Stores	\$3,363,069	\$16,176,526	\$38,131,378
2011 Convenience/Specialty Food Stores	\$5,405,782	\$32,227,649	\$79,490,005
2011 Restaurant Expenditures	\$29,726,760	\$193,631,014	\$458,924,756
2011 Supermarkets/Other Grocery excl Conv	\$35,549,971	\$171,359,072	\$405,117,727
2011 Furniture Stores	\$5,136,270	\$23,750,775	\$56,079,315
2011 Home Furnishings Stores	\$3,538,457	\$17,241,420	\$40,614,886
2011 Gen Merch/Appliance/Furniture Stores	\$45,825,019	\$215,028,584	\$507,677,019
2011 Gasoline Stations w/ Convenience Stores	\$28,566,816	\$144,809,592	\$345,115,517
2011 Other Gasoline Stations	\$23,161,034	\$112,581,940	\$265,625,510
2011 Department Stores excl Leased Depts	\$51,030,781	\$238,878,684	\$563,858,198
2011 General Merchandise Stores	\$40,688,749	\$191,277,809	\$451,597,704
2011 Other Health/Personal Care Stores	\$3,240,491	\$14,939,227	\$35,361,227
2011 Pharmacies/Drug Stores	\$16,974,185	\$80,789,421	\$191,014,652
2011 Pet/Pet Supplies Stores	\$2,390,217	\$11,750,120	\$27,816,623
2011 Book/Periodical/Music Stores	\$762,827	\$3,085,777	\$7,252,558
2011 Hobby/Toy/Game Stores	\$535,587	\$2,806,323	\$6,886,197
2011 Musical Instrument/Supplies Stores	\$462,558	\$2,107,174	\$4,978,780
2011 Sewing/Needlework/Piece Goods Stores	\$152,447	\$765,519	\$1,807,684
2011 Sporting Goods Stores	\$3,691,770	\$18,559,032	\$43,419,754
2011 Video Tape Stores - Retail	\$418,584	\$1,938,587	\$4,575,448