



## End Cap For Lease STATE ROUTE 35 CENTER

2009-2011 State Route 35, Middletown  
Monmouth County, NJ 07748

### PROPERTY DESCRIPTION

4,000 square foot end cap for lease within an  $\pm 8,000$  square foot retail center situated at the signalized corner of State Route 35 and Cherry Tree Lane. The center offers excellent access and visibility with 164' frontage along commuter Route 35 and large pylon signage. Co-tenants include Starbucks and Huntington Learning Center.

### AVAILABLE SPACE

+/- 4,000 SF end cap

### RENTAL RATES

Upon request, subject to use and creditworthiness

### CAM & REAL ESTATE TAXES

\$8.24 psf projected 2024

### TRAFFIC COUNTS

ADT 35,425 at intersection of State Route 35 and Cherry Tree Lane

### ZONING

B3 Business Zone

### PARKING

35 on-site parking spaces

## FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

David A. Greenman

VP Retail Services

908.604.6900 x 106

[dgreenman@silbertrealestate.com](mailto:dgreenman@silbertrealestate.com)

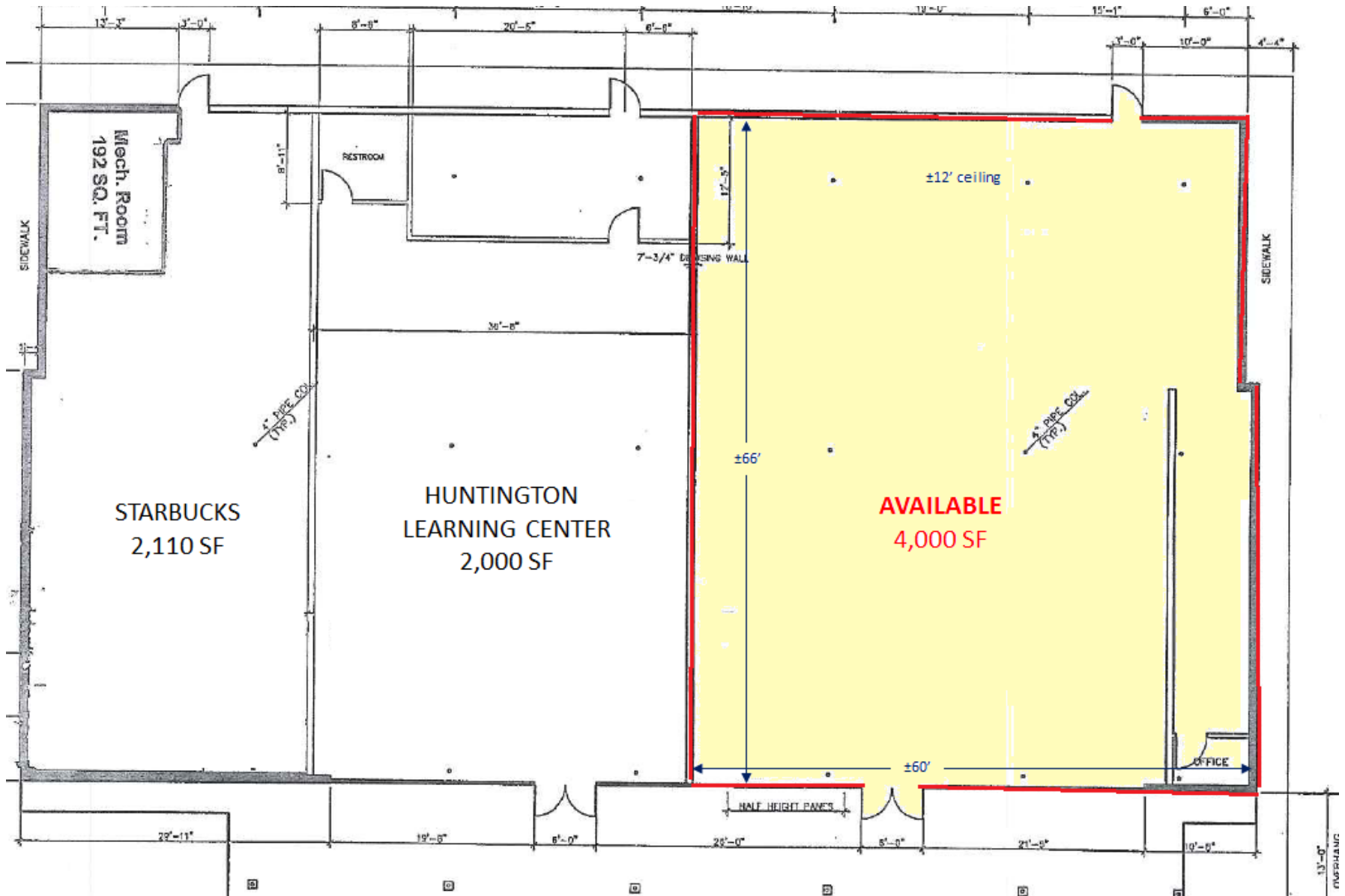
**SILBERT**  
REALTY & MANAGEMENT COMPANY, INC.

