

#2419 ~ Tindall Road Offices

**10 Tindall Road
Middletown, NJ 07748**

Office/Professional

**Block: 636
Lot: 69**

**Land Size: 1.56 Acre (237 x 292 Irr.)
Building Size: 2,200 Sq. Ft.
Available Size: 176 Sq. Ft. - 491 Sq. Ft.**

Zoning: B-3 ~ Business Zone

Remarks: 290 Sq. Ft. Office on First Floor, and 176 Sq. Ft., 315 Sq. Ft. and 491 Sq. Ft. Offices on Second Floor. Front and Rear Entrances. Ample Parking on Premises.

**Price: 1) 290 Sq. Ft. ~ \$ 900./Mo. Plus Electric ~ Lease
2) 176 Sq. Ft. ~ \$ 300./Mo. Plus Electric ~ Lease
3) 315 Sq. Ft. ~ \$ 900./Mo. Plus Electric ~ Lease
4) 491 Sq. Ft. ~ \$ 1,200./Mo. Plus Electric ~ Lease**

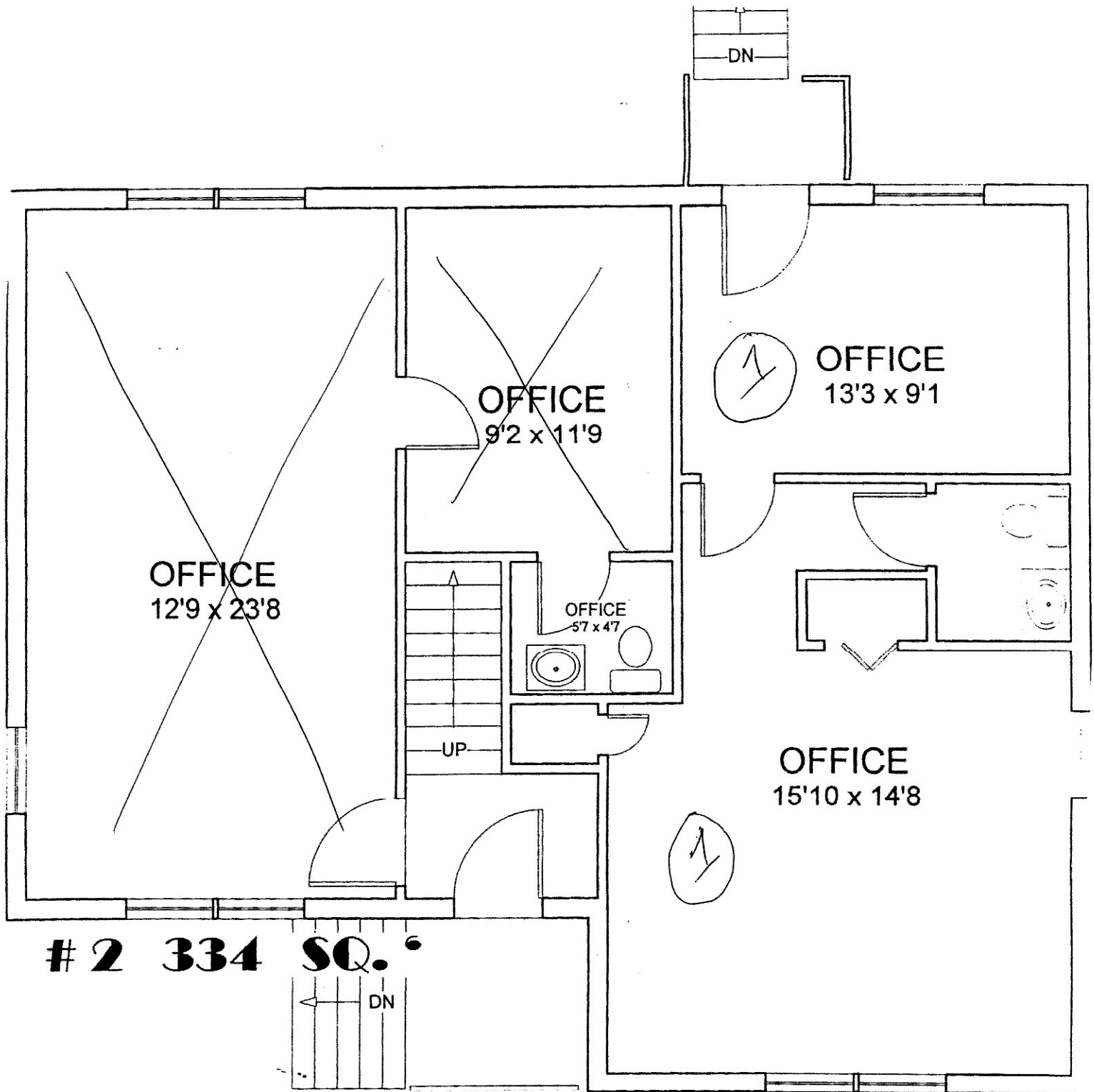
Please call William J. Ferry/Broker of Stafford Smith Realty at (732) 747-1000 for further details.

