

## RETAIL SPACE

# MIDDLETOWN, NJ

## CHAPEL HILL SHOPPING CENTER

447-473 Route 35

### SIZE

Free-standing building of 3,698 SF with expansion and redevelopment possible

### ASKING RENT

Upon Request

### CO-TENANTS

Whole Foods, Hand & Stone, Dairy Queen, Hair Cuttery

### NEIGHBORS

Planet Fitness, Goldfish Swim School, Midas, OceanFirst Bank, Chase Bank

### COMMENTS

Great neighborhood center anchored by Whole Foods

Great, high-income market

Excellent regional and local access

Freestanding building with drive-thru with expansion potential

Abundant parking with 377 spaces on site

## CONTACT EXCLUSIVE AGENTS

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Please visit us at [ripconj.com](http://ripconj.com) for more information

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# ZOOM AERIAL



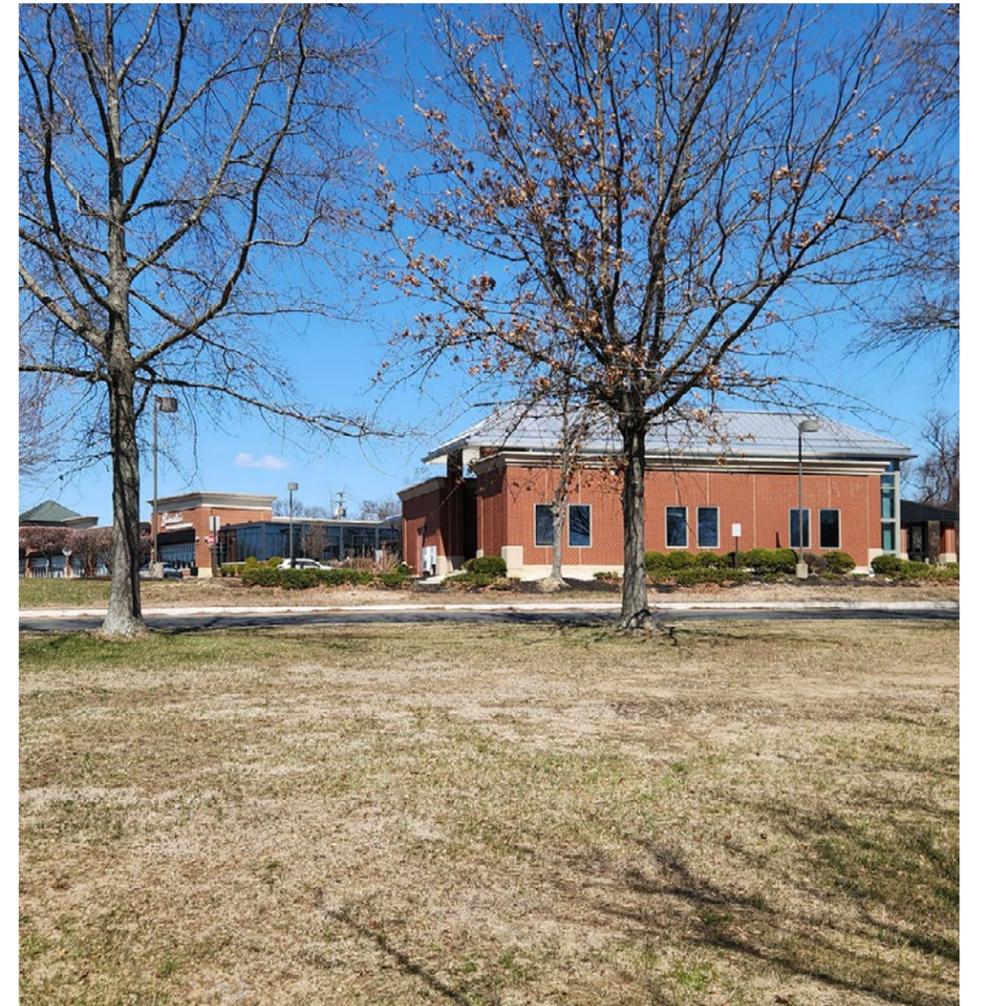
# SITE PLAN



MONUMENT SIGN

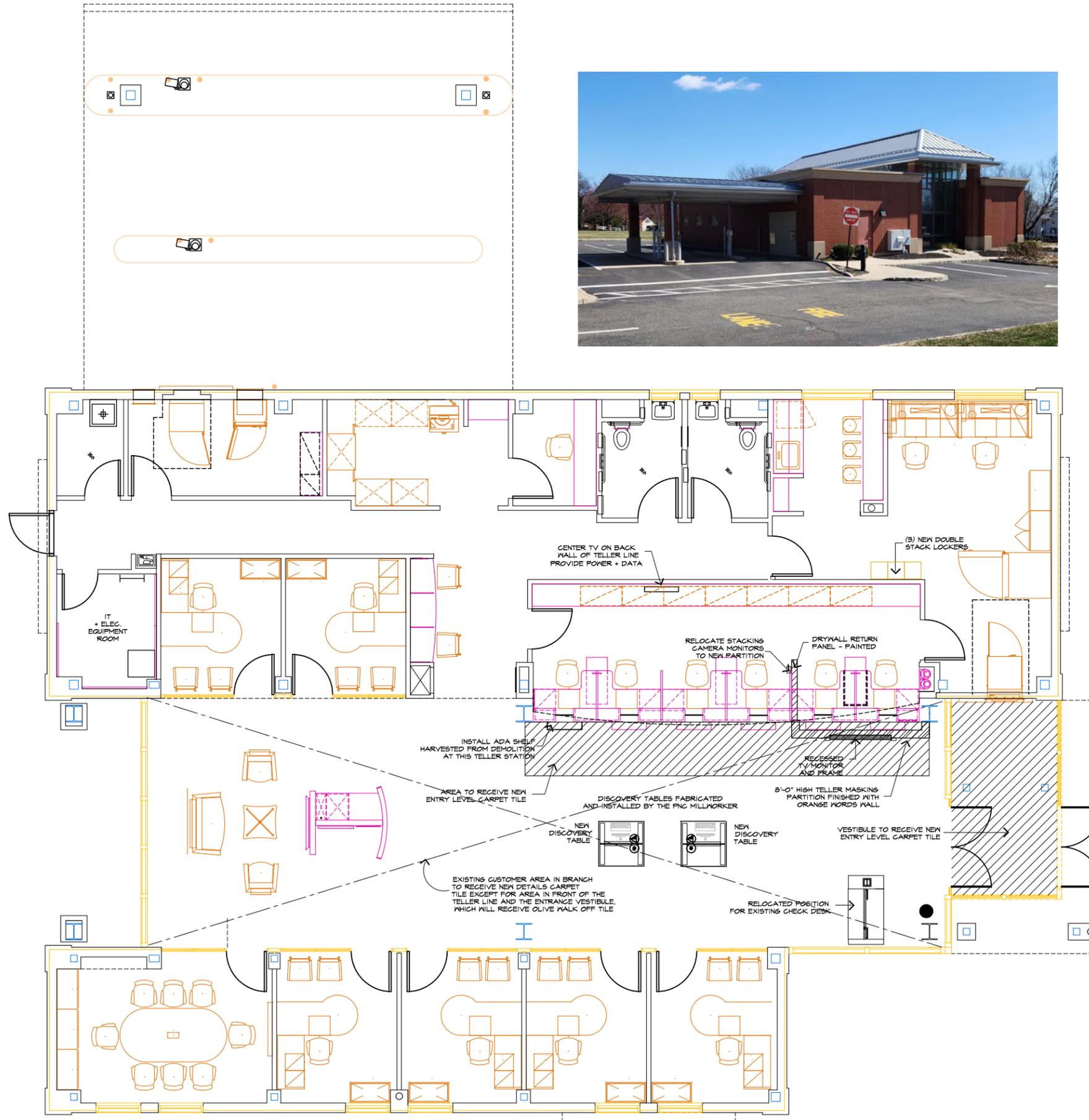


**SITE PHOTOS**

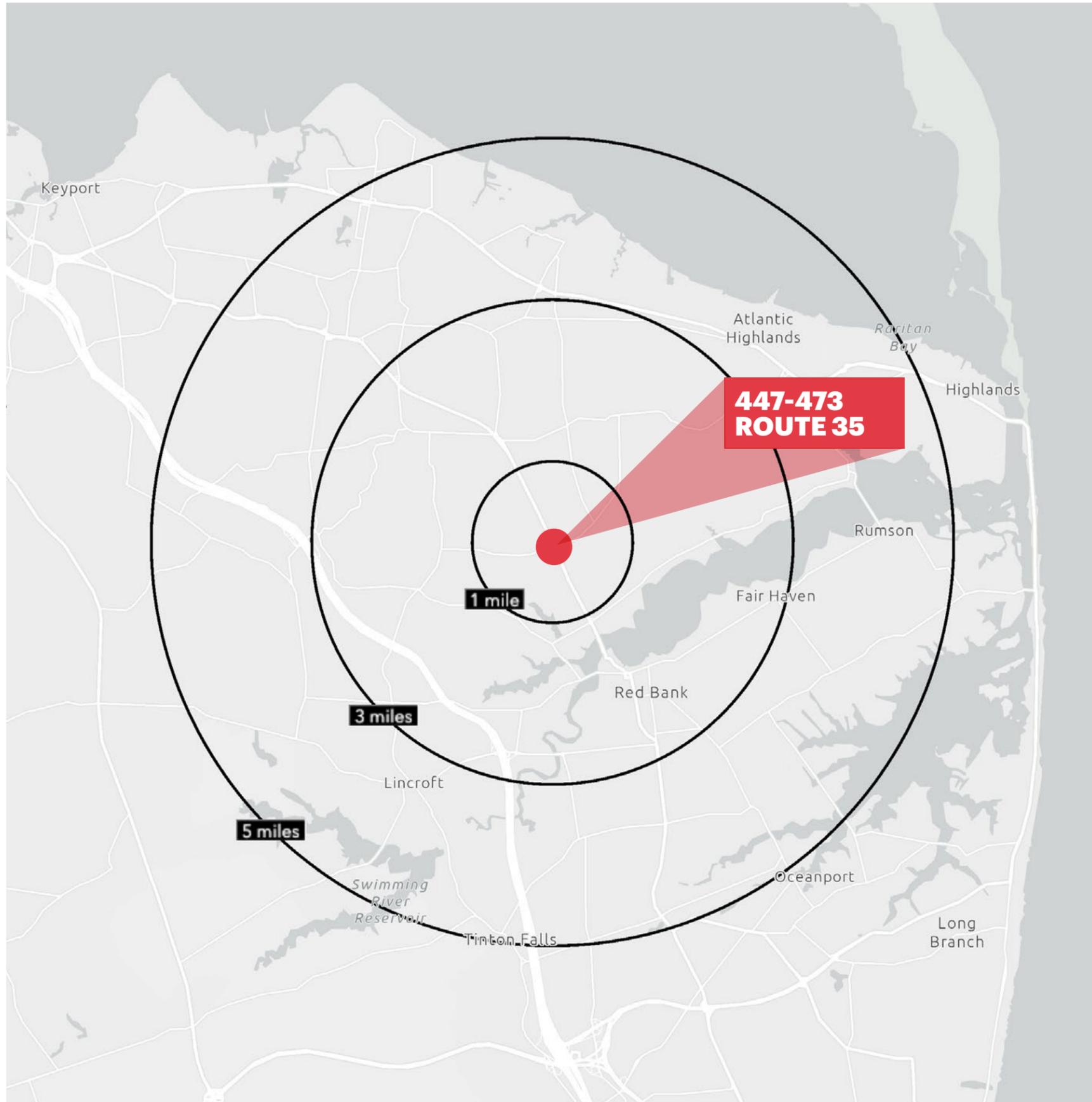




# FLOOR PLAN (PNC BANK)



# DEMOGRAPHICS



## 1 MILE RADIUS

### POPULATION

5,895

### HOUSEHOLDS

2,297

### MEDIAN AGE

43.2

### COLLEGE GRADUATES (Bachelor's +)

2,519 - 59.5%

### TOTAL BUSINESSES

361

### TOTAL EMPLOYEES

2,829

### DAYTIME POPULATION

5,469

### AVERAGE HOUSEHOLD INCOME

\$200,403

## 3 MILE RADIUS

### POPULATION

54,372

### HOUSEHOLDS

20,897

### MEDIAN AGE

43.2

### COLLEGE GRADUATES (Bachelor's +)

22,281 - 57.6%

### TOTAL BUSINESSES

3,104

### TOTAL EMPLOYEES

30,488

### DAYTIME POPULATION

56,537

### AVERAGE HOUSEHOLD INCOME

\$187,226

## 5 MILE RADIUS

### POPULATION

131,756

### HOUSEHOLDS

49,891

### MEDIAN AGE

43.7

### COLLEGE GRADUATES (Bachelor's +)

53,120 - 56.7%

### TOTAL BUSINESSES

6,272

### TOTAL EMPLOYEES

64,675

### DAYTIME POPULATION

129,118

### AVERAGE HOUSEHOLD INCOME

\$196,993

\*2024 estimates

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