



**AVAILABLE**  
**4,500 SF - 6,500 SF**

**FOR LEASE**

**1604 Route 35**  
**Oakhurst, NJ**

AVAILABLE:

**First Floor: 4,500 SF - 6,500 SF & 5,162 SF**  
**Second Floor: 2,500 SF (Office Space)**

Terrific opportunity to locate within a highly visible retail site on Route 35 South in the Ocean Township/Eatontown trade area

Located directly across from the newly constructed Chick-fil-A, Turning Point, Millers Ale House, Bangs Cookies, and others.

Other nearby retailers include Raymour & Flanigan, The Tile Shop, Kohl's, Wegman's, and others.

Estimated NNN = \$3/SF

Ample pylon signage

Seeking pet supplies store, tile store, plumbing supply, cabinet store, furniture, lighting, sport equipment or other specialty use seeking high visibility.

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	8,610	75,964	160,607
HH Income:	\$134,720	\$137,923	\$132,416
Daytime Pop	8,479	78,968	163,960

### Total GLA

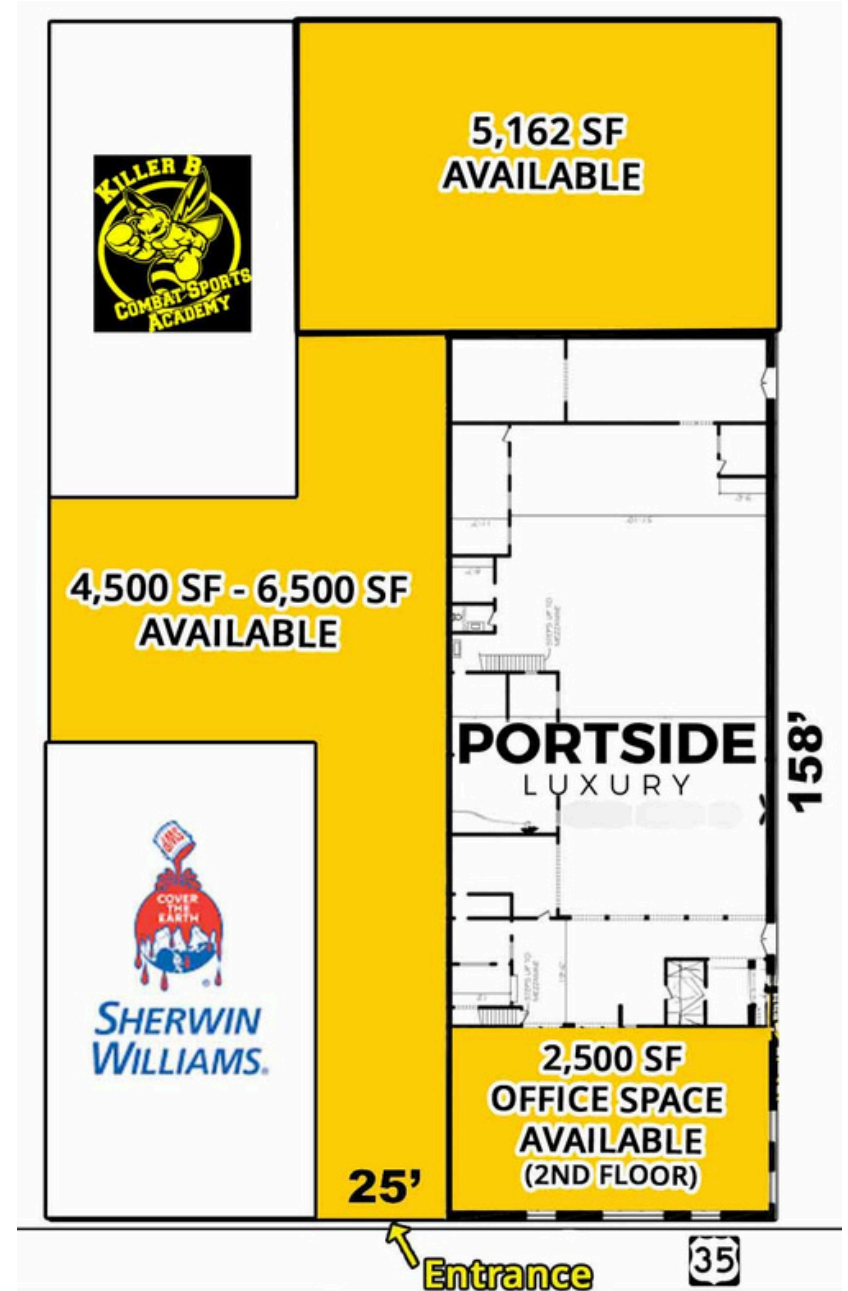
40,405 SF

### Traffic Counts

Route 35	25,358 Cars Per Day
Deal Rd.	14,001 Cars Per Day





















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## CONNECT WITH US TODAY

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