

## **#3885 ~ The Wine Loft**

**32 Laird Street  
Long Branch, NJ 07740**

**Business/Bar/Restaurant**

**Block: 292.01**

**Lot: 1.01**

**Building Size: 2,500 Sq. Ft.**

### **Tax Information**

|                            |                    |
|----------------------------|--------------------|
| <b>Tax Year:</b>           | <b>2019</b>        |
| <b>Tax Rate:</b>           | <b>1.975/\$100</b> |
| <b>Equalization Ratio:</b> | <b>90.47%</b>      |
| <b>Updated:</b>            | <b>11/03/2020</b>  |

**Zoning: P/VC ~ Pier Village Center**

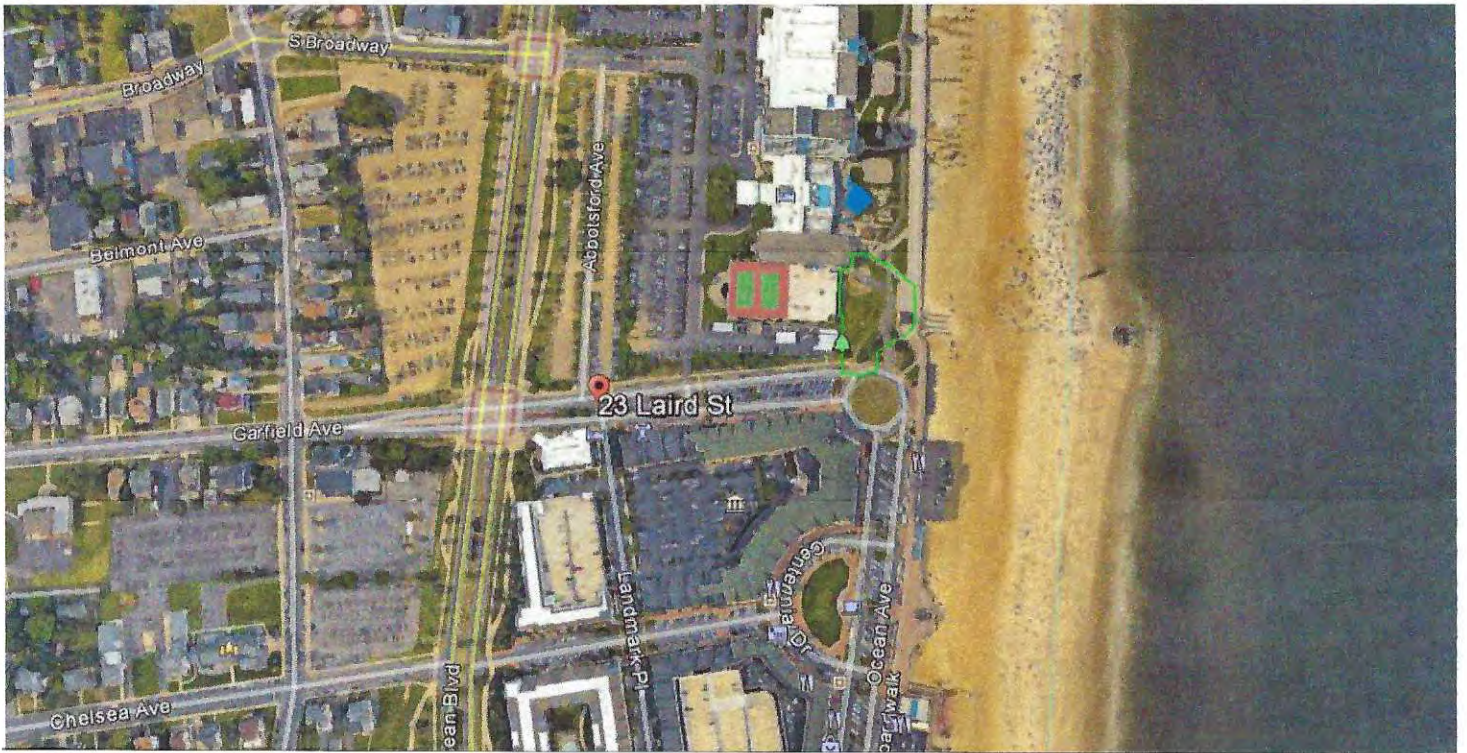
**Remarks: 2,500 Sq. Ft. Bar/Restaurant Located in Bustling Pier Village on the Beach Block. Sale Includes Liquor License but not the Building. Plenty of Seating on the Main Floor with More Seating in the Loft Area. Easy Access to Highway 36.**

**Price: \$ 569,000. ~ 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.

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](mailto:Ray@SSRealty.com) • [www.SSRealty.com](http://www.SSRealty.com)