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**







HOUSE 1st. FLOOR

LEFT SIDE

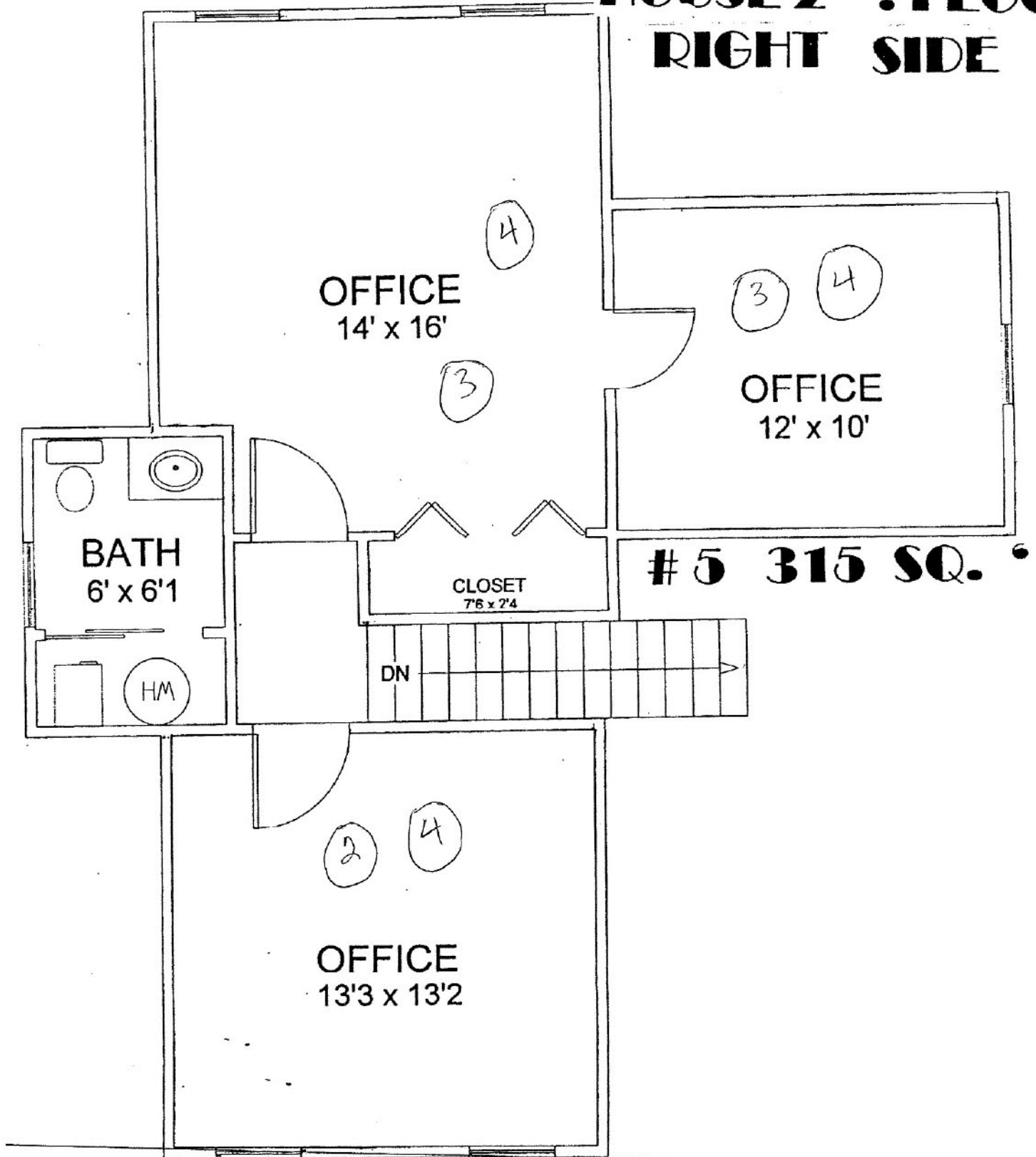
#3 290 SQ. °

HOUSE 1st FLOOR

RIGHT SIDE

1035 sq ft

