

**AVAILABLE
4,500 SF - 6,500 SF**

FOR LEASE

1604 Route 35
Oakhurst, NJ



AVAILABLE:

First Floor: 4,500 SF - 6,500 SF & 5,000 SF

Second Floor: 2,500 SF (Office Space)

Terrific opportunity to locate within a highly visible retail site on Route 35 South in the Ocean Township/Eatontown trade area

Located directly across from the newly constructed Chick-fil-A, Turning Point, Millers Ale House, Bangs Cookies, and others.

Other nearby retailers include Raymour & Flanigan, The Tile Shop, Kohl's, Wegman's, and others.

Estimated NNN = \$3/SF

Ample pylon signage

Seeking pet supplies store, tile store, plumbing supply, cabinet store, furniture, lighting, sport equipment or other specialty use seeking high visibility.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	8,610	75,964	160,607
HH Income:	\$134,720	\$137,923	\$132,416
Daytime Pop	8,479	78,968	163,960

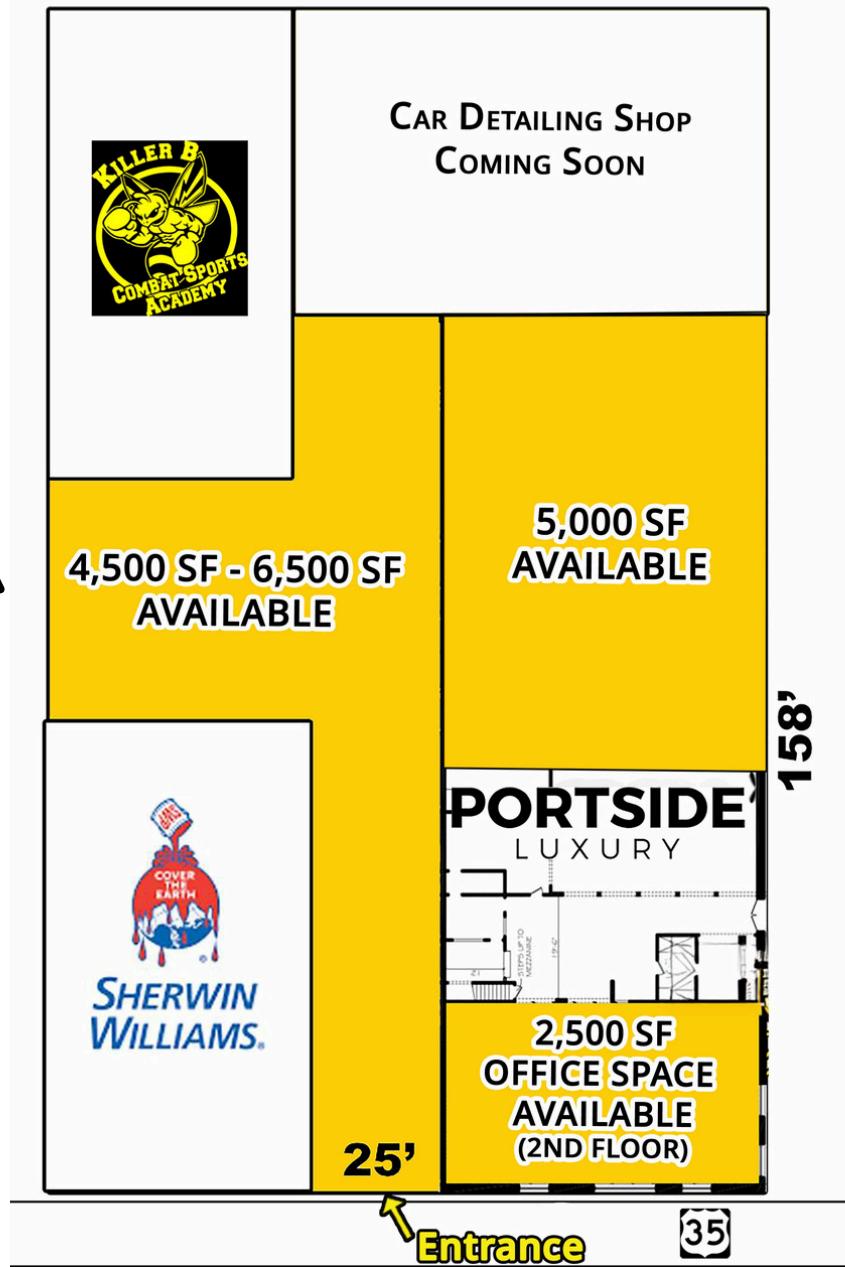
Total GLA

40,405 SF

Traffic Counts

Route 35	25,358 Cars Per Day
Deal Rd.	14,001 Cars Per Day











1604 Route 35

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CONNECT WITH US TODAY



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