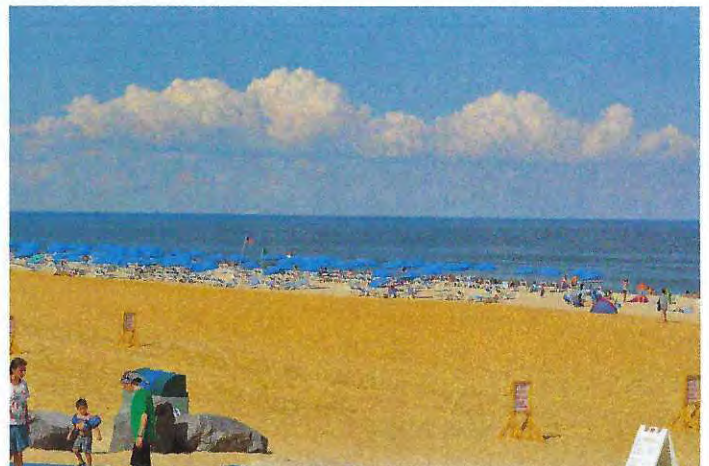
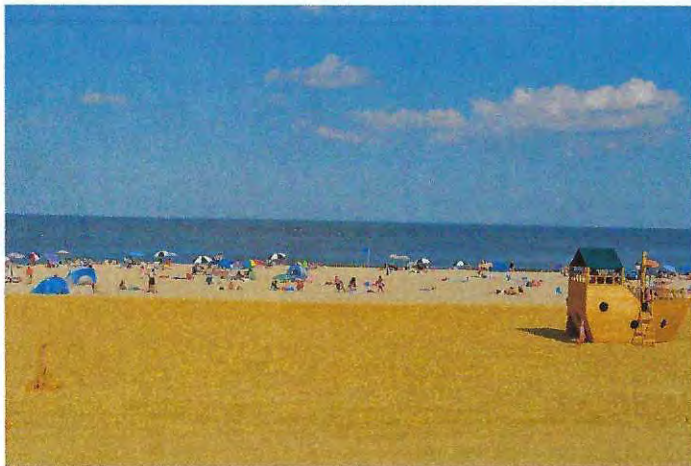
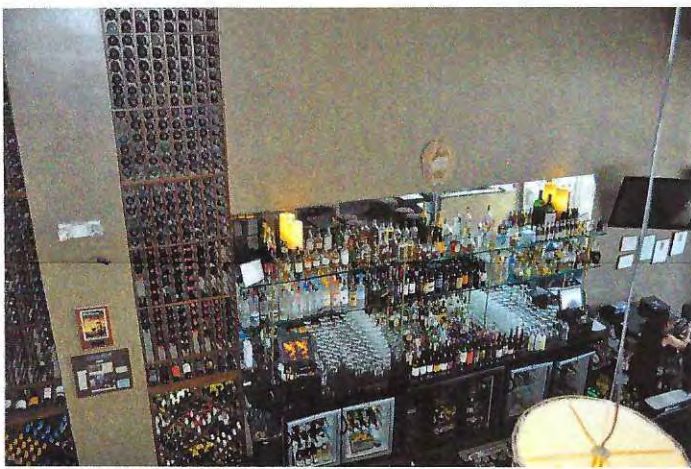




