



## AVAILABLE:

## 1,331 SF (21' x 57.2') - Sublease Available

Highly visible location adjacent to Sweat 440. This opportunity is in the desirable trade area of Wall Twp, which also services Belmar, Spring Lake, and Sea Girt. Join nearby tenants, including Starbucks, Club Pilates, Whole Foods, ULTA, TJ Maxx, Broadway Chicken, Dry Bar, Hand & Stone, and others, in this vibrant trade area.

The subject center is located in the middle of the trade area, has full access on Route 35, and the subject space of 1,331 SF has 21 feet of frontage!

63 parking spaces + additional cross-access parking.

The Estimated NNN: Cam \$1.68/SF; Taxes \$3.80/SF; Insurance \$.66/SF.

Per Placer, the adjacent Dunkin Donuts is ranked #36 out of 628 locations in NJ, which is in the top 9%. Starbucks, located across the street, is ranked #31 out of 181 locations in NJ. Allaire Plaza, anchored by Whole Foods, TJ Maxx, and ULTA, is .23 miles South of the subject site and received 2.2 million visits in the last 12 months.

Seeking smoothies, pet supplies, ice cream, barber shop, nail salon, med spa, cell phone store, wellness center, or other retail use.

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	7,354	49,831	117,725
HH Income:	\$149,836	\$173,710	\$154,851
Daytime Pop	7,809	48,555	117,107

### Total GLA

11,045 SF

### Traffic Counts

Route 35	29,581 Cars Per Day
Route 138	30,475 Cars Per Day
Allaire Rd.	14,579 Cars Per Day



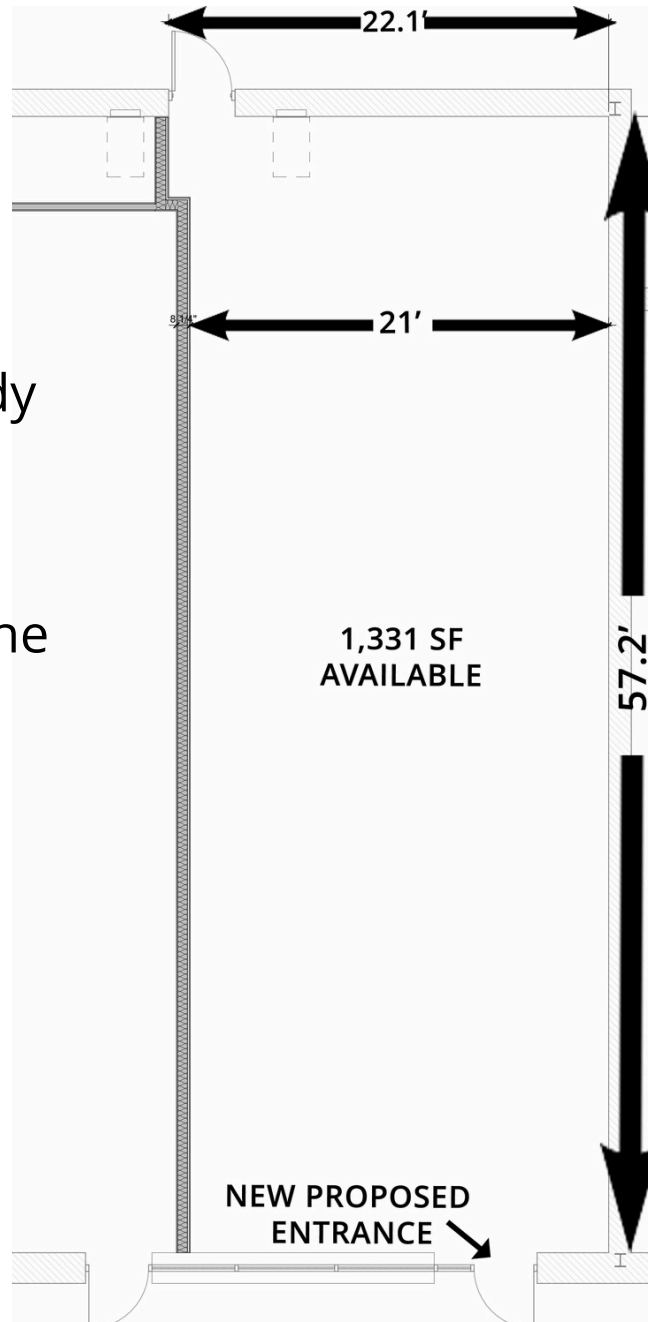






### Space Details

- 200 Amp electric panel ready for tenant to distribute
- 7.5-ton HVAC unit
- all utilities have been separated and brought to the space

















1906 Route 35  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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