

# FOR LEASE

S



## 2345-2399 Highway 36 Middletown, NJ

4,000 SF, 8,400 SF | 1.5 ACRE PAD SITE  
AVAILABLE FOR LEASE

Danielle McCoy  
mccoy@sabre.life  
T 212.324.0025

Justin Korinis  
korinis@sabre.life  
T 201.249.8911x1545

# SABRE



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12345-2399 Highway 36  
Middletown, NJ



## Retail Space At Eastpointe Plaza Available | **FOR LEASE**

**ADDRESS:** 2345-2399 Highway 36  
Middletown, NJ 07716

**SPACE AVAILABLE:**  
4,000 SF, 8,400 SF | 1.5 acre pad site

**ASKING RENT:** Upon Request

**CO-TENANTS:** Jungle Jim & Jane, The Bagel Nook, Eastpointe Health and Fitness, USPS, The Reaction Lab

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

| Demographics       | 1 mile    | 3 miles   | 5 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

| SPACE # | TENANT                           |
|---------|----------------------------------|
| 1       | THE BAGEL NOOK                   |
| 2       | THE REACTION LAB                 |
| 3       | OBGYN                            |
| 4       | LC NAILS                         |
| 5       | OCCUPIED                         |
| 6       | EASTPOINTE CLEANERS              |
| 7       | COLOR BAR FIFTY ONE              |
| 8       | EASTPOINTE HEALTH & FITNESS      |
| 9       | US POST OFFICE                   |
| 10      | SMOKE & CIGAR SHOP               |
| 11      | AVAILABLE (8,400 SF)             |
| 12      | AMICI PIZZERIA (2,000 SF)        |
| 13      | KYOTO SUSHI & HIBACHI (2,000 SF) |
| 14      | EASTPOINTE MEDICAL               |
| 15      | AVAILABLE (4,000 SF)             |
| 16      | JUNGLE JIM & JANE                |
| 17      | AVAILABLE (1.5 ACRE PAD SITE)    |

**COMING SOON 2026**  
**46 LUXURY RESIDENTIAL UNITS**

1.5 ACRE  
PAD SITE W/  
DRIVE THRU  
AVAILABILITY

PLOT PLAN (SCHEME 1111)  
SCALE: 1" = 20' - 0"

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ZOOMED IN AERIAL



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AERIAL



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SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530

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