

FOR LEASE



2345-2399 Highway 36
Atlantic Highlands, NJ

Available for Lease: 1,220 SF | 1,400 SF | 8,400 SF
1.5 Acre Pad Site

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SABRE

FOR LEASE

2345-2399 Highway 36
Atlantic Highlands NJ



Retail Space At East Pointe Plaza Available | **FOR LEASE**

ADDRESS: 2345-2399 Highway 36 Atlantic Highlands NJ 07716

SPACE AVAILABLE:

1,220 SF | 1,400 SF | 8,400 SF

1.5 Acre Pad Site

ASKING RENT: Upon Request

CO-TENANTS: Jungle Jim & Jane, West Marina, the Bagel Nook, Eastpointe Health and Fitness, USPS, Amici Pizzeria

AREA RETAIL: CVS, Goodwill, Jersey Mike's, Super Foodtown, Starbucks, 7-11, Wells Fargo, PNC Bank, and more..

Demographics	3 mile	5 miles	7 miles
Population	22,300	56,003	131,316
Median HHI	\$146,213	\$158,440	\$140,155
Daytime Population	6,315	19,067	55,534

- High Traffic Center with ample parking. Two means of ingress with access to both east and westbound Route 36
- Strong population density and income levels
- 1.2 miles from the Seastreak Ferry terminals (45 minutes direct route to NYC)
- Pad site: Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities

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SITE PLAN

COMING SOON 2024
46 LUXURY RESIDENTIAL UNITS

COMING SOON
The Bagel Book

AVAILABLE
1,220 SF
OBGYN
OFFICES

AVAILABLE
1,400 SF
LC Nails

EASTPOINTE
CLEANERS

COLOR BAR
PARTS & SERVICE

eastpointe
Health & Fitness

UNITED STATES
POSTAL SERVICE

AVAILABLE
8,400 SF

Maria's Pizzeria
Restaurant

KYOTO
Sushi & Hibachi

West Marine

JIM & JANE

1.5 ACRE
PAD SITE W/
DRIVE THRU
AVAILABILITY

PLOT PLAN (SCHEME "111")
SCALE: 1" = 30'-0"

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ZOOMED IN AERIAL



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AERIAL



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