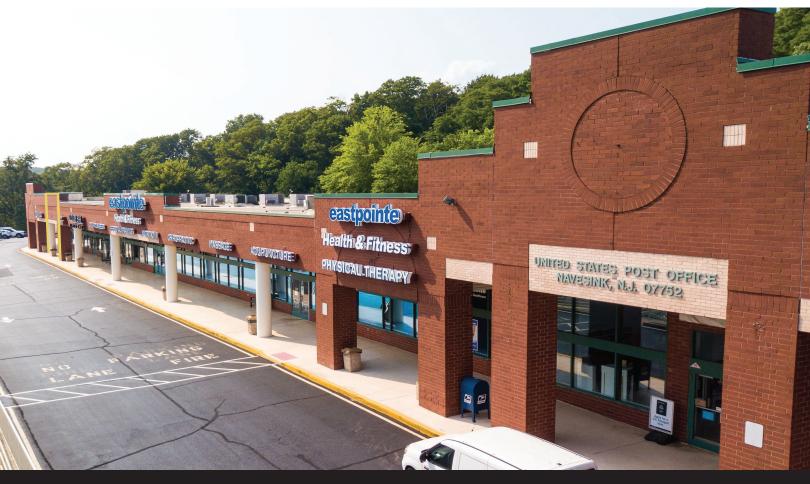
FOR LEASE



2345-2399 Highway 36 Atlantic Highlands, NJ

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





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

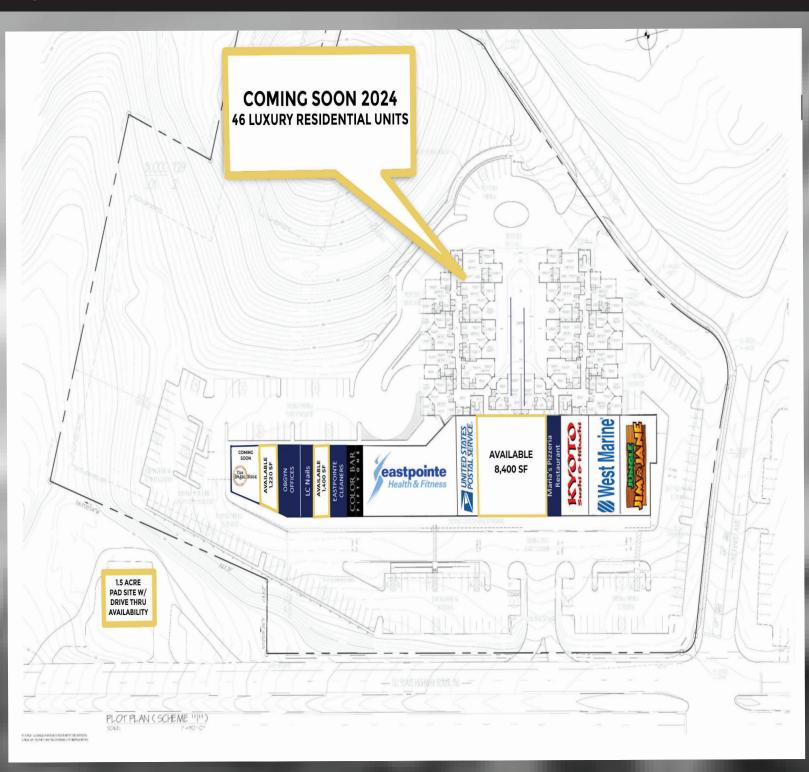
AREA RETAIL: CVS, Goodwill, Jersey Mike's, Super Foodtown, Starbucks, 7-11, Wells Fargo, PNC Bank, and more..

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

FOR LEASE

SITE PLAN



FOR LEASE

ZOOMED IN AERIAL



AERIAL



SABRE

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