## ADDITIONAL PHOTOS

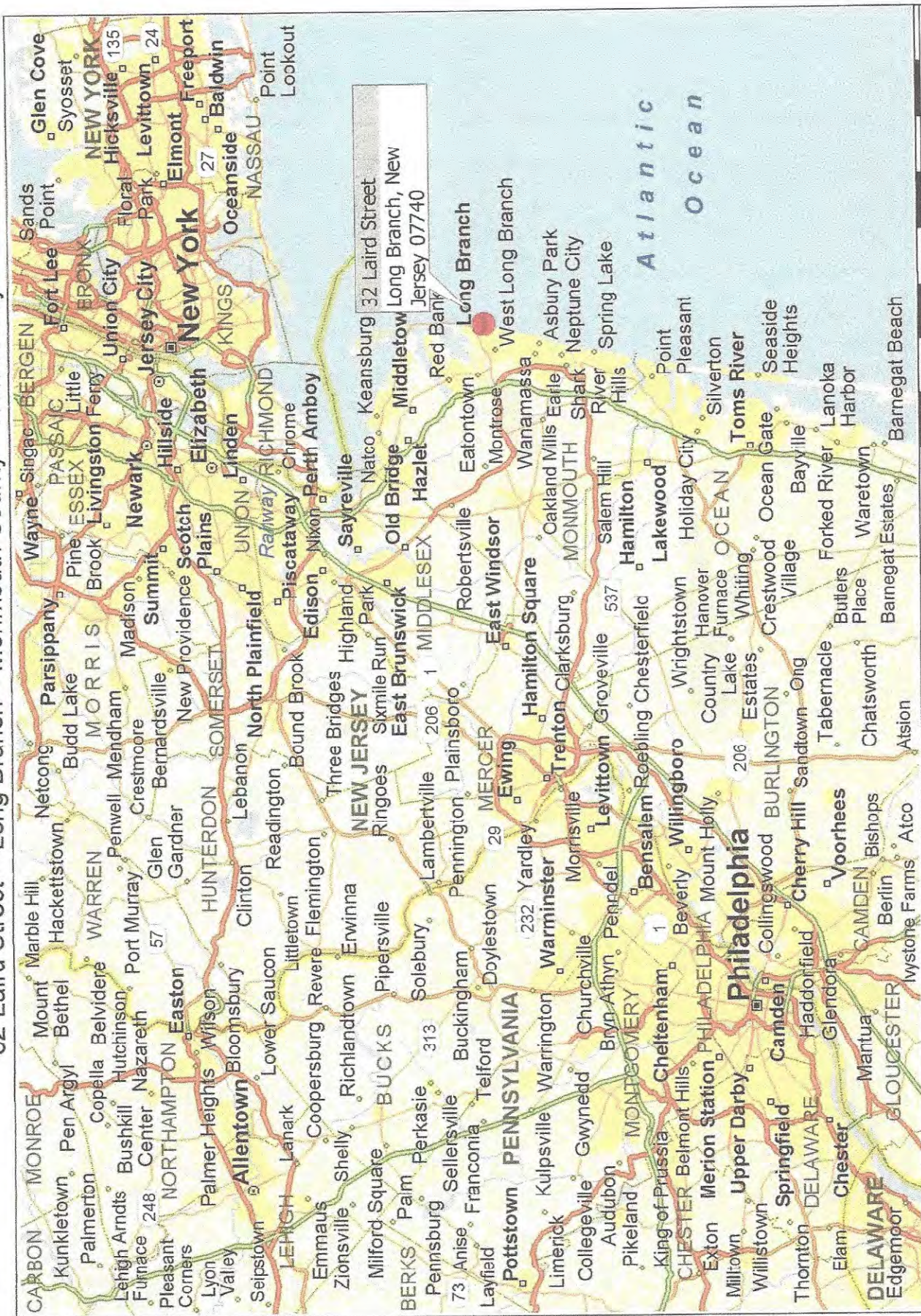






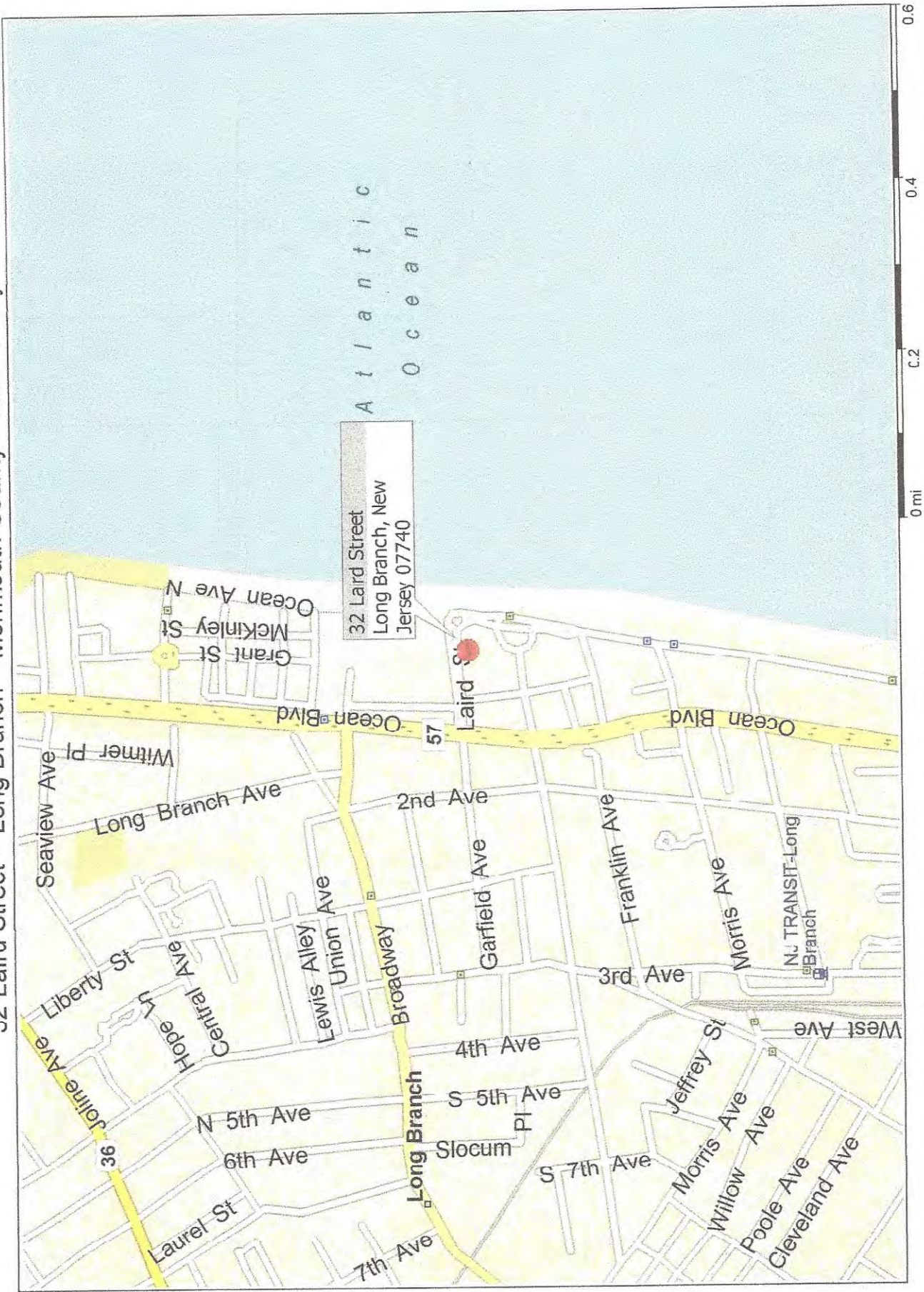


# 32 Laird Street ~ Long Branch ~ Monmouth County ~ New Jersey



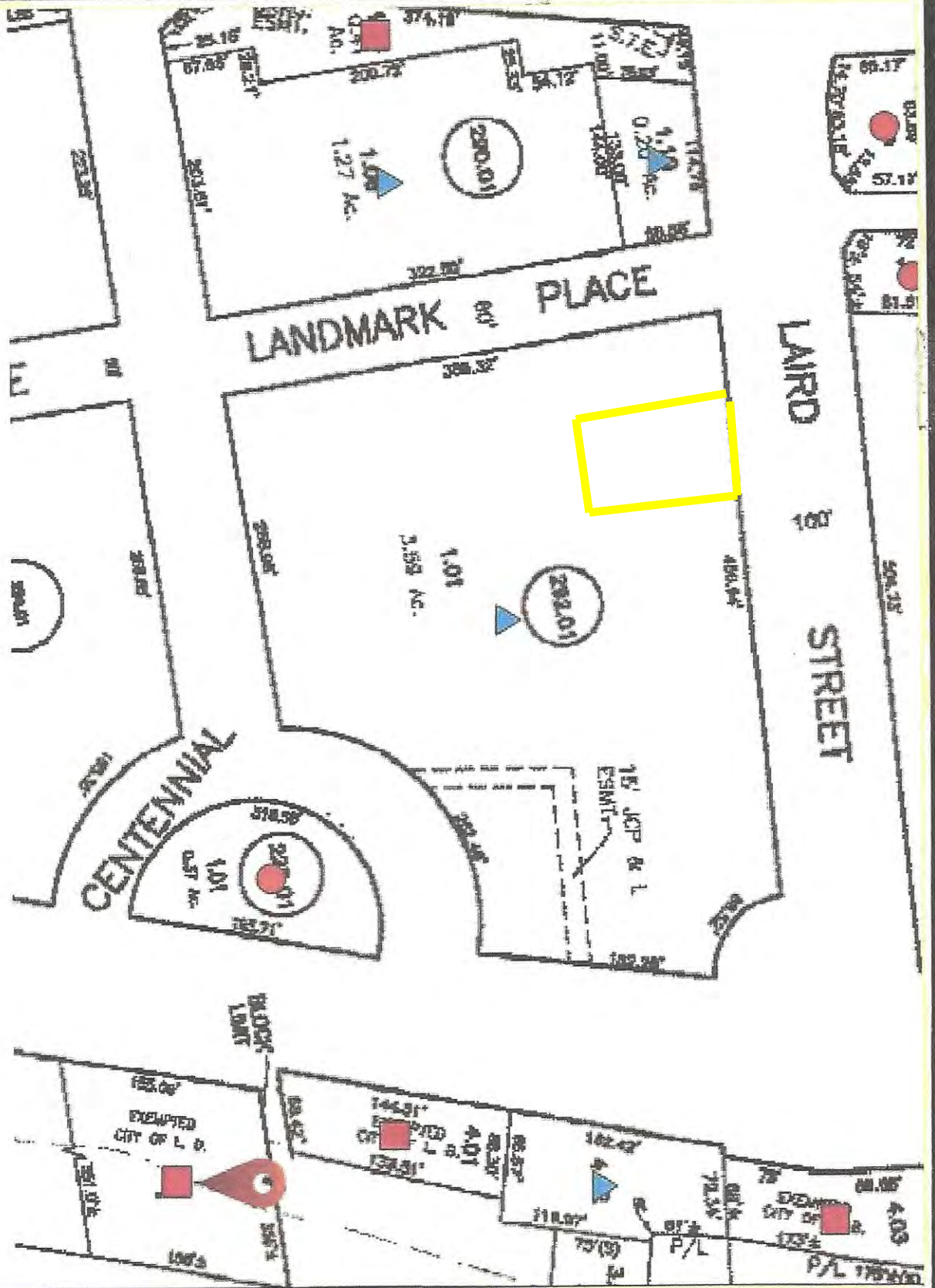


# 32 Laird Street ~ Long Branch ~ Monmouth County ~ New Jersey





### Tax Map Location



ipoll.com:30088/mapserver2012fusion/templates/maguides/latest/index.php?ApplicationDefinition=Library%3a%2F%2NWGS84%2FLayouts%2FWGS84\_Flex\_Mark\_ApplicationDefinition&LOCA



# Zoning Map





## **Pier/Village Center:**

### **Commercial and Entertainment, Residential**

(1)

A Village Center concept is to govern redevelopment of this area. A concentration of street-level retail and recreation-related development is anticipated, allowing second and third floors to be developed for restaurants, small office or residential uses. Current low-density patterns are to be increased to an FAR of at least 0.5 to 0.75 based upon the complementarity of existing and proposed uses, in optimizing parking demand and supply. The now derelict Pier is intended to become a public place restored by public action. The southerly half of this district is to feature a two- and three-story residential pattern, made more cohesive with infill on individual lots and some larger low-rise development of medium density (15 dwelling units/acre). No ground level residential uses shall be permitted on Ocean Avenue between Morris Avenue and Seaview Avenue, in the redevelopment area. Bed-and-breakfast conversions will be allowed as part of the permitted conversion of single-family homes to two and three units. The commercial and entertainment uses in this sector consist of two areas: Laird Street, and Ocean Avenue, between Morris Avenue and Laird Street.