**HOUSE 2nd. FLOOR
RIGHT SIDE**

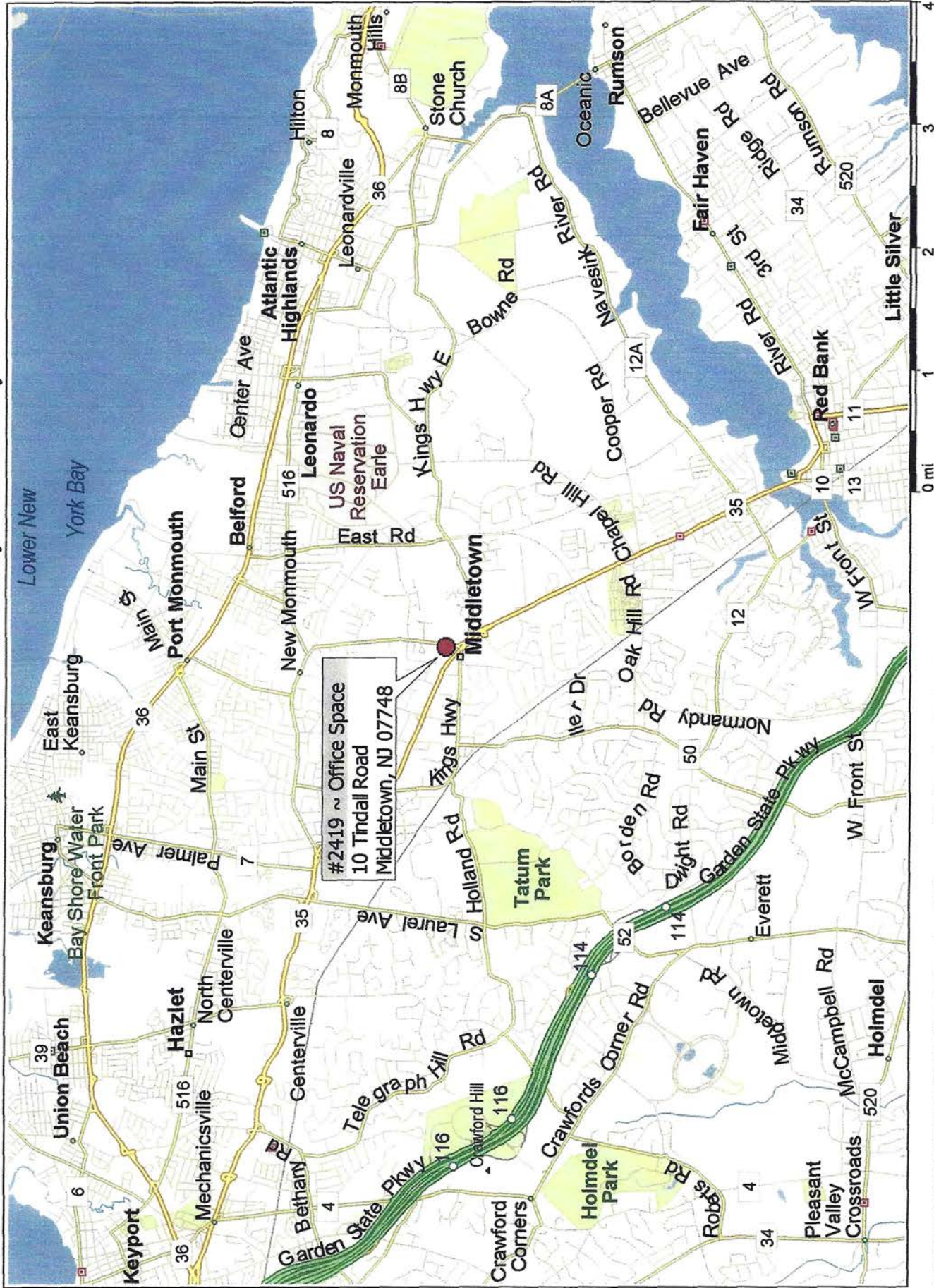


5 315 SQ. °

#4 176 SQ. °

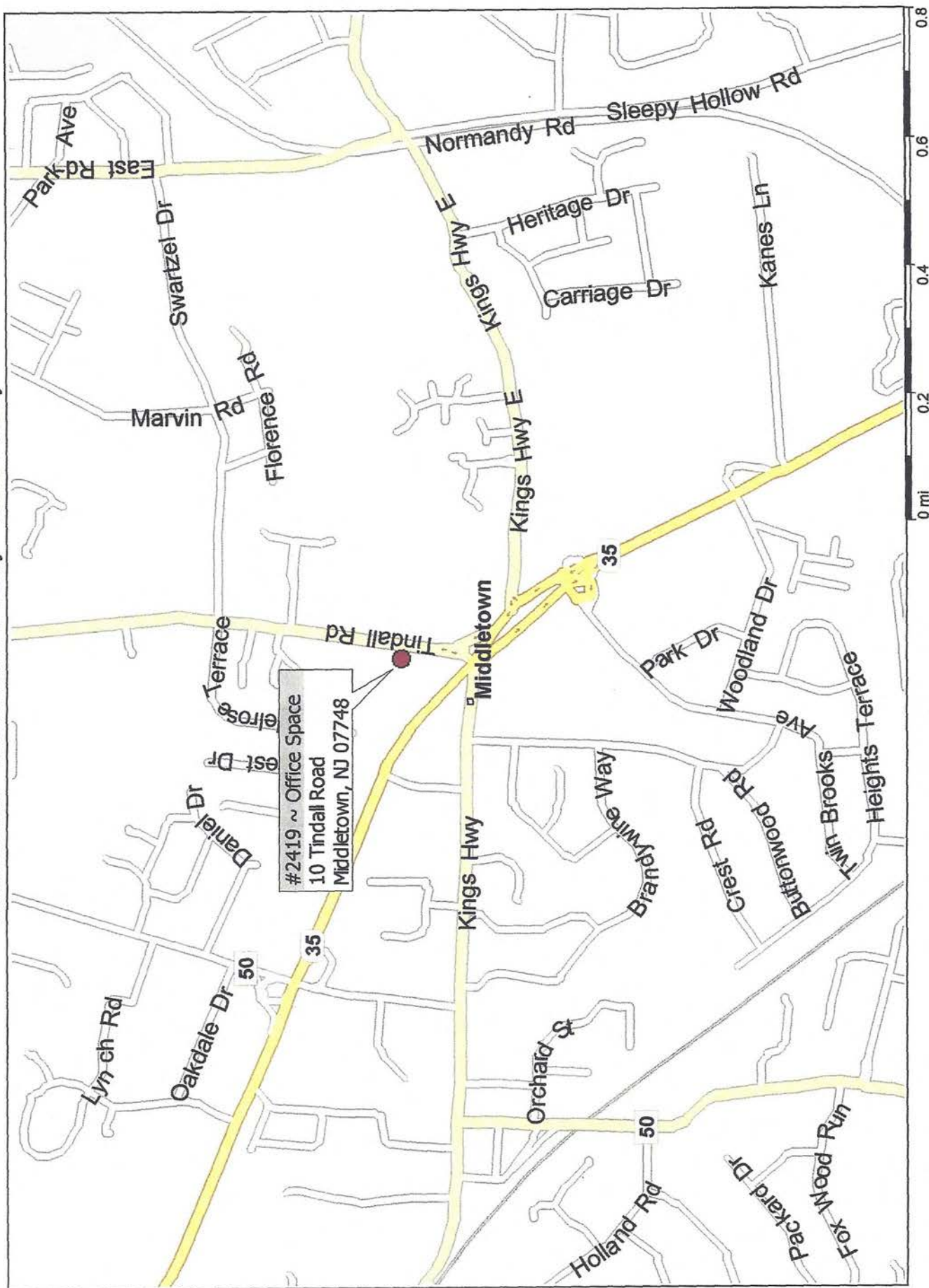
**HOUSE 2nd. FLOOR LEFT
SIDE OFFICE # 4**

