



PARAMOUNT REALTY

OCEAN COMMONS

MIXED USE DEVELOPMENT - Corner of Route 35 & Deal Road, Ocean, NJ
MONMOUTH COUNTY | GLA: 300,000 SF



- 1,174 SF and 2,000 SF on Pad
- Strong retail trade area located within close proximity to the Garden State Parkway, Route 18, Route 36, and Route 66
- New Mixed-Use Development will include 70 Upscale Residential Townhomes & Hotel
- In-fill location serving Ocean Township, Eatontown, Oakhurst, Long Branch, Neptune, Allenhurst, and Deal
- 37,817 Average Daily Traffic Count on Route 35

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	7,802	76,804	157,308
Average HH Income	\$107,136	\$109,287	\$105,635
Households	3,396	30,495	64,713

JASON FOX jfox@paramountrealty.com
JORDAN KORRIS jkorris@paramountrealty.com

1195 Route 70, Lakewood, NJ 08701
732-886-1500 | paramountrealty.com

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