



AVAILABLE:
3,648 SF (68' x 51')

High visible location opportunity in the desirable trade area of Wall Twp, which also services Belmar, Spring Lake, and Sea Girt.

The subject center is located in the middle of the trade area, has full access on Route 35, and the subject space has approx. 68 feet of frontage.

Pylon Signage available

63 parking spaces + additional cross-access parking.

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

Space can potentially be divided.

Per Placer, the adjacent Dunkin Donuts is ranked #36 out of 628 locations in NJ! 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 boutique fitness, kids' fitness, eye care, pet care/supplies, kitchen and bath store, paint store.

Demographics

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

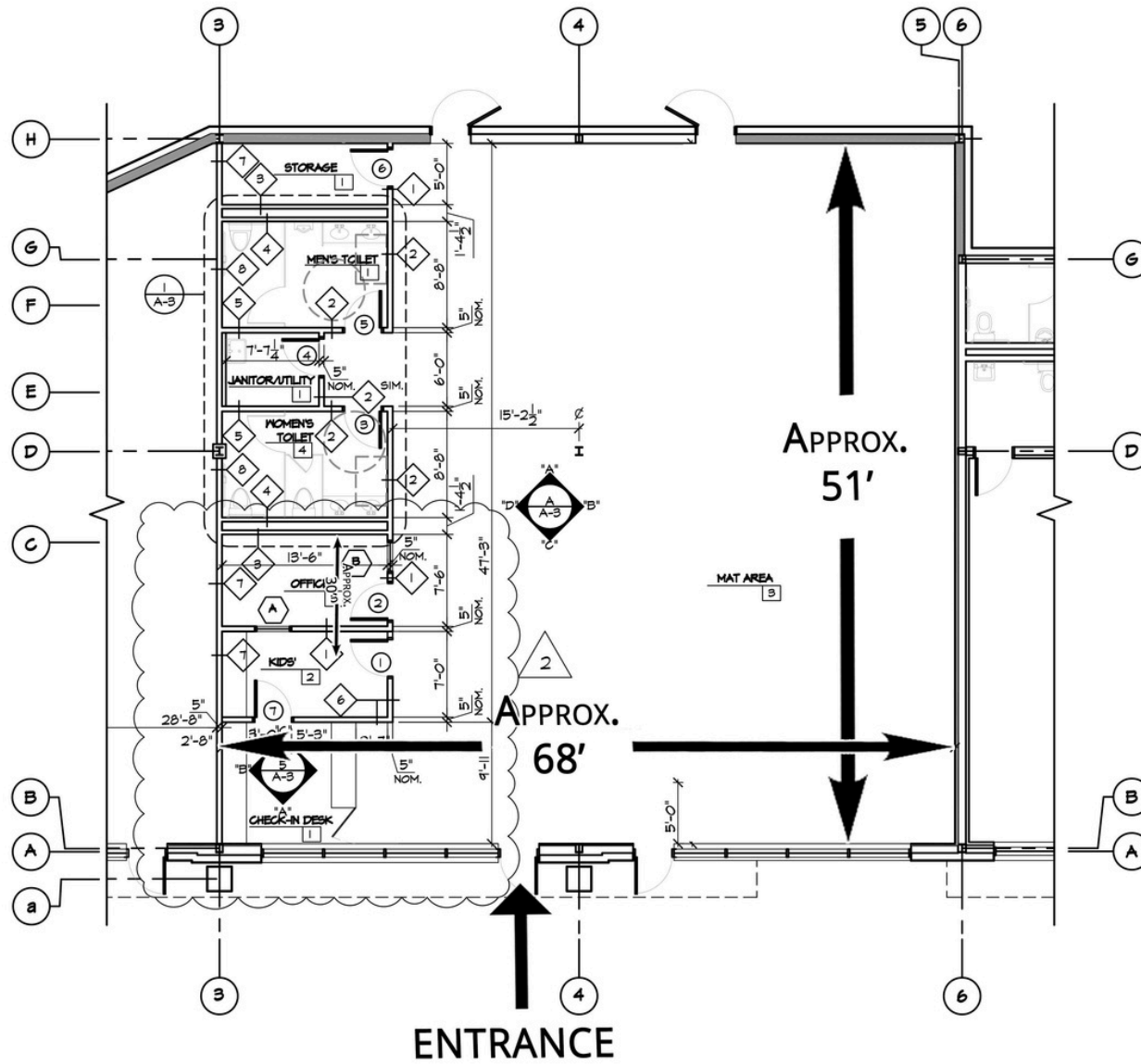
Total GLA

11,045 SF

Traffic Counts

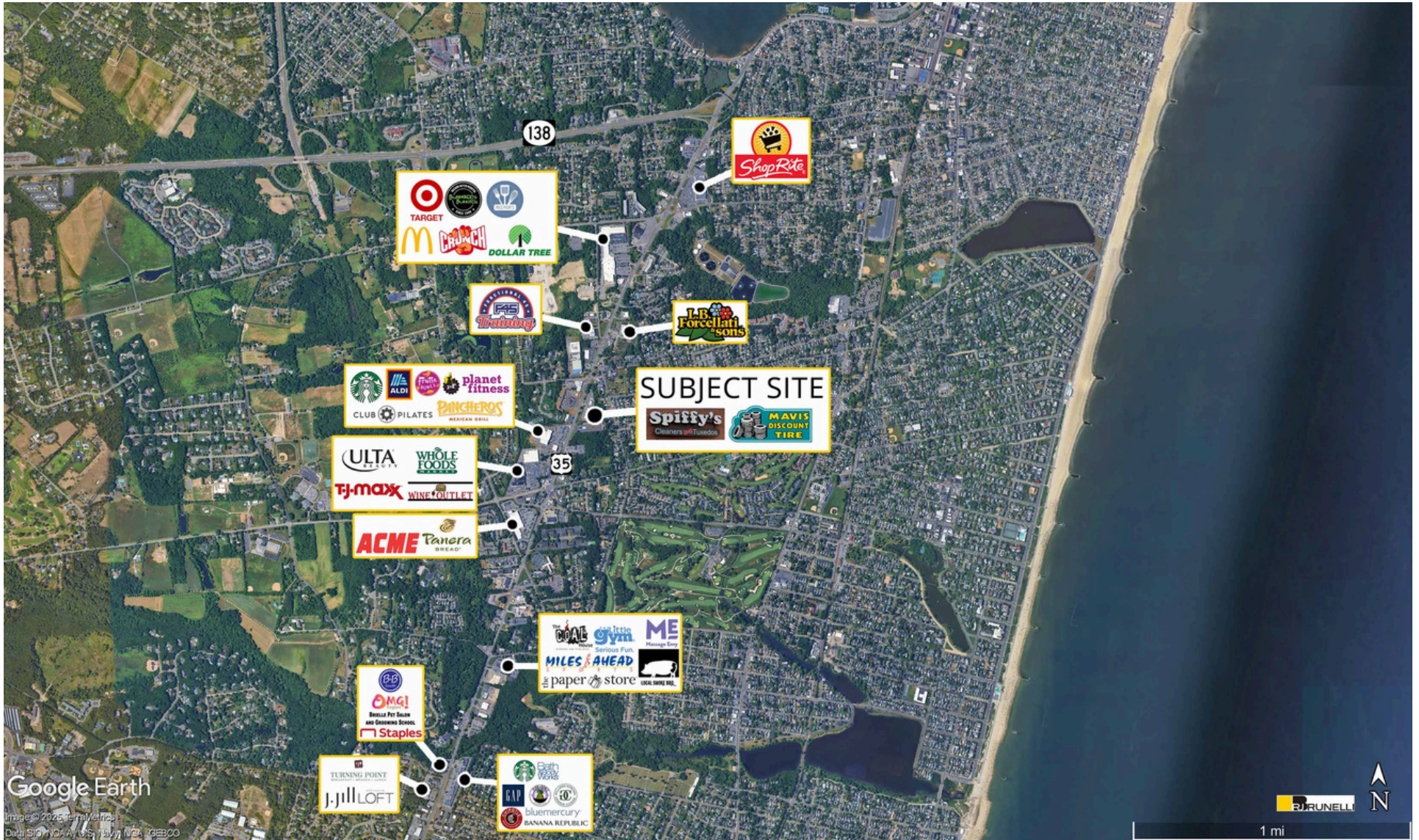
Route 35	29,581 Cars Per Day
Route 138	30,475 Cars Per Day
Allaire Rd.	14,579 Cars Per Day











1906 Route 35

AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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