(2)

Development/design requirements for the Commercial and Entertainment area on Ocean Avenue include:

(a)

Retail/restaurant/small inns/entertainment/ convenience, etc., catering to residential, worker and visitor populations.

(b)

Reparcel Ocean Avenue frontage into small lots (150 feet by 50 feet to 75 feet wide) where feasible.

(c)

Require a continuous street frontage with transparent display windows and frequent store entrances (zero lot line development).

(d)

Allow small scale incremental development:

[1]

Floor area ratio: 1.0 maximum.

[2]

Permissible ground coverage: 75%.

[3]

Maximum height: 60 feet.

(e)

Improve public and private amenities through joint land development where feasible.

(f)

Widen Ocean Avenue right-of-way to 115 feet between Morris Avenue and Laird Street.

(g)



Provide easy access to front doors along "Main Street." Increase short-term on-street parking. Create a tree-lined median with diagonal parking and curbside parallel parking on Ocean Avenue.

(h)

No on-site parking requirements for Ocean Avenue commercial buildings.

(i)

Phase in parking as required and reserve land for a municipal parking lot at rear (validated for customers) to share with hotel/office users. (Additional parking management specifics to be included in the City's parking plan.)

(j)

Buffer adjoining residential neighborhoods from commercial activity.

(k)

Widen wooden boardwalk to 25 feet and create paved crosswalks and dropoffs.

(3)

Development/design requirements for the Commercial and Entertainment area on Laird Street include:

(a)

Extend the retail "Main Street" on Ocean Avenue to connect with the Commercial Gateway and the upper Broadway retail street.

(b)

Continue small lot commercial development on the south side of Ocean Avenue.

(c)

Wrap retail/commercial uses around the existing hotel garage. Move the garage's parking entrance, currently at the northeast corner, to the northwest corner of the garage near the hotel entrance.

(d)

Create a distinctive "corner" that faces Ocean Avenue/Laird Street/Pier intersection. An anchor restaurant should be open day and night, all year around.

(e)

Set the new building frontage to yield a sixty-foot right-of-way with a ten-foot planted median on Laird Street.

(f)

Establish continuous street frontage (zero lot-line development) on either side of Laird Street.

(g)

Small scale incremental retail development with a maximum FAR of 1:0 may be considered. Permissible ground coverage: 75%. Maximum height: 60 feet.

(h)

Redo Laird Street intersection at Ocean Boulevard.

(i)

No residential uses are permitted on the ground level on Ocean Avenue in this sector.

(j)

Motel/hotel uses on Ocean Avenue are encouraged.

(4)

Development/design requirements for the residential area include:



(a)

Close the entrances to all neighborhood streets (Franklin, Melrose and Chelsea East) at Ocean Boulevard, to deter through traffic.

(b)

Extend alleys connecting these streets at mid-block.

(c)

Require access such that neighborhood "gateways" occur on Ocean Avenue and Morris Avenue.

(d)

Create a landscaped buffer at the perimeter of the residential neighborhood.

(e)

Make "Pier Gateway" at the Laird/Garfield intersection with Ocean Boulevard.

(f)

Develop a cohesive low-rise, medium-density (15 dwelling units/acre) residential neighborhood compatible with existing neighborhood fabric, similar to that described for Beachfront North. Development proposals will be reviewed on a per case basis until design guidelines are drawn up for the area.[2]

[2]

Editor's Note: See § 345-101, Redevelopment design standards.

(g)

Only residential uses are permitted in this section of the Pier/Village Center area, with the exception of bed-and-breakfast and motel accommodations.

(h)

Allow bed-and-breakfast conversions per new City ordinance.



