

RETAIL SPACE FOR LEASE



1919 NJ-35

WALL TOWNSHIP, NEW JERSEY

Property Overview

Wall Promenade is a community center featuring Aldi and Planet Fitness, with excellent visibility on the southbound side of NJ Route 35. It includes a Starbucks with a drive-thru, Optum Urgent Care, Pancheros, and Club Pilates, benefiting from full access from both north and southbound Route 35. The surrounding areas of Wall, Sea Girt, Manasquan, Spring Lake, and Belmar contribute to a three-mile population of approximately 50,000. The center is located about one mile south of Garden State Parkway Exit 98 and 1.7 miles north of Brook 35.

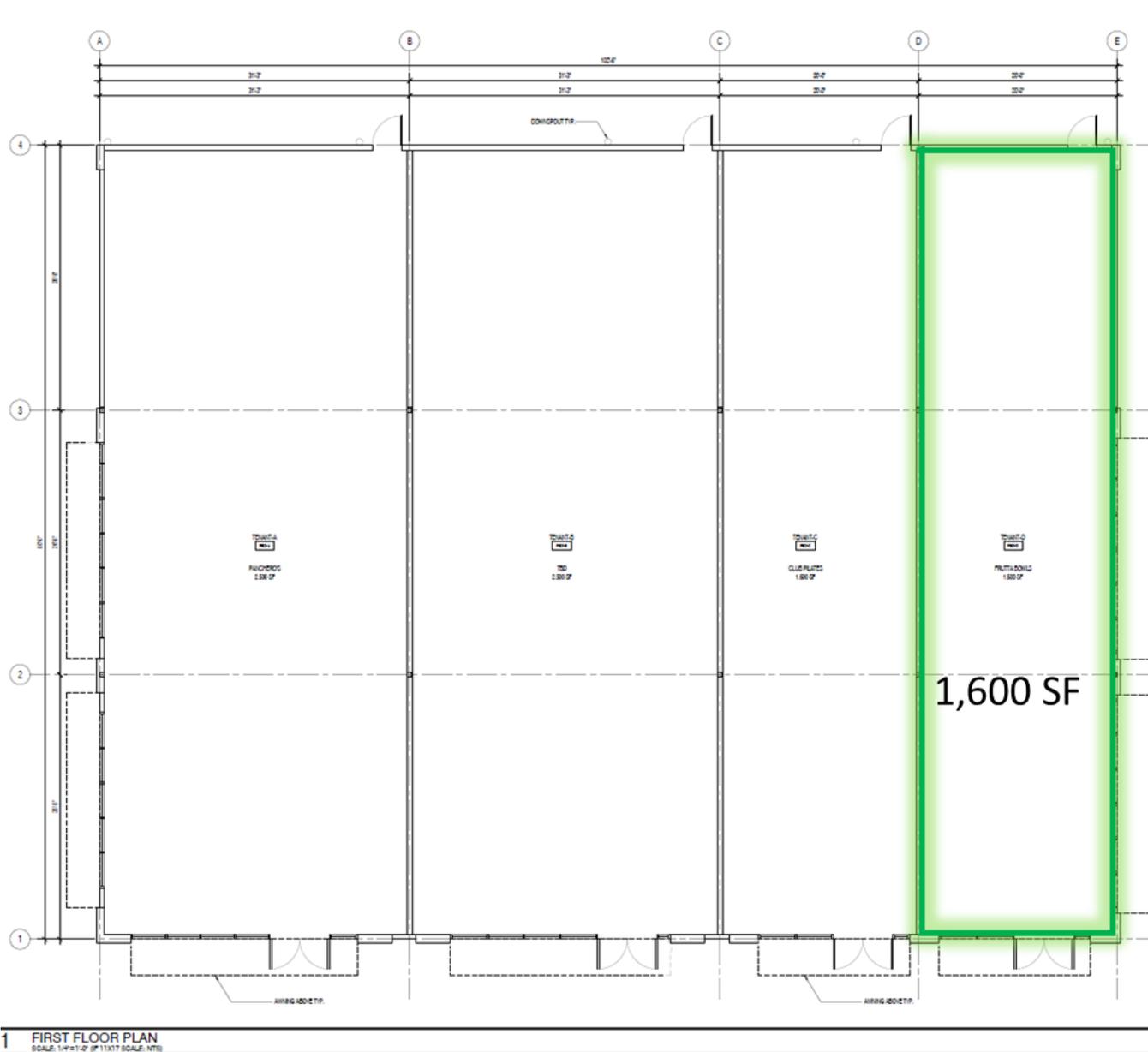
Currently available is a second-generation restaurant space, formerly occupied by Frutta Bowls, located at the front pad end cap.