Middletown ~ Monmouth County ~ New Jersey



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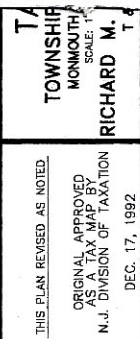
Middletown ~ Monmouth County ~ New Jersey



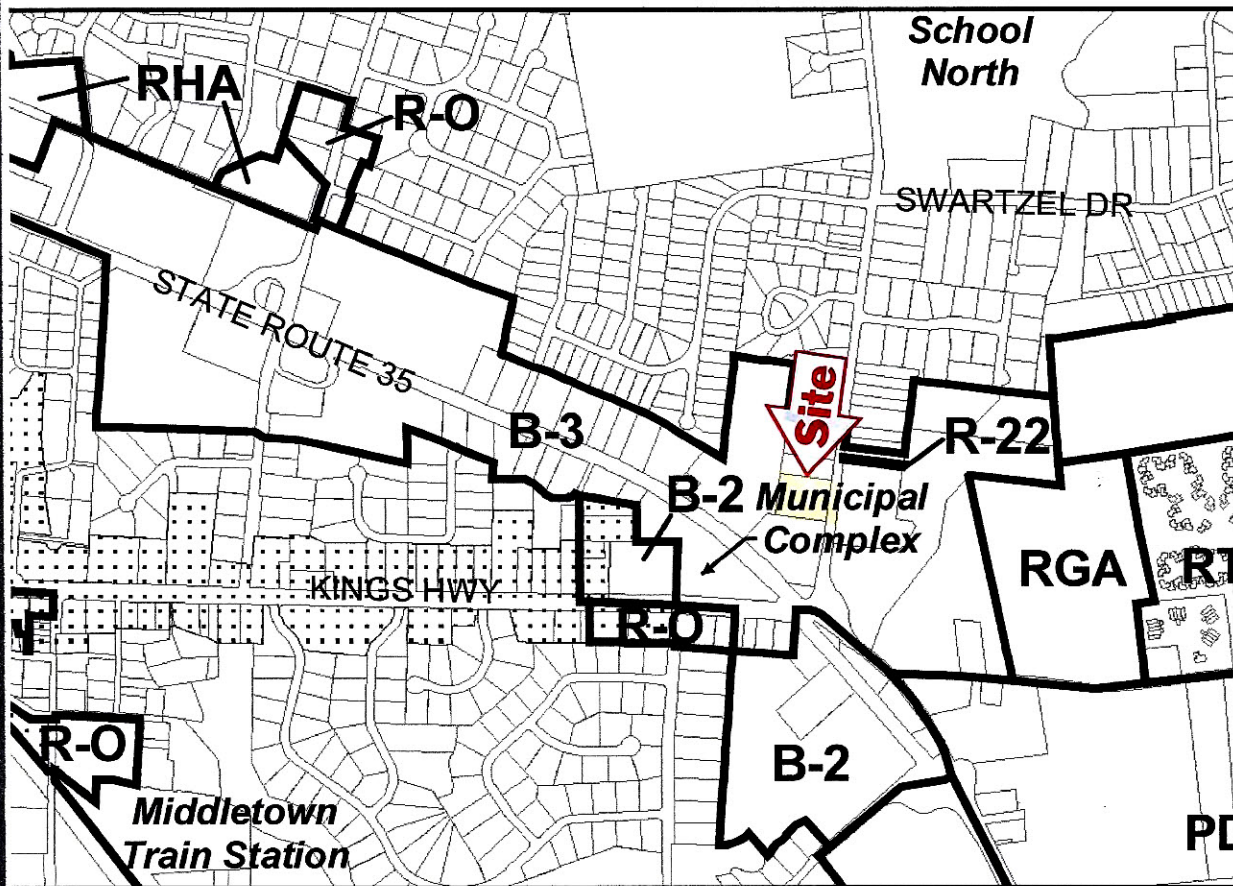
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UC No.	25863
P.L.S.	0875813

SEE SHEET 127



Zoning Map



(4) Building height: 2 1/2 stories; 35 feet.