Long Branch, NJ 07740-8109, Monmouth County

POPULATION

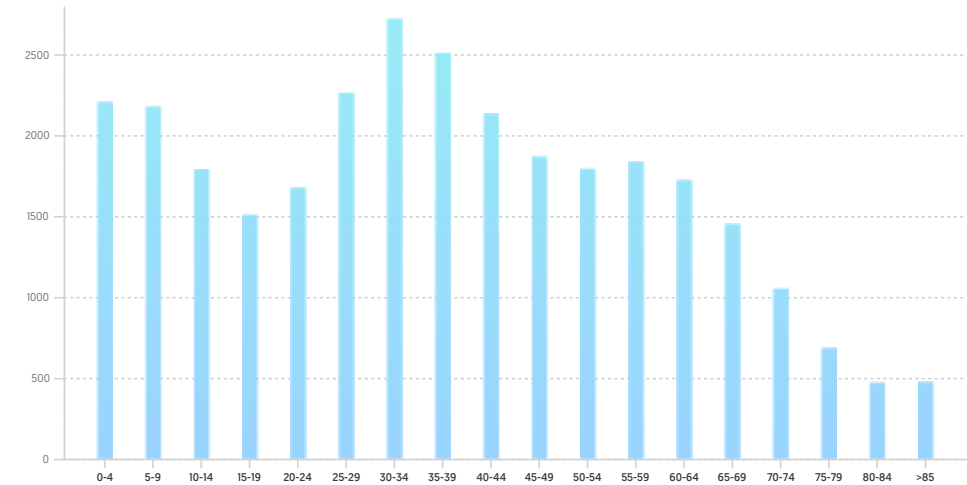
SUMMARY

|                                 |        |
|---------------------------------|--------|
| Estimated Population            | 30,314 |
| Population Growth (since 2010)  | -2.3%  |
| Population Density (ppl / mile) | 5,581  |
| Median Age                      | 36.65  |

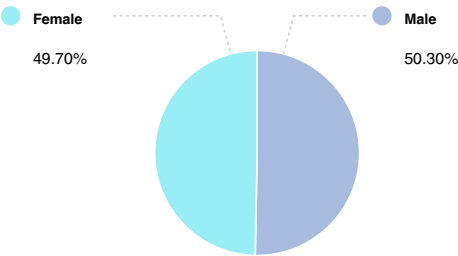
HOUSEHOLD

|                        |        |
|------------------------|--------|
| Number of Households   | 11,660 |
| Household Size (ppl)   | 3      |
| Households w/ Children | 3,222  |

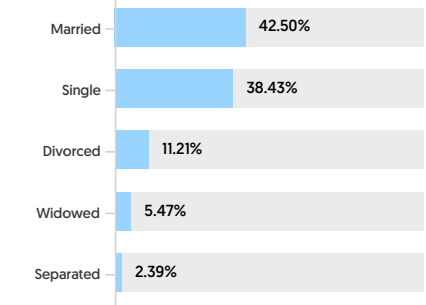
AGE



GENDER



MARITAL STATUS



HOUSING

SUMMARY

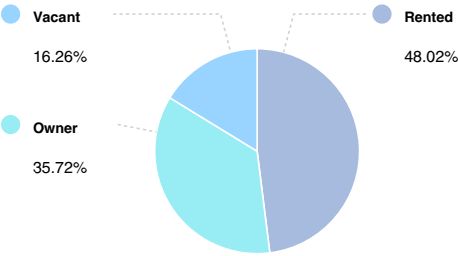
|                        |           |
|------------------------|-----------|
| Median Home Sale Price | \$320,000 |
| Median Year Built      | 1965      |

STABILITY

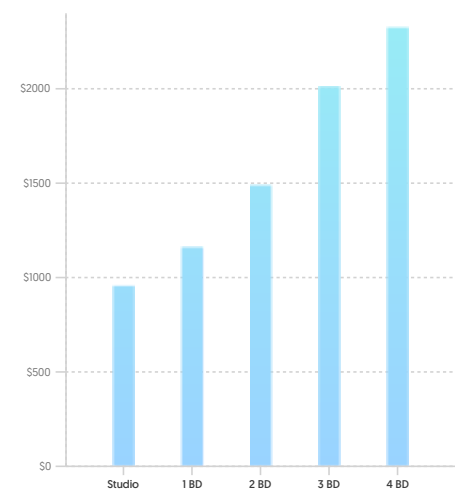
|                             |  |
|-----------------------------|--|
| Annual Residential Turnover |  |
|-----------------------------|--|



OCCUPANCY



FAIR MARKET RENTS (COUNTY)