Asking rent: Upon request
NNN: \$9.50/SF

- Total center approximately 60,000 SF
- Front pad building right end cap for lease
- NJ Route 35 southbound side with approximately 24,000 VPD
- Full motion ingress/egress
- Co-tenants: Starbucks, Optum Urgent Care, Rock Nails, Club Pilates, Pancheros, Aldi, Planet Fitness



Floor Plan

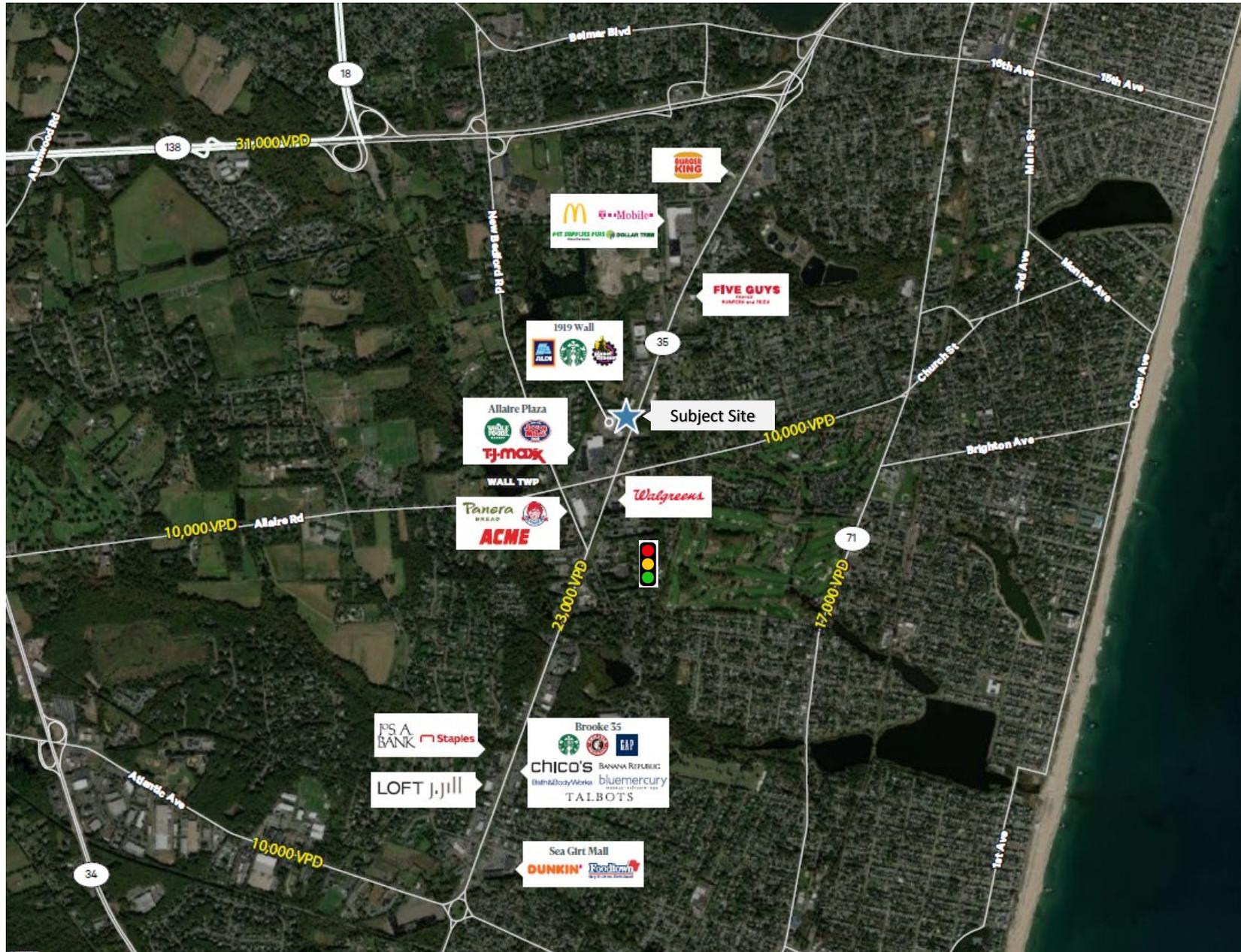


Market Aerial

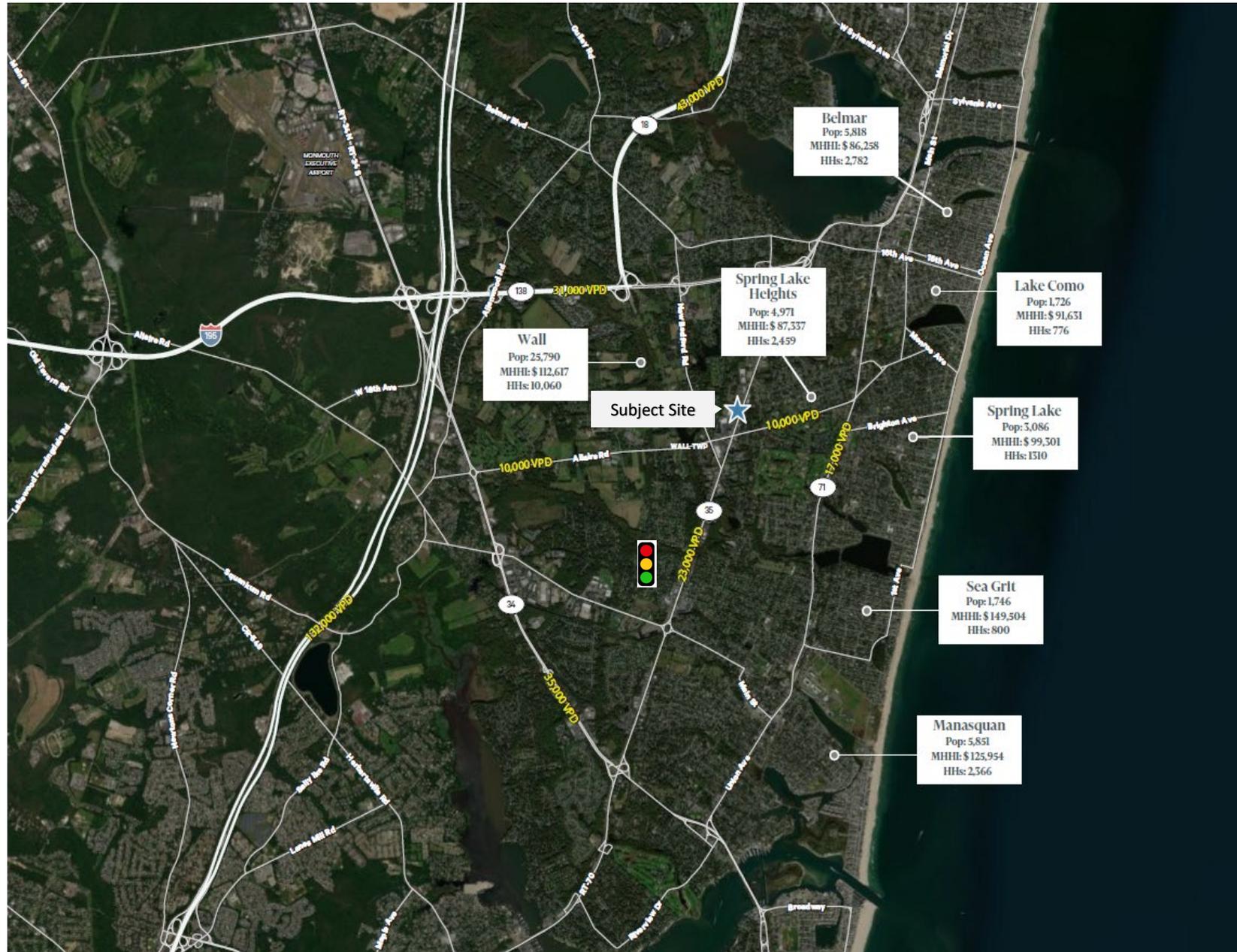


(3mi.) Population	49,451
(5mi.) Population	118,315
(5mi.) # of Households	48,507
(3mi.) Median Income	\$106,016
(3mi.) # of Employees	24,938

Market Aerial



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