C. Other regulations.

- (1) Nonresidential use in the B-2 Zone which abuts a residential zone, a fifty-foot landscaped buffer shall be provided.
- (2) In conjunction with any development in the B-2 Zone, a complete signage plan shall be required and approved as part of site plan approval.
- (3) Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued, and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.
- (4) Retail establishments engaged in the sale of lumber and building materials, and storing or displaying and selling materials outside a completely enclosed building, and further provided that the use of forklifts to load a customer vehicle is prohibited.

§ 540-922 Standards and regulations affecting B-3 Zone.

A. Minimum standards.

- (1) Lot area.
 - (a) Gross lot area: three acres.
 - (b) Buildable lot area: 2.5 acres.
- (2) Building setbacks.

	Principal (feet)	Accessory (feet)
Front	75	75
Side	25	15
Street side	37.5	37.5
Rear	75	40
Street rear	75	75

- (3) Lot frontage: 200 feet.
- (4) Gross floor area: 5,000 square feet.
- (5) First floor area: 5,000 square feet.

B. Maximum regulations.

- (1) Dwelling unit density: N/A.
- (2) Lot coverage.
 - (a) One-story buildings: 70%.
 - (b) Two or more stories: 60%.
- (3) Floor area ratio: 25%.
- (4) Building height: three stories; 40 feet.

C. Other regulations.

[Amended 11-20-2000 by Ord. No. 2000-2601; 7-16-2001 by Ord. No. 2001-2645]

- (1) Any nonresidential use in the B-3 Zone which abuts a residential zone, a seventy-five-foot landscaped buffer shall be provided.
- (2) In conjunction with any development in the B-3 Zone, a complete signage plan shall be required and approved as part of site plan approval.
- (3) Retail establishments engaged in the sale of lumber and building materials, and storing or displaying and selling materials outside a completely enclosed building, and further provided that the use of forklifts to load a customer vehicle is prohibited.
[Amended 10-7-2003 by Ord. No. 2003-2735; 12-6-2004 by Ord. No. 2004-2801]
- (4) Temporary construction trailers shall be permitted where active construction work is proposed. Such trailers shall not be placed on site until building permits have been issued and in no case more than seven days prior to the commencement of work. Trailers shall not remain on site more than seven days after completion of all work. Temporary construction trailers shall not be placed within the right-of-way of any improved public road.
[Amended 12-15-2003 by Ord. No. 2003-2744]
- (5) Permitted building coverage may be increased by 20% where two or more adjoining lots establish shared parking and access arrangements. Each lot participating in the arrangement shall be permitted the increased building coverage.
[Amended 12-15-2003 by Ord. No. 2003-2744]

§ 540-923 Standards and regulations affecting the B/P Zone.

[Amended 12-27-1994 by Ord. No. 94-2389]

A. Minimum standards.

- (1) Lot area.
 - (a) Gross lot area: three acres.
 - (b) Buildable lot area: 2.5 acres.
- (2) Building setbacks.

	Principal (feet)	Accessory (feet)
Front	75	75
Side	50	15
Street side	37.5	37.5
Rear	50	40
Street rear	75	75

- (3) Lot frontage: 200 feet.
- (4) Gross floor area: 5,000 square feet.
- (5) First floor area: 5,000 square feet.

B. Maximum regulations.

- (1) Dwelling unit density: N/A.
- (2) Lot coverage.
 - (a) One-story buildings: 70%.
 - (b) Two or more stories: 60%.

MIDDLETOWN CODE

Schedule of Area, Yard and Building Requirements

Nonresidential Zones
[Amended by Ord. Nos. 2002-2673, 2003-2723, 2010-2999; Ord. No. 2012-3073; at time of adoption of Code (see Ch. I, Art. II)]

Zone	Minimum Lot Size			Minimum Required Yard Areas (feet)												Max. Building Coverage (%)	Max. Lot Coverage (%)	Maximum Height Principal Building (C)		Minimum Gross Floor Area (square feet)		Maximum FAR	
	Interior Lots			Principal Building						Accessory Building								Stories	Feet	Total	1st Floor Multi-Story		
	Area (square feet)	Frontage (feet)	Buildable Lot Area	Front Yard	Side Yard	Street Side Yard	Street Rear Yard	Rear Yard	Street Rear Yard	Front Yard	Side Yard	Street Side Yard	Street Rear Yard										
B-1	10,000	100	10,000	15	5	7.5	15	15	0	0	10	0	7.5	10	15	—	70% (B)**	2.5	35	1,000	1,000	—	
B-1A	10,000	70	10,000	0	10	0	45	0	0	0	10	0	0	0	45	50	60% (A)	90% (B)	2.5	35	n/a	n/a	—
B-2	20,000	100	15,000	50	15	25	50	50	50	15	25	40	50	50	50	50	—	60% (B)*	2.5	35	1,000	1,000	0.25
B-3	3 acres	200	2.5 acres	75	25	37.5	75	75	75	15	37.5	40	75	75	75	75	—	60% (B)*	3	40	5,000	5,000	0.25
B/P	3 acres	200	2.5 acres	75	50	37.5	50	75	75	15	37.5	40	75	75	75	75	—	60% (B)*	3	40	5,000	5,000	0.22
OR	167,000	500	2.5 acres	100	100	50	150	100	100	100	50	150	100	100	100	100	—	35%	3	50	20,000	20,000	0.22
OR-1	250,000	750	3.5 acres	250	250	125	250	250	250	250	250	125	250	250	250	250	—	25%	3	50	20,000	20,000	0.16
OR-2	3 acres	200	—	75	20(a)	—	75	—	75	20	—	75	—	75	—	—	—	50%	3	40	10,000	10,000	0.25
OR-3	75 acres	300	—	350(b)	150(b)	175	350	350	350	350(b)	150(b)	175	350	350	350	350	—	45% (B)	5	75	20,000	20,000	0.25
M-1	3 acres	500	2.5 acres	100	75	75	100	100	100	50	50	50	100	100	100	100	—	60% (B)	3	40	40,000	40,000	0.22
MC	20,000	100	10,000	50	15	25	10	50	50	10	25	10	50	50	50	50	—	70% (B)	2.5	35	n/a	n/a	n/a