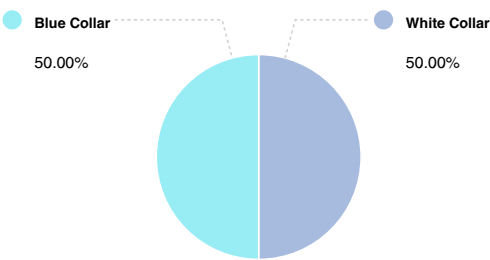


QUALITY OF LIFE

WORKERS BY INDUSTRY

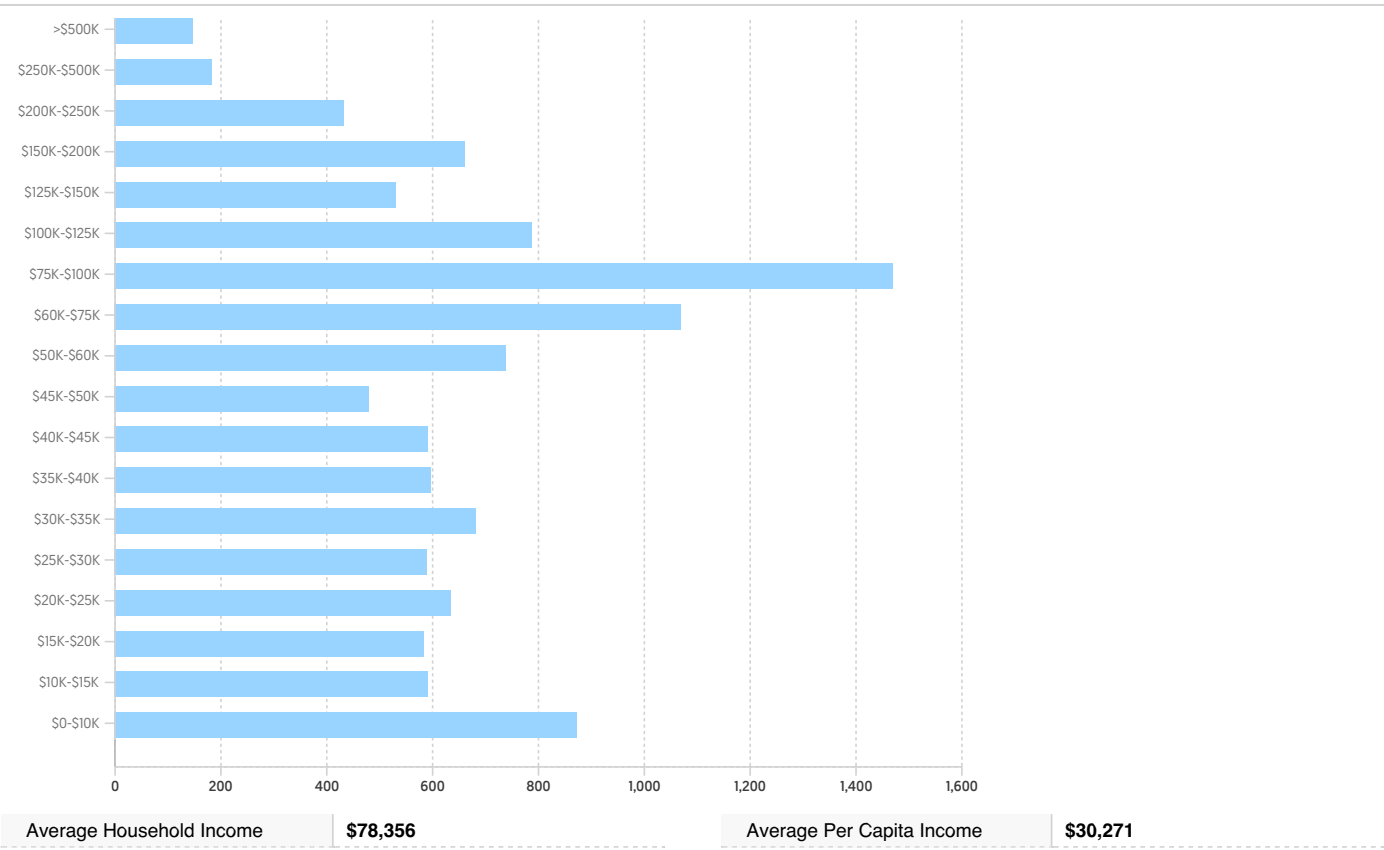
|                                    |       |
|------------------------------------|-------|
| Agricultural, Forestry, Fishing    | 5     |
| Mining                             | 15    |
| Construction                       | 558   |
| Manufacturing                      | 609   |
| Transportation and Communications  | 128   |
| Wholesale Trade                    | 81    |
| Retail Trade                       | 1,297 |
| Finance, Insurance and Real Estate | 66    |
| Services                           | 950   |
| Public Administration              | 690   |
| Unclassified                       | 53    |

WORKFORCE

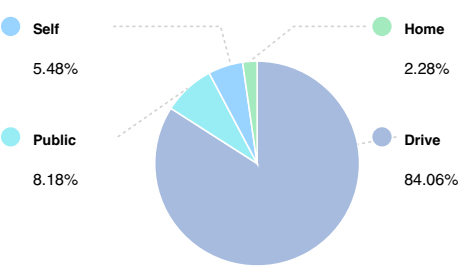




HOUSEHOLD INCOME



COMMUTE METHOD



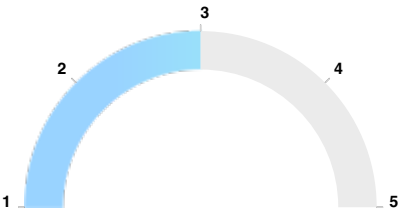
Median Travel Time

WEATHER

|                               |       |
|-------------------------------|-------|
| January High Temp (avg °F)    | 40.6  |
| January Low Temp (avg °F)     | 22.8  |
| July High Temp (avg °F)       | 82.6  |
| July Low Temp (avg °F)        | 65.5  |
| Annual Precipitation (inches) | 48.63 |

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

|                      |       |
|----------------------|-------|
| Less than 9th grade  | 1,815 |
| Some High School     | 1,481 |
| High School Graduate | 7,017 |
| Some College         | 3,668 |
| Associate Degree     | 1,019 |
| Bachelor's Degree    | 3,744 |
| Graduate Degree      | 2,218 |

(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.

