

For Sale or Lease
8,000 SF



Rendering of New Facade

Medical
or Retail
Building Available
Owner-User Possibilities

261 Route 36 East
Middletown, NJ



 **For more information**

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261 Route 36 East Middletown, NJ

Property Features

- Total Building Size: 8,000 SF
- Divisible to 4,000 SF
- Lot Size: 0.54 Acres
- One (1) Floor with Mezzanine Office
- Frontage: 244'
- Parking: 28 Spaces
- 10' Deep Pool in Building, Can be Filled
- New Tenant will have the Ability for Input in New Façade Design
- Taxes: \$16,075 Annually
- Sale Price: \$900,000
- Lease Rate: \$19.00 PSF NNN

Owner-User potential! Easy access to the Garden State Parkway and excellent visibility on Route 36.

Space is being offered for sale or lease and is divisible up to 4,000 SF. Perfect for medical office or retail users!

INQUIRE FOR ADDITIONAL DETAILS

Demographics	1 Mile	3 Miles	5 Miles
Population	12,934	57,480	106,727
Median Age of Householder	40	42	42
Average HHI	132,172	127,638	147,533

**261 State Route 36 E,
Middletown, NJ 07748**

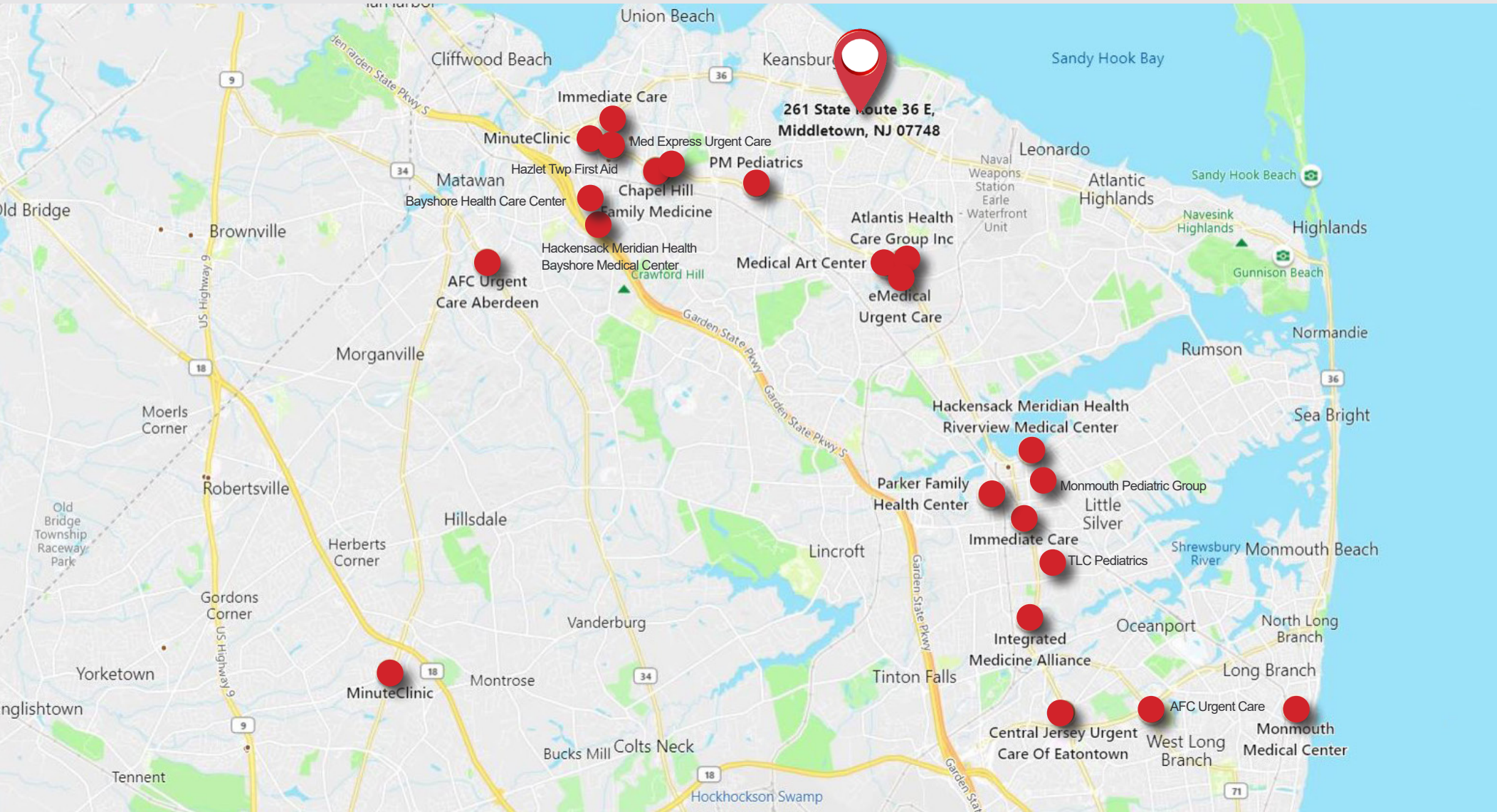
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Nearby Medical Facilities Map

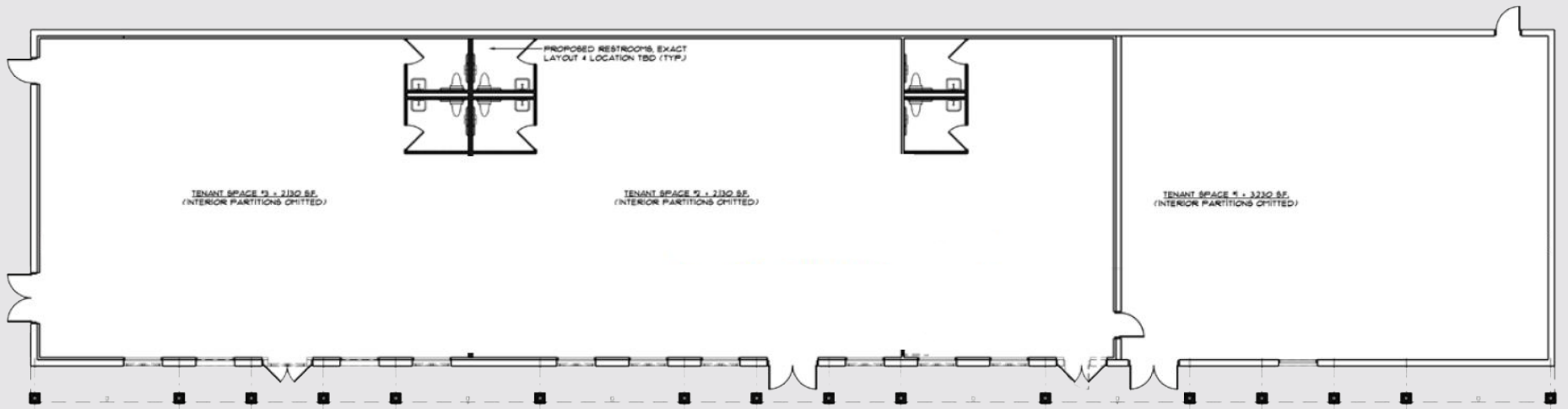


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① PLAN
SCALE: 1/4" = 1'-0"



② NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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