NOTES:

- (A) Lot coverage for principal and accessory structures.
 (B) Lot coverage for all improvements (impervious or pervious) including all parking areas and automobile access driveways and internal roadways, whether covered by an impervious or pervious material, patios associated with an in-ground or above-ground swimming pool, surface area of an in-ground or above-ground swimming pool above 800 square feet [Ord. No. 2005-2815], and all other impervious surfaces.
 * When the building is one story only, permitted lot coverage is up to 70%.
 ** For the tracts with less than one acre area, permitted lot coverage is up to 80%.
 (a) Combined sides should be 50 feet.
 (b) 100 feet when abutting a regional expressway or freeway.
 (c) (1) Maximum building height on lots 100 feet wide or less measured at the street line shall be 28 feet. Building height may increase 1 foot for every 5 feet of lot width above 100 feet, but in no case shall exceed 35 feet.
 (2) In special flood hazard areas, height of buildings located on lots 125 feet wide or less may be increased to 35 feet as measured from 1 foot above base flood elevation if (a) the area below the base flood elevation contains no physical enclosures, (b) the vertical distance from pre-development grade to the roof peak does not exceed 40 feet, and (c) a nonconversion agreement is recorded with the Monmouth County Recording Officer [Ord. No. 2012-3073 § 3].

Tindall Rd, Middletown, NJ 07748-2722, Monmouth County

Demographics

Based on ZIP Code: **07748**

Population

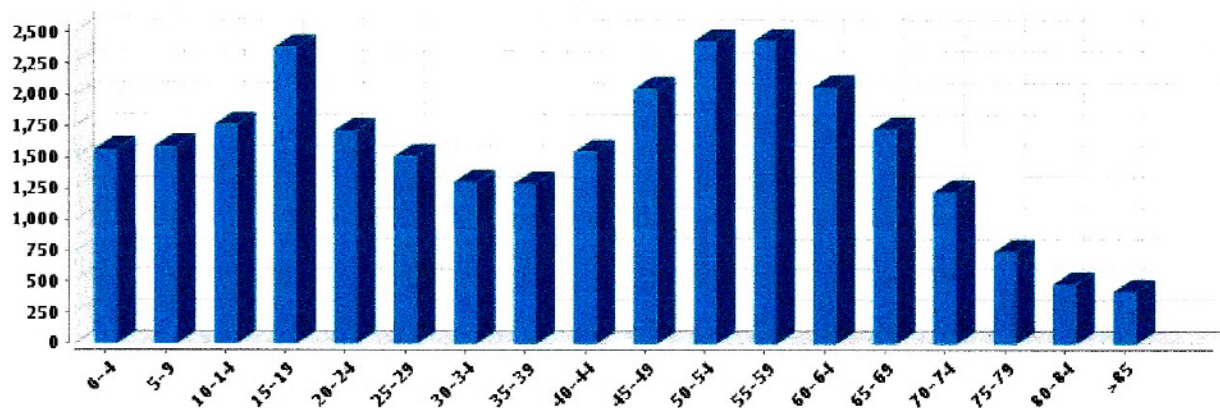
Summary

Estimated Population: **28,303**
Population Growth (since 2010): **0.3%**
Population Density (ppl / mile): **2,116**
Median Age: **43.28**

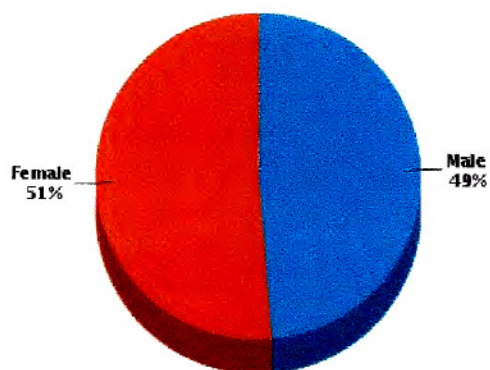
Household

Number of Households: **9,805**
Household Size (ppl): **3**
Households w/ Children: **3,619**

