

Retail For Lease / Ground Lease or
Development

CBRE

700 – 714 Hwy 35 South

Middletown, NJ 07748



Property Info

- 2-story +/- 6,500 sf Medical Building approximately 3,250 sf per floor
 - Ready for lease or property can be part of a larger development
- Easy access – at a corner – at a light (full movement access) off Route 35 South
- Traffic: 40,934 cars per day on Route 35
- Neighboring Retailers: Outback Steakhouse, Stop & Shop, Kohl's, Famous Footwear, Panera Bread



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Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	5,724	48,167	135,578
AVERAGE HOUSEHOLD INCOME	\$123,535	\$155,928	\$155,183
DAYTIME POPULATION	3,763	59,362	161,652

Market Aerial



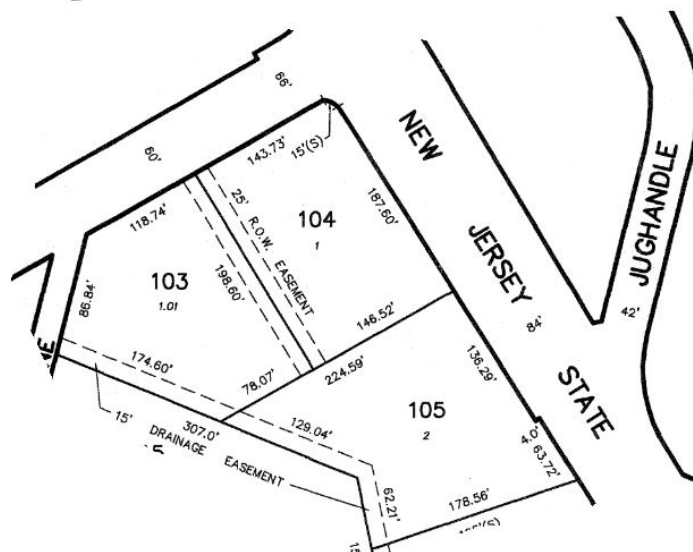
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Tax Map

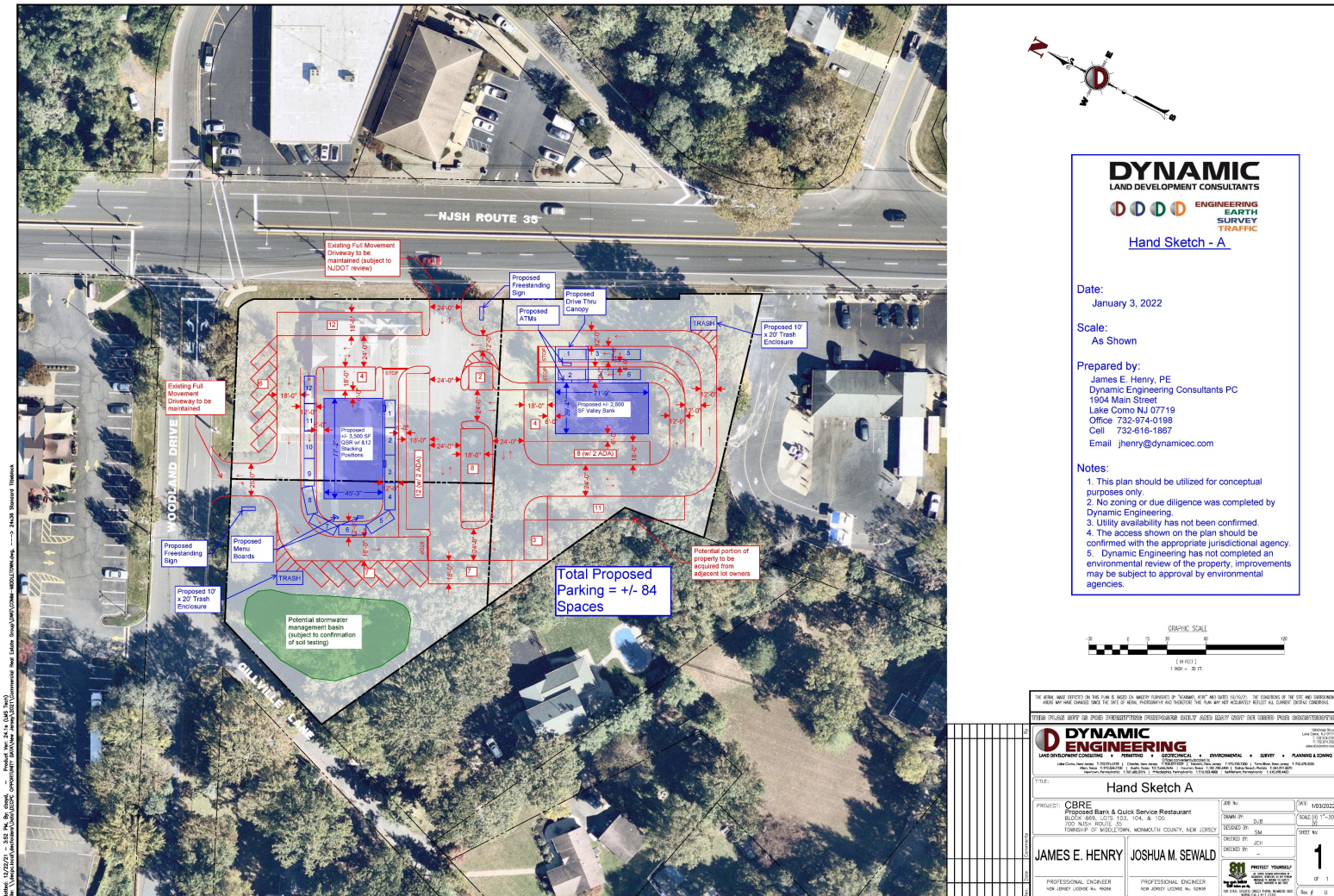


Close – In Aerial



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Retail for Lease



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