

**1604 ROUTE 35  
OAKHURST, NEW JERSEY**



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**AVAILABLE:  
10,000+/- SF;  
6,400 SF; and  
2,500 SF OFFICE SPACE  
(2ND FLOOR)**



**PROPERTY HIGHLIGHTS:**

- Terrific opportunity to locate within a highly visible retail site on Route 35 South in the Ocean Township/ Eatontown trade area
- Nearby retailers include Raymour & Flanigan, The Tile Shop, Kohl's, Wegman's, and others
- Estimated NNN = \$3.75 per SF
- Ample pylon signage
- Seeking adult daycare, plumbing supply, cabinet store, furniture, lighting, automotive parts, and other

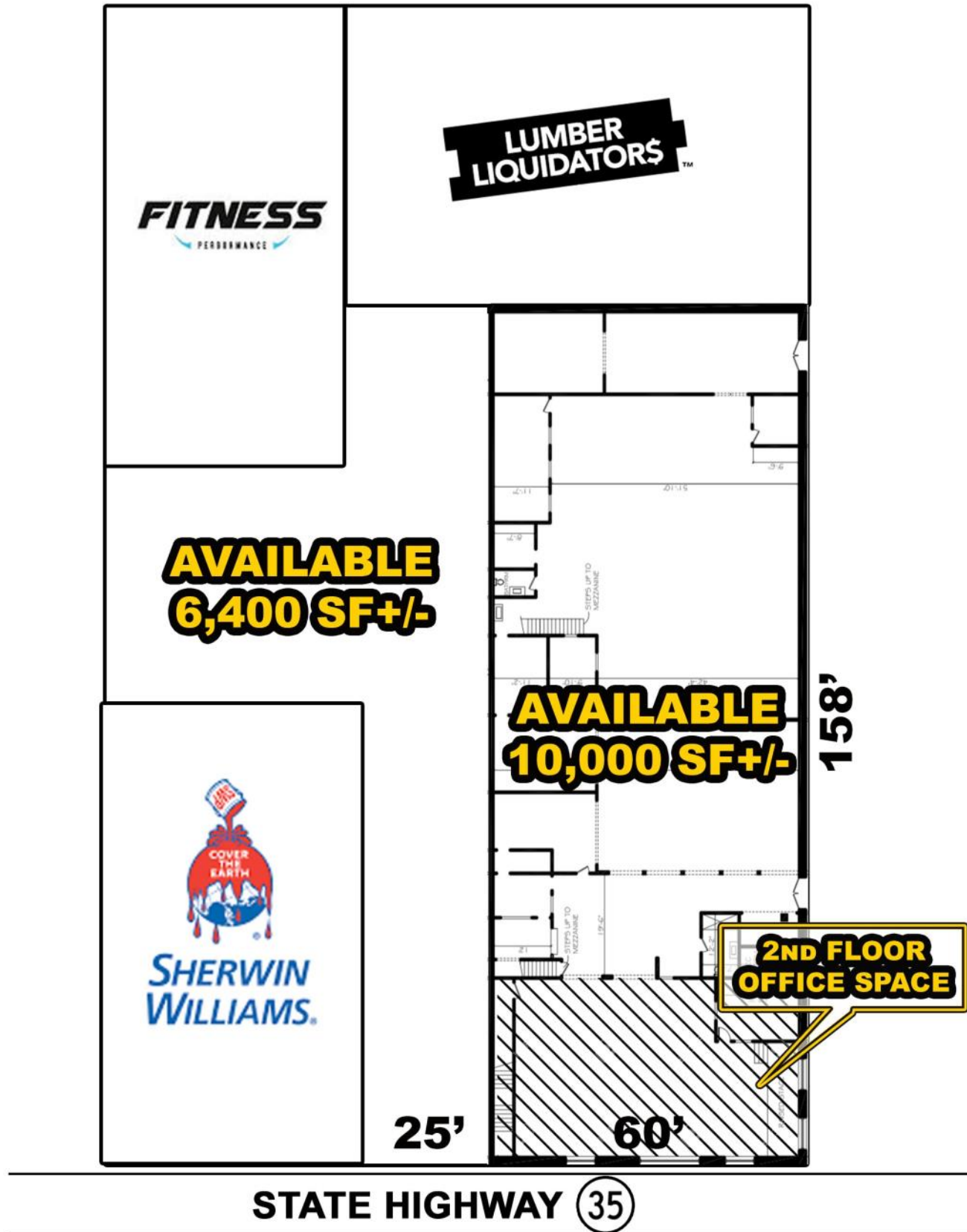
**Available: 10,000 +/- SF; 6,400 SF;  
and 2,500 SF OFFICE SPACE on the 2nd Floor**  
**Traffic Count on Route 35: 35,884 cars per day**

**DEMOGRAPHICS 2018**

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| POPULATION            | 7,345    | 74,577   | 159,954  |
| AVG. HOUSEHOLD INCOME | \$99,918 | \$99,518 | \$96,220 |
| DAYTIME POPULATION    | 4,333    | 40,575   | 85,936   |

**For more information please contact:**

**EXCLUSIVE BROKER**  
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 UPDATED: 09/25/18 P://Active Flyers/Oakhurst - 1604 Route 35