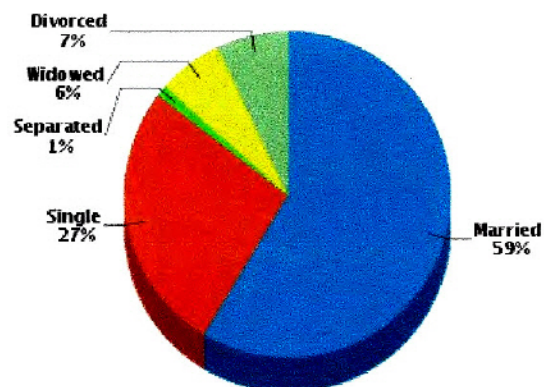
Age



Gender



Marital Status



Housing

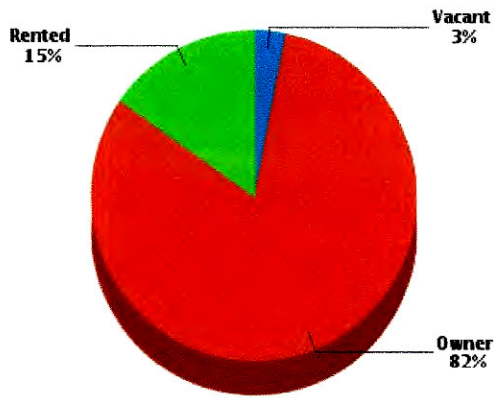
Summary

Median Home Sale Price: **\$398,500**
Median Year Built: **1968**

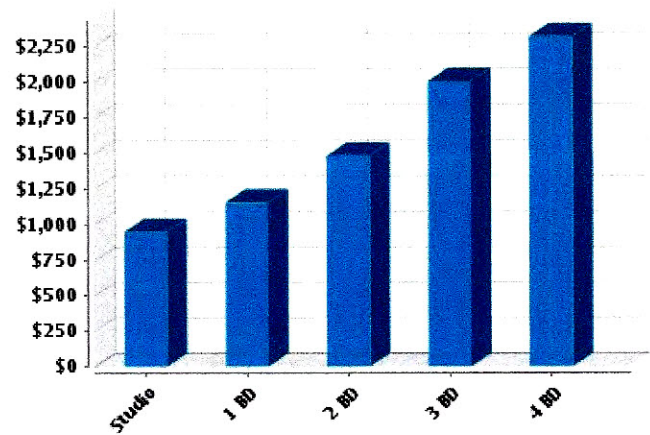
Stability

Annual Residential Turnover: **5.93%**

Occupancy



Fair Market Rents (County)

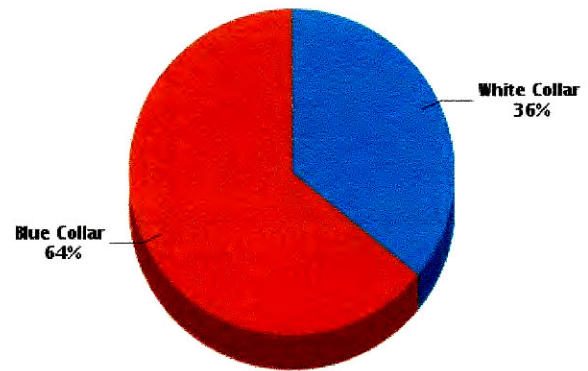


Quality of Life

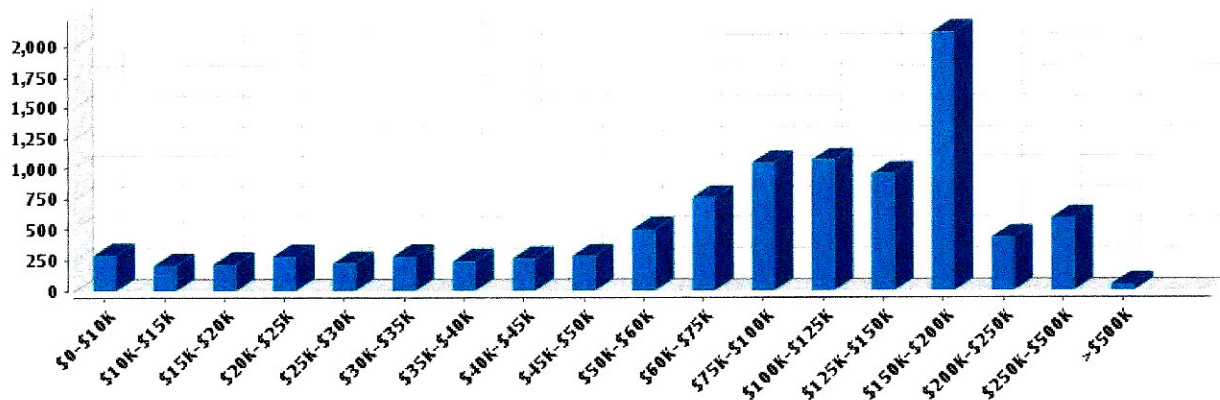
Workers by Industry

Agricultural, Forestry, Fishing:	122
Construction:	493
Manufacturing:	494
Transportation and Communications:	321
Wholesale Trade:	54
Retail Trade:	2,255
Finance, Insurance and Real Estate:	416
Services:	980
Public Administration:	959
Unclassified:	26

