

**1604 ROUTE 35  
OAKHURST, NEW JERSEY**



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*For Sale or Lease 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: 25,358 cars per day**

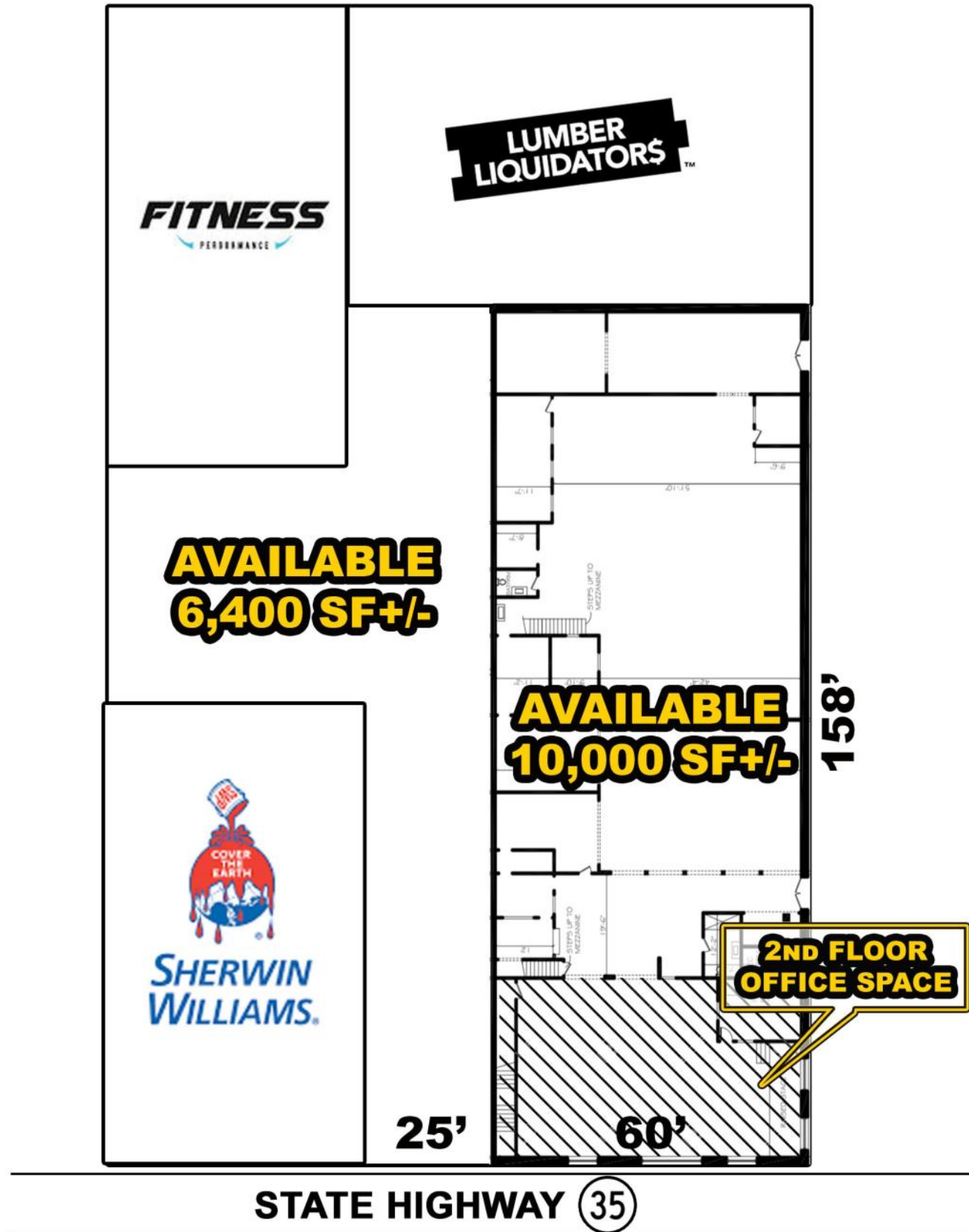
**DEMOGRAPHICS 2019**

	1 mile	3 miles	5 miles
POPULATION	7,164	78,593	164,964
AVG. HOUSEHOLD INCOME	\$98,054	\$107,636	\$104,541
DAYTIME POPULATION	4,832	40,687	159,687

**For more information please contact:**

**EXCLUSIVE BROKER**  
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 UPDATED: 11/14/19

