

For lease.

RETAIL SPACE AT MONMOUTH COUNTY

2345-2399 Highway 36
Middletown, NJ

Retail Space At Eastpointe Plaza Available

Danielle McCoy
mccoy@sabre.life
T 212.324.0025

Justin Korinis
korinis@sabre.life
T 201.249.8911 x1545

SABRE
sabre.life

02 / 05 · DETAILS

Retail space at *Monmouth County.*



PROPERTY PHOTO

ADDRESS
2345-2399 Highway 36, Middletown, NJ 07716

SPACE AVAILABLE
65,340 SF
2,400 SF minimum and up to 8,400 SF contiguous

ASKING RENT
Upon Request

PAD SITE
Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities

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 more...

DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	22,300	56,003	131,316
Median HHI	$146,213	$158,440	$140,155
Daytime population	6,315	19,067	55,534

TRAFFIC COUNT **23,018 VPD**

- 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

03 / 05 · SITE PLAN

One space available, *65,340 SF*.



AVAILABLE

2,400 minimum and up to 8,400 contiguous | 65,340 Pad Site	**65,340 SF**

04 / 05 · PROPERTY PHOTOS

Property photos, *2345-2399 Highway 36.*



05 / 05 · THE AREA

Middletown *and the surrounding market.*



NEARBY

- Seastreak Ferry terminals
- CVS
- Goodwill
- Jersey Mike's
- Super Foodtown
- Starbucks



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SCHEDULE A TOUR →

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