Workforce



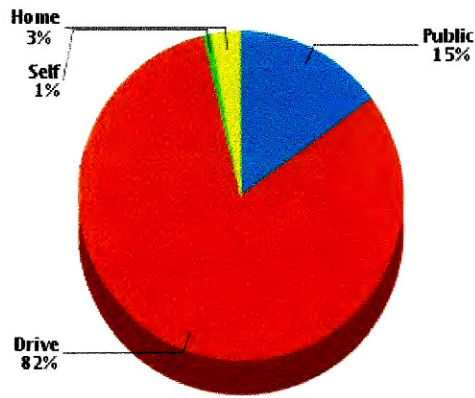
Household Income



Average Household Income: **\$130,350**

Average Per Capita Income: **\$45,168**

Commute Method



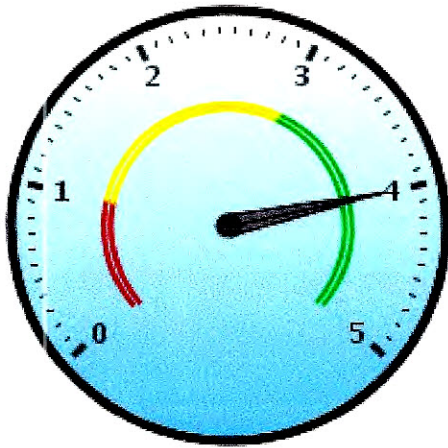
Weather

January High Temp (avg °F):	38.3
January Low Temp (avg °F):	25.7
July High Temp (avg °F):	83.1
July Low Temp (avg °F):	67.7
Annual Precipitation (inches):	43.58

Education

Educational Climate Index (1)

Highest Level Attained



Less than 9th grade:	235
Some High School:	573
High School Graduate:	4,960
Some College:	3,257
Associate Degree:	1,630
Bachelor's Degree:	5,358
Graduate Degree:	3,267

(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: **2.00 mile(s)**

Public - Elementary

Middletown Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
New Monmouth Elementary School 121 New Monmouth Rd	0.94	Pre-K-5th	486	16	★★★★☆	
Middletown Village Elementary School 147 Kings Hwy	1.15	K-5th	400	19	★★★★☆	
Bayview Elementary School 300 Leonardville Rd	1.55	K-5th	380	17	★★★★☆	
Harmony Elementary School 100 Murphy Rd	1.77	Pre-K-5th	520	19	★★★★☆	
Fairview Elementary School 230 Cooper Rd	1.86	K-5th	308	18	★★★★☆	

Public - Middle/High

Middletown Township School District	Distance	Grades	Students	Students per Teacher	SchoolDigger.com Rating (1)	Community Rating (2)
Middletown - North High School 63 Tindall Rd	0.47	9th-12th	1,400	15	★★★★★	★★★★★
Thorne Middle School 70 Murphy Rd	1.87	6th-8th	720	13	★★★★★	

Private

	Distance	Grades	Students	Classrooms	Community Rating (2)
Little Village Daycare Center 18 Kings Hwy	0.25	Pre-K-K	5		
Discovery Land Of Middletown, Nj 1275 State Route 35 Ste 11	0.84	Pre-K-K	42		
St Marys School 538 Church St	1.21	Pre-K-8th	495		
Mater Dei Prep High School 538 Church St	1.21	9th-12th	450		★★★★★
Cambridge Children's Academy 24 Cherry Tree Farm Rd	1.22	Pre-K-Pre-K	27		
The Goddard School Of Middletown 209 Harmony Rd	1.37	Pre-K-Pre-K	110		
Kinder Care Learning Center 245 Leonardville Rd	1.51	Pre-K-Pre-K	100		
King Of Kings School 250 Harmony Rd	1.63	Pre-K-Pre-K	134		

(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)**

Eating - Drinking

	Address	Phone #	Distance	Description
Mc Donald's	925 State Route 35	(732) 671-0925	0.1	Restaurants - Burgers
7-Eleven	889 State Route 35	(732) 706-6388	0.13	Convenience Stores
Burger King	858 State Route 35	(732) 671-9716	0.24	Restaurants - Burgers
Mjs Pizza Bar Grill	1005 State Route 35	(732) 796-1400	0.25	Pizza
Dunkin' Donuts	865 State Route 35	(732) 671-9775	0.27	Doughnuts
Gnc	840 State Route 35	(732) 957-0102	0.28	Vitamins
Food Circus Super Markets Inc	853 State Route 35	(732) 671-2220	0.34	Grocers - Retail
Villa Restaurant	794 State Route 35	(732) 615-0770	0.35	Pizza
Panera Bread	776 State Route 35	(732) 706-0202	0.37	Restaurants - Deli
Comfort Inn-Middletown	750 State Route 35	(732) 671-3400	0.41	Restaurants

Shopping

	Address	Phone #	Distance	Description
Eberhard Floor Covering	947 State Route 35	(732) 671-3563	0.12	Floor Coverings - Retail
At&T Store	934 State Route 35	(732) 796-0500	0.14	Cellular Telephones And Service
Joseph N Golubov & Assoc	10 Kings Hwy	(732) 671-5800	0.19	Computer Services
Advantage Audio Video LLC	44 Tindall Rd	(732) 615-9005	0.23	Home Theatre Systems
Crystal Eyecare P A	1004 State Hwy No 35	(732) 615-9300	0.26	Optical Goods - Retail
Sally Beauty Supply	838 State Route 35	(732) 706-9056	0.28	Cosmetics And Perfumes - Retail
Big Lots	830 State Route 35	(732) 671-0641	0.3	Variety Stores
Famous Footwear	826 State Route 35	(732) 671-1753	0.3	Shoes - Retail
Carpet Value Ctr Outlet Store	1021 State Route 35	(732) 671-8333	0.31	Carpet And Rug Dealers - New
Food Circus Super Markets Inc	853 State Route 35	(732) 671-2220	0.34	Pharmacies

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