

430 ROUTE 36

PORT MONMOUTH, NEW JERSEY

FOR LEASE | 1,200 SF up to 42,364 SF AVAILABLE

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NEW FAÇADE AND PARKING LOT COMING SOON



APPROX. 10 MILES FROM NETFLIX STUDIO'S FORT MONMOUTH CAMPUS

*ARTISTIC RENDERING



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Unit #	Tenant
1.	PAPPOUZ SANDWICH SHOP (COMING SOON)
2.	AVAILABLE 1,200 SF
3.	NAILS
4.	AVAILABLE 1,600 SF
5.	HOUSE OF CHONG
6.	MONMOUTH SMOKE
7.	PIZZA & PASTA FACTORY
8a.	CIRCUS WINES BEER & SPIRITS
8b.	AVAILABLE 38,914 SF
9.	AVAILABLE 2,250 SF
10.	AVAILABLE 1,200 SF
11.	AMBOY BANK



AVAILABLE: 1,200 SF - 42,364 SF
BUILDING SIZE: 68,000 SF
RENT: CALL FOR QUOTE
NNN PRICE: \$9.00 PSF

TRAFFIC: 35,942 VPD - RT. 36
PARKING: 261 SPACED
FRONTAGE: 730' ON RT. 36

SPACE INFO:

- Drop off Dry Cleaner that can be made available within 30 days (Space 2)
- Former Salon (Space 4)
- Former Grocer (Space 8)

NOTES:

- Direct access off Route 36 & Wilson Ave
- Prime time visibility from Route 36
- Heavy beach traffic in summer season
- New facade coming soon
- New parking lot coming soon
- New landscaping coming soon
- Former Foodtown grocer available

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PORT MONMOUTH, NEW JERSEY

EXISTING SITE PHOTOS



430 ROUTE 36

PORT MONMOUTH, NEW JERSEY

 **SITE RENDERINGS**



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Approximately 10 miles From Netflix Studio's 292 acre Fort Monmouth Campus

