

The Shoppes at Middletown

Middletown, NJ

FOR LEASE
ANCHOR & PAD SITES AVAILABLE

Kings Highway East

Kings Highway East

Sleepy Hollow Rd

**TOLL BROTHERS
MIDDLETOWN WALK
350 TOWNHOMES
UNDER CONSTRUCTION**

SITE
52 Acres

2,500 Feet Fronting Route 35

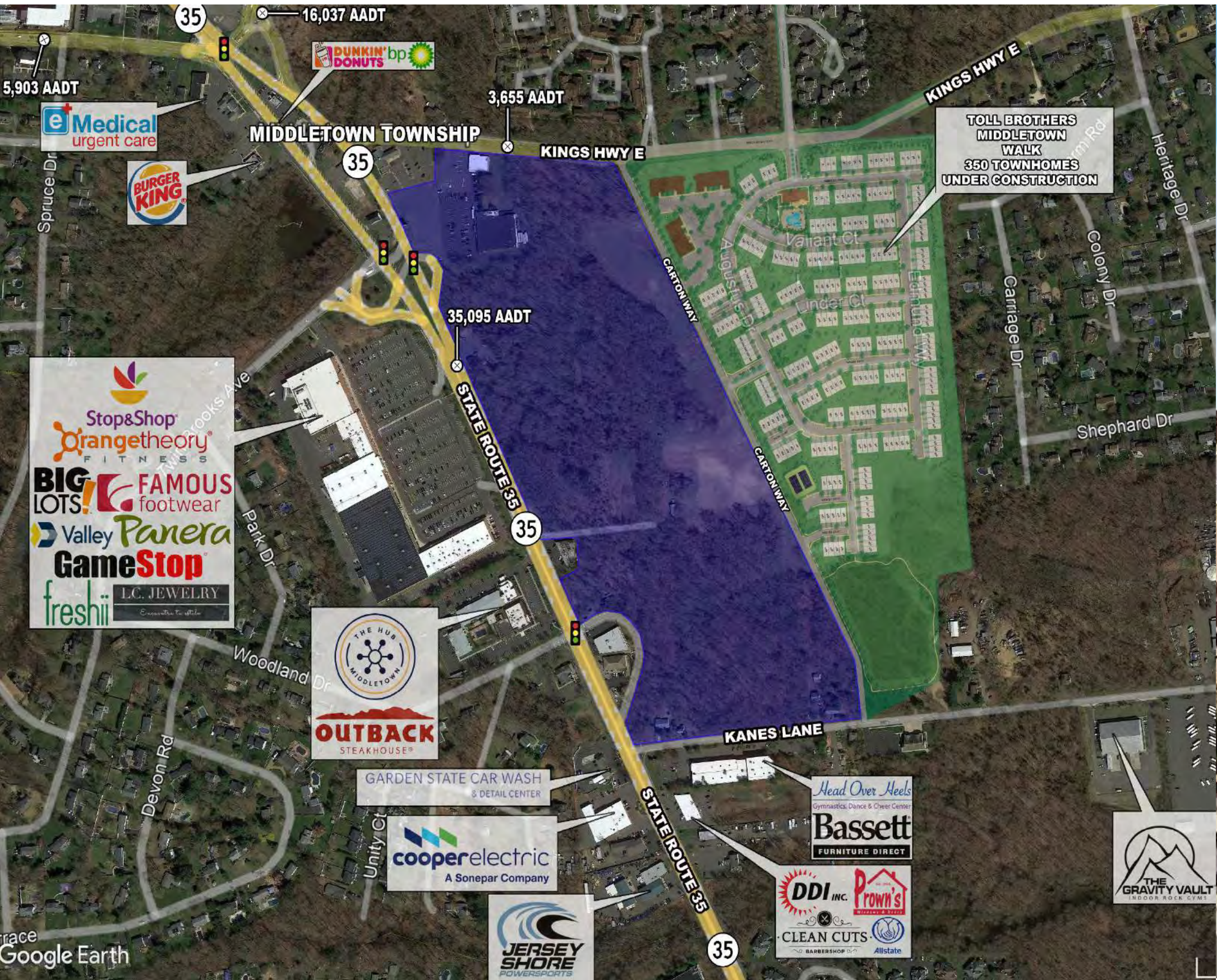
(19,812 AADT)