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SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY



| Long Branch School District      | Distance    | Grades         | Students   | Students per Teacher | SchoolDigger.com Rating (1) |
|----------------------------------|-------------|----------------|------------|----------------------|-----------------------------|
| Gregory Elementary School        | <b>0.53</b> | <b>1st-5th</b> | <b>575</b> | <b>12</b>            | <b>1</b>                    |
| Morris Avenue School             | <b>0.74</b> | <b>Pre-K-K</b> | <b>400</b> | <b>11</b>            |                             |
| A.a. Anastasia Elementary School | <b>0.93</b> | <b>K-5th</b>   | <b>500</b> | <b>11</b>            | <b>1</b>                    |

|                                  |                      |
|----------------------------------|----------------------|
| Long Branch School District      | Community Rating (2) |
| Gregory Elementary School        |                      |
| Morris Avenue School             |                      |
| A.a. Anastasia Elementary School |                      |

#### PUBLIC - MIDDLE/HIGH

| Long Branch School District | Distance    | Grades         | Students     | Students per Teacher | SchoolDigger.com Rating (1) |
|-----------------------------|-------------|----------------|--------------|----------------------|-----------------------------|
| Long Branch Middle School   | <b>0.93</b> | <b>6th-8th</b> | <b>1,200</b> | <b>10</b>            | <b>1</b>                    |

|                             |                      |
|-----------------------------|----------------------|
| Long Branch School District | Community Rating (2) |
| Long Branch Middle School   |                      |

#### PRIVATE

|                 | Distance    | Grades           | Students   | Classrooms | Community Rating (2) |
|-----------------|-------------|------------------|------------|------------|----------------------|
| Seashore School | <b>0.64</b> | <b>Pre-K-5th</b> | <b>200</b> |            |                      |

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

#### LOCAL BUSINESSES

RADIUS: 1 MILE(S)

#### EATING - DRINKING

|                          | Address                 | Phone #               | Distance    | Description                             |
|--------------------------|-------------------------|-----------------------|-------------|---|
| Nino's Ribeye            | <b>20 Centennial Dr</b> | <b>(732) 795-3187</b> | <b>0.03</b> | <b>Restaurants</b>                      |
| Simply Greek             | <b>44 Centennial Dr</b> | <b>(732) 571-0222</b> | <b>0.03</b> | <b>Restaurants - Greek</b>              |
| G & D Organic Ice Cream  | <b>52 Laird St</b>      | <b>(732) 795-3451</b> | <b>0.03</b> | <b>Ice Cream Parlors</b>                |
| Tasting Room             | <b>40 Centennial Dr</b> | <b>(732) 443-4797</b> | <b>0.03</b> | <b>Restaurants</b>                      |
| Corner Cafe & Bistro     | <b>10 Centennial Dr</b> | <b>(732) 759-8480</b> | <b>0.04</b> | <b>Cafes</b>                            |
| Red Orange Restaurant    | <b>8 Ocean Ave</b>      | <b>(732) 222-2893</b> | <b>0.05</b> | <b>Restaurants</b>                      |
| Rocky Mountain Chocolate | <b>56 Centennial Dr</b> | <b>(732) 222-7623</b> | <b>0.05</b> | <b>Candy And Confectionery - Retail</b> |
| Stewart's Restaurant     | <b>60 Centennial Dr</b> | <b>(732) 229-0404</b> | <b>0.05</b> | <b>Restaurants - American</b>           |
| Wine Loft                | <b>32 Laird St</b>      | <b>(732) 222-7770</b> | <b>0.05</b> | <b>Bars</b>                             |
| Dough Mama               | <b>72 Ocean Ave</b>     | <b>(732) 222-8490</b> | <b>0.08</b> | <b>Restaurants - Deli</b>               |

#### SHOPPING

|                          | Address                   | Phone #               | Distance    | Description                     |
|--------------------------|---------------------------|-----------------------|-------------|---------------------------------|
| Fresh Boutique           | <b>32 Centennial Dr</b>   | <b>(732) 222-6007</b> | <b>0.02</b> | <b>Boutique Items - Retail</b>  |
| Jenna & Molly Undercover | <b>12 Centennial Dr</b>   | <b>(732) 222-4900</b> | <b>0.04</b> | <b>Women's Apparel - Retail</b> |
| Wine Loft                | <b>32 Laird St</b>        | <b>(732) 222-7770</b> | <b>0.05</b> | <b>Beverages</b>                |
| Lululemon Athletica      | <b>80 Ocean Ave # Vlg</b> | <b>(732) 229-2409</b> | <b>0.09</b> | <b>Sportswear - Retail</b>      |
| Avenue                   | <b>23 Ocean Ave</b>       | <b>(732) 759-2900</b> | <b>0.09</b> | <b>Women's Apparel - Retail</b> |
| Ocean Place Resort & Spa | <b>1 Ocean Blvd</b>       | <b>(732) 229-0931</b> | <b>0.18</b> | <b>Hot Tubs And Spas</b>        |



|                        |                  |                |      |                                   |
|------------------------|------------------|----------------|------|-----------------------------------|
| Jose's Carpet Cleaning | 62 2nd Ave       | (732) 895-5259 | 0.19 | Carpet And Rug Dealers -<br>New   |
| Cvs/Pharmacy           | 71 S Broadway    | (732) 222-8027 | 0.23 | Pharmacies                        |
| Shore Microsystems Inc | 45 Memorial Pkwy | (732) 870-0800 | 0.29 | Computer And Equipment<br>Dealers |
| Waltex Inc             | 20 Grant St      | (732) 229-6060 | 0.32 | Computer Software                 |