

**Retail** For Lease / Ground Lease or  
Development

**CBRE**

# 700 – 714 Hwy 35 South

Middletown, NJ 07748



## Property Info

- **2.2 Acres available** - 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

## Demographics

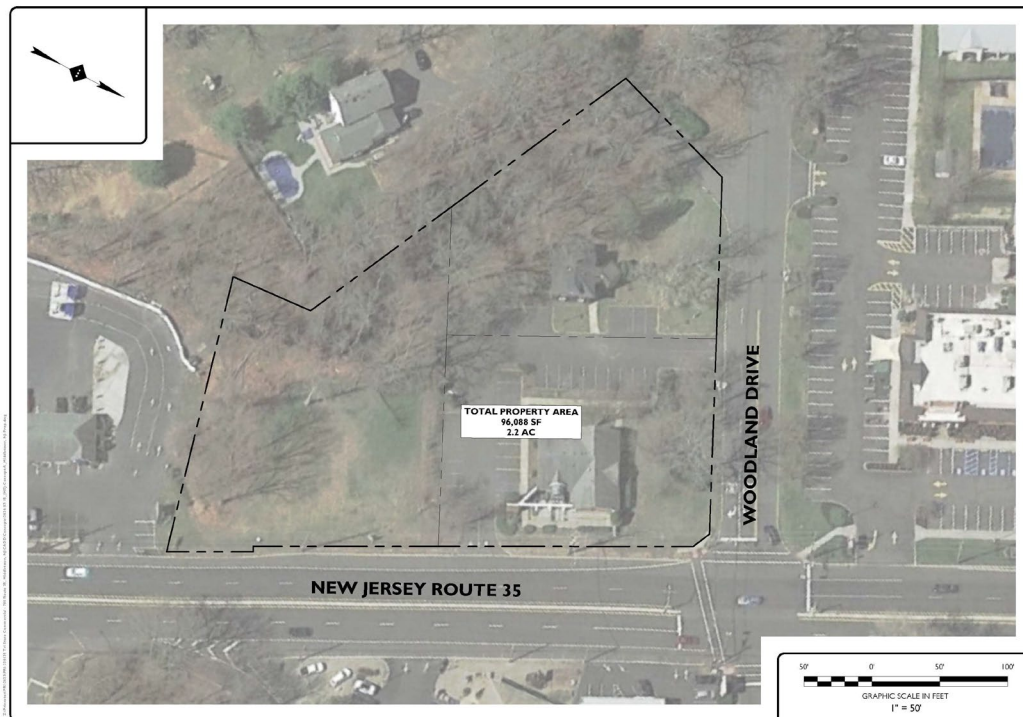
	1 Mile	3 Miles	5 Miles
POPULATION	5,724	48,167	135,578
AVERAGE HOUSEHOLD INCOME	\$123,535	\$155,928	\$155,183
DAYTIME POPULATION	3,763	59,362	161,652



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## Concept Plan



## Market Aerial

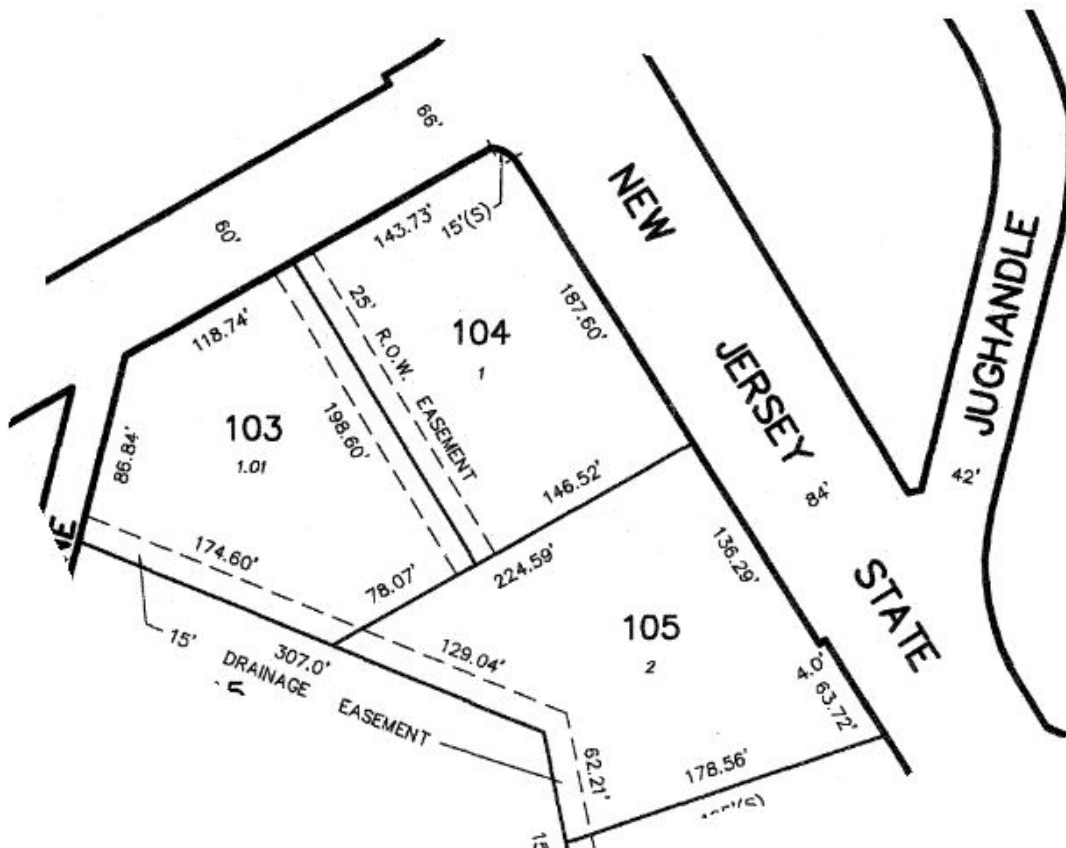




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## Tax Map



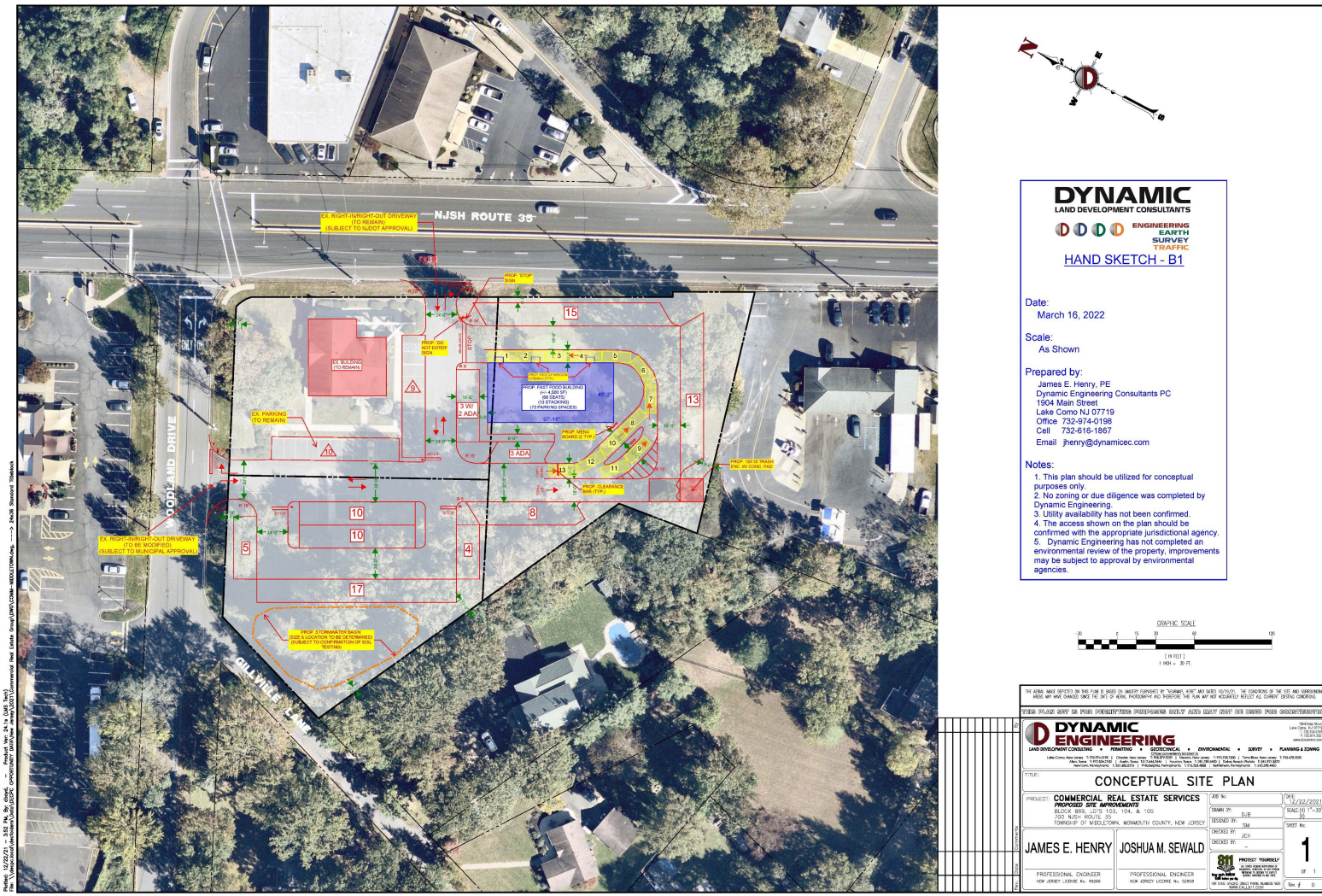
## Close – In Aerial





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# Retail for Lease



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