

For lease.

RETAIL SPACE & PAD SITE · EASTPOINTE PLAZA

2345-2399 Route 36

Middletown, NEW JERSEY

Retail space from 2,400 SF, up to 8,400 SF contiguous, plus a 1.5-acre pad site at Eastpointe Plaza on Route 36.

2,400–8,400 SF	1.5 acres	26,818 VPD	$158,440
AVAILABLE	PAD SITE	ROUTE 36	3 MI MEDIAN HHI

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02 / 05 · DETAILS

Eastpointe Plaza *on Route 36.*



EASTPOINTE PLAZA · 2345-2399 ROUTE 36

ADDRESS

2345-2399 Route 36,
Middletown, NJ 07716

SPACE AVAILABLE

2,400 SF minimum, 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, Hounds Town

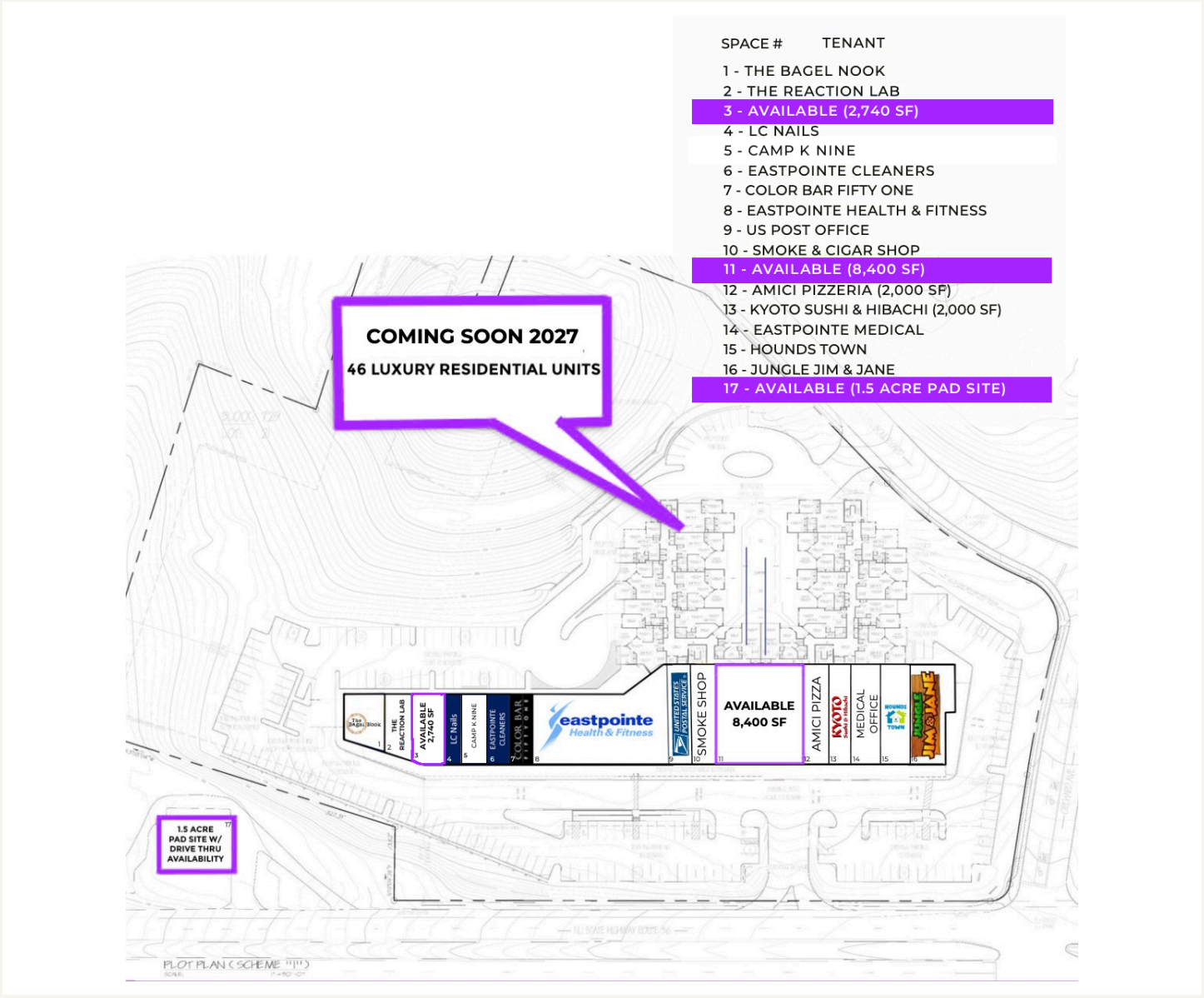
DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	22,300	56,003	131,316
Median HHI	$146,213	$158,440	$140,155
Daytime population	6,315	19,067	55,534

TRAFFIC COUNT **26,818 VPD**

Route 36

03 / 05 · THE CENTER

Available *spaces.*



SITE PLAN · SCHEMATIC, NOT TO SCALE

SPACE	SIZE	NOTES
Space 3	2,740 SF	Former OB/GYN offices
Space 11	8,400 SF	Up to 8,400 SF contiguous
Space 17 · Pad site	1.5 acres (65,340 SF)	Drive-thru availability

ASKING RENT UPON REQUEST · ALL SIZES APPROXIMATE

04 / 05 · PROPERTY PHOTOS

Property photos, *Eastpointe Plaza.*



Pylon sign and storefronts

HIGHLIGHTS

- High-traffic center with ample parking.
- Two means of ingress, with access to both eastbound and westbound Route 36.
- 1.2 miles from the Seastreak Ferry terminals, 45 minutes direct to NYC.
- 46 luxury residential units coming to the site in 2027.

05 / 05 · THE AREA

Middletown and *the surrounding market.*



AREA MAP · LOCATIONS APPROXIMATE

NEARBY

Seastreak Ferry terminals: 1.2 miles, 45 minutes direct to NYC

Area retail: CVS, Goodwill, Jersey Mike's, Super Foodtown, Starbucks, 7-Eleven, Wells Fargo, PNC Bank



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REQUEST DETAILS →

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