152 Liberty Corner Road  
Suite 203  
Warren, NJ 07059

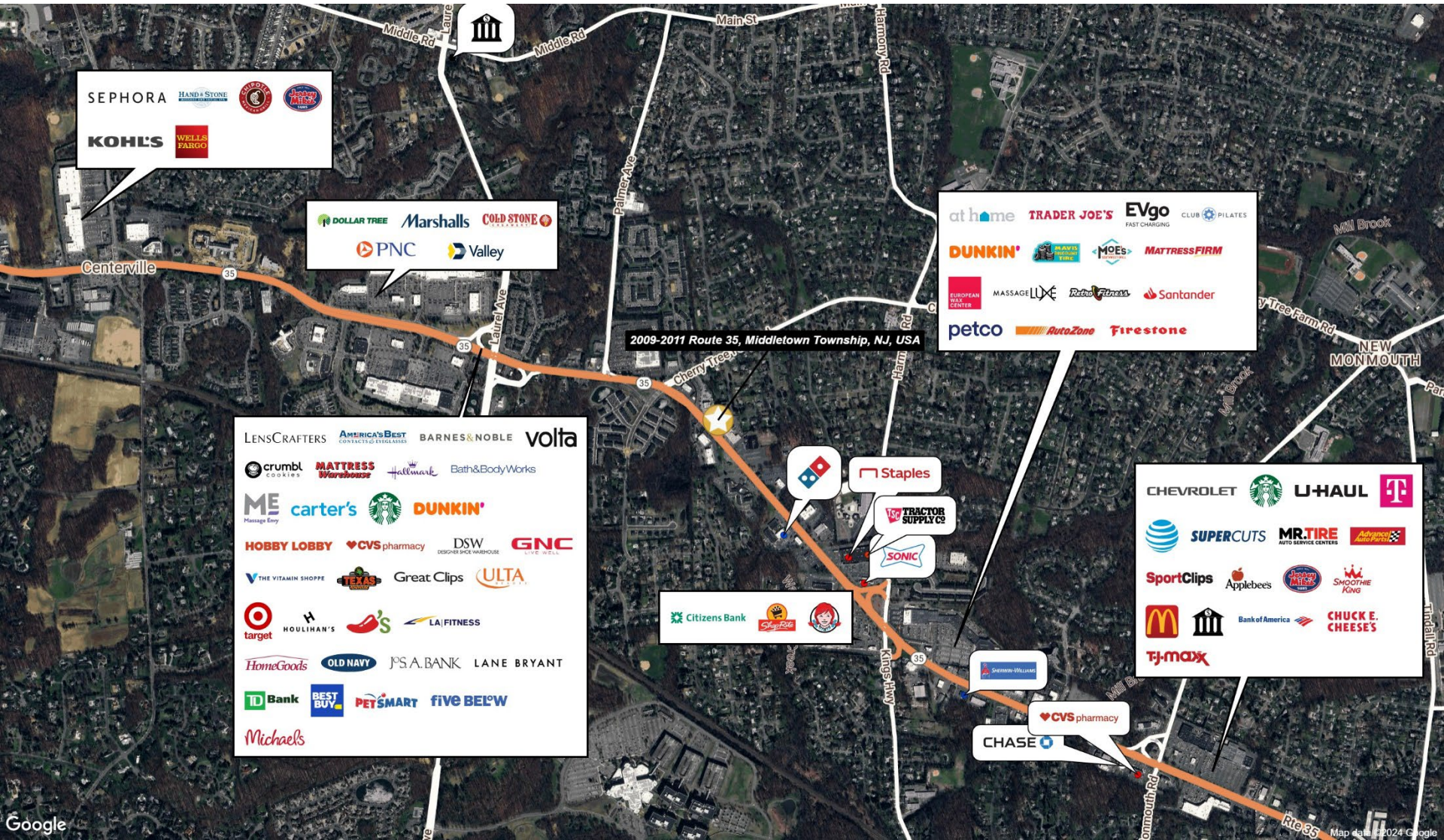


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# Leasing Plan



# Immediate Aerial



SEPHORA HAND & STONE  
 KOHL'S WELLS FARGO  
 JOYCE MICKS

DOLLAR TREE Marshalls COLD STONE  
 PNC Valley

at home TRADER JOE'S EVgo CLUB PILATES  
 DUNKIN' MOE'S MATTRESS FIRM  
 MASSAGE LUXE Petco Fitness Santander  
 petco AutoZone Firestone

2009-2011 Route 35, Middletown Township, NJ, USA

LENSCRAFTERS AMERICA'S BEST CONTACTS OPTICALS BARNES & NOBLE volta  
 crumbl COOKIES MATTRESS Warehouse Hallmark Bath & Body Works  
 ME Message Emly carter's Starbucks DUNKIN'  
 HOBBY LOBBY CVS pharmacy DSW DESIGNED FOR YOUR WHOLEHOUSE GNC  
 THE VITAMIN SHOPPE TEXAS Great Clips ULTA  
 target HOULIHAN'S J's S LA FITNESS  
 HomeGoods OLD NAVY J.P.S.A. BANK LANE BRYANT  
 TD Bank BEST BUY PETSMART FIVE BELOW  
 Michaels

Staples  
 TRACTOR SUPPLY CO.  
 SONIC

Citizens Bank  
 Subway  
 Dairy Queen

CHEVROLET Starbucks U-HAUL T  
 SUPERCUTS MR. TIRE ADVANCE AUTO SERVICE  
 SportClips Applebee's JOYCE MICKS SMOOTHIE KING  
 McDonald's Bank of America CHUCK E. CHEESE'S  
 T.J. MAXX

CVS pharmacy  
 CHASE



# AREA DEMOGRAPHICS

## 2 Mile Radius

Population	30,128
Average HH Income	\$189,020
Median HH Income	\$137,415
Total Households	11,026
Median Age	44.4
Daytime Population	18,258

## 3 Mile Radius

Population	72,555
Average HH Income	\$177,307
Median HH Income	\$131,278
Total Households	26,809
Median Age	42.4
Daytime Population	39,668

## 5 Mile Radius

Population	132,146
Average HH Income	\$183,413
Median HH Income	\$136,364
Total Households	49,711
Median Age	43.0
Daytime Population	74,975

