

FOR LEASE

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2345-2399 Highway 36 Middletown, NJ

2,400 SF MINIMUM AND UP TO 8,400 SF CONTIGUOUS |
1.5 ACRE PAD SITE
AVAILABLE FOR LEASE

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SABRE

FOR LEASE

12345-2399 Highway 36
Middletown, NJ



Retail Space At Eastpointe Plaza Available | **FOR LEASE**

ADDRESS: 2345-2399 Highway 36
Middletown, NJ 07716

SPACE AVAILABLE:
2,400 SF minimum and up to 8,400 SF
contiguous | 1.5 acre pad site

ASKING RENT: Upon Request

CO-TENANTS: Jungle Jim & Jane, The Bagel Nook, Eastpointe Health and Fitness, USPS, The Reaction Lab, and Hounds Town

AREA RETAIL: CVS, Goodwill, Jersey Mike's, Super Foodtown, Starbucks, 7-11, Wells Fargo, PNC Bank, and many more...

Demographics	1 mile	3 miles	5 miles
Population	22,300	56,003	131,316
Median HHI	\$146,213	\$158,440	\$140,155
Daytime Population	6,315	19,067	55,534

- High Traffic Center with ample parking. Two means of ingress with access to both east and westbound Route 36
- Strong population density and income levels
- 1.2 miles from the Seastreak Ferry terminals (45 minutes direct route to NYC)
- Pad site: Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities

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SITE PLAN

SPACE #	TENANT
1	THE BAGEL NOOK
2	THE REACTION LAB
3	OBGYN
4	LC NAILS
5	AVAILABLE (2,000 SF)
6	EASTPOINTE CLEANERS
7	COLOR BAR FIFTY ONE
8	EASTPOINTE HEALTH & FITNESS
9	US POST OFFICE
10	SMOKE & CIGAR SHOP
11	AVAILABLE (8,400 SF)
12	AMICI PIZZERIA (2,000 SF)
13	KYOTO SUSHI & HIBACHI (2,000 SF)
14	EASTPOINTE MEDICAL
15	HOUNDS TOWN
16	JUNGLE JIM & JANE
17	AVAILABLE (1.5 ACRE PAD SITE)

COMING SOON 2027
46 LUXURY RESIDENTIAL UNITS

1.5 ACRE
PAD SITE W/
DRIVE THRU
AVAILABILITY

PLOT PLAN (SCHEME 1111)
SCALE: 1" = 20' - 0"

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PROPERTY PHOTO



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AERIAL



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