Route 35

Kanes Lane



Property Summary



ADDRESS
761-853 Route 35 Middletown, NJ

LOT SIZE
Approximately 52 Acres
Fully Approved for 342,000
Square Feet of Retail

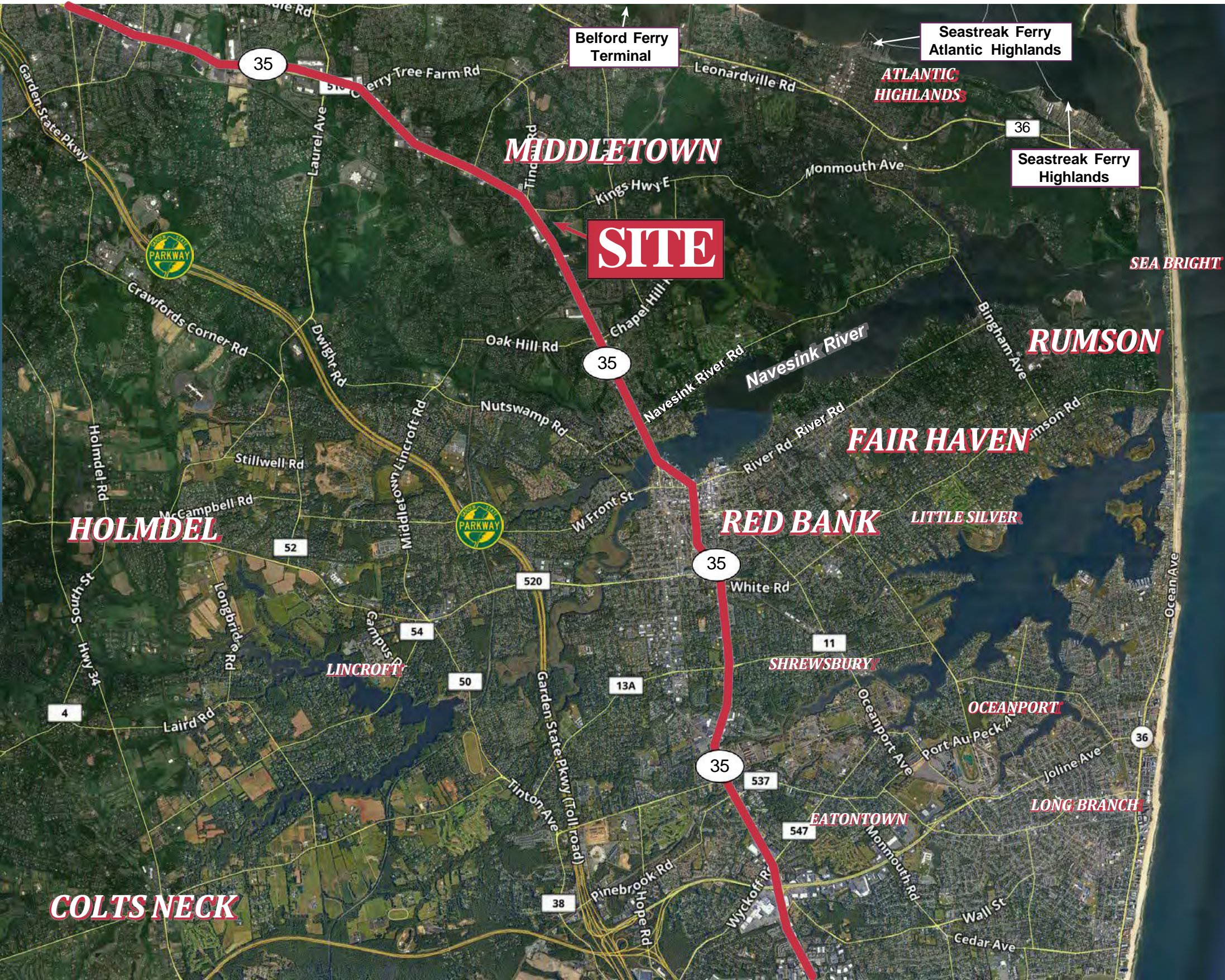
FRONTAGE
2,500 feet fronting Route 35 with multiple
access points, 2 of which are approved to
be signalized with full access.



Location

The Property is located in Eastern Monmouth County, New Jersey, just two Miles North of Downtown Red Bank. Positioned at the intersection of Route 35 and Kings Highway East. The location Provides easy direct access to and from the Garden State Parkway and the key arterial Communities of Navesink, Red Bank, Fair Haven, Rumson, Little Silver, Shrewsbury, Holmdel, and Colt's Neck. These communities are home to many of the country's leading Celebrities and Business Elite.

