



South Amboy
New Jersey

REDEVELOPMENT AND BUSINESS GUIDE

Located on the Raritan Bay, South Amboy is a waterfront jewel that is experiencing unprecedented interest in redevelopment and business relocation. A quiet and well-established community, the City is a bustling close-knit suburban community within sight of the NYC skyline. Conveniently located close to NYC with easy access to mass transit and major highways, South Amboy is a hidden gem just waiting to be discovered.

Residents enjoy a low and stable tax rate, superior municipal services, and a charming downtown area. As a designated Inter-modal Transit Village with a rich history as a transportation hub dating to the late 1600's, the City is poised to add to its transportation offerings with the soon to be constructed passenger ferry terminal which will provide regular, reliable high-speed service to Manhattan.

If your interest is in established neighborhoods with single family homes, waterfront complexes that offer single family or townhouses, phenomenal rental opportunities, or business opportunities, South Amboy is the place for you.

Bayfront Living

**My soul is full of longing for the
secrets of the sea, and the heart of
the great ocean sends a thrilling
pulse through me.**

Henry Wadsworth Longfellow

The benefit of such a spectacular and convenient location makes growth inevitable. In the past two decades the City has enjoyed the addition of many fine neighborhoods along the Bayfront and has benefitted immensely from the inclusion of many new people to our community. Whether at our state-of-the-art YMCA or various community events, multi-generational residents can be seen working side by side with the newest neighbors and friends. While we cherish our small-town vibe that is not to say we are not forward thinking. The City is committed to thoughtful and well-planned development to ensure that we engage in smart growth.

The bayfront area is host to the Lighthouse Bay complex and Ryan Homes which are located immediately adjacent to the Raritan Bay Waterfront Park. Our largest project to date will be starting at the end of 2019 as we welcome Phase 1 & 2 of the long-awaited Manhattan Beach Club Development. Sherman Capital Investment in partnership

with BNE Real Estate Group will begin construction of 500 new residential units on a site adjacent to the Raritan Bay. Future phases of this project will bring an additional 1375 market rate residential units to the site which is immediately adjacent to the site of our soon to be built Ferry Terminal and just a short walk to our local NJ Transit Station.

Great potential and opportunity remain for entrepreneurs both large and small. Contact us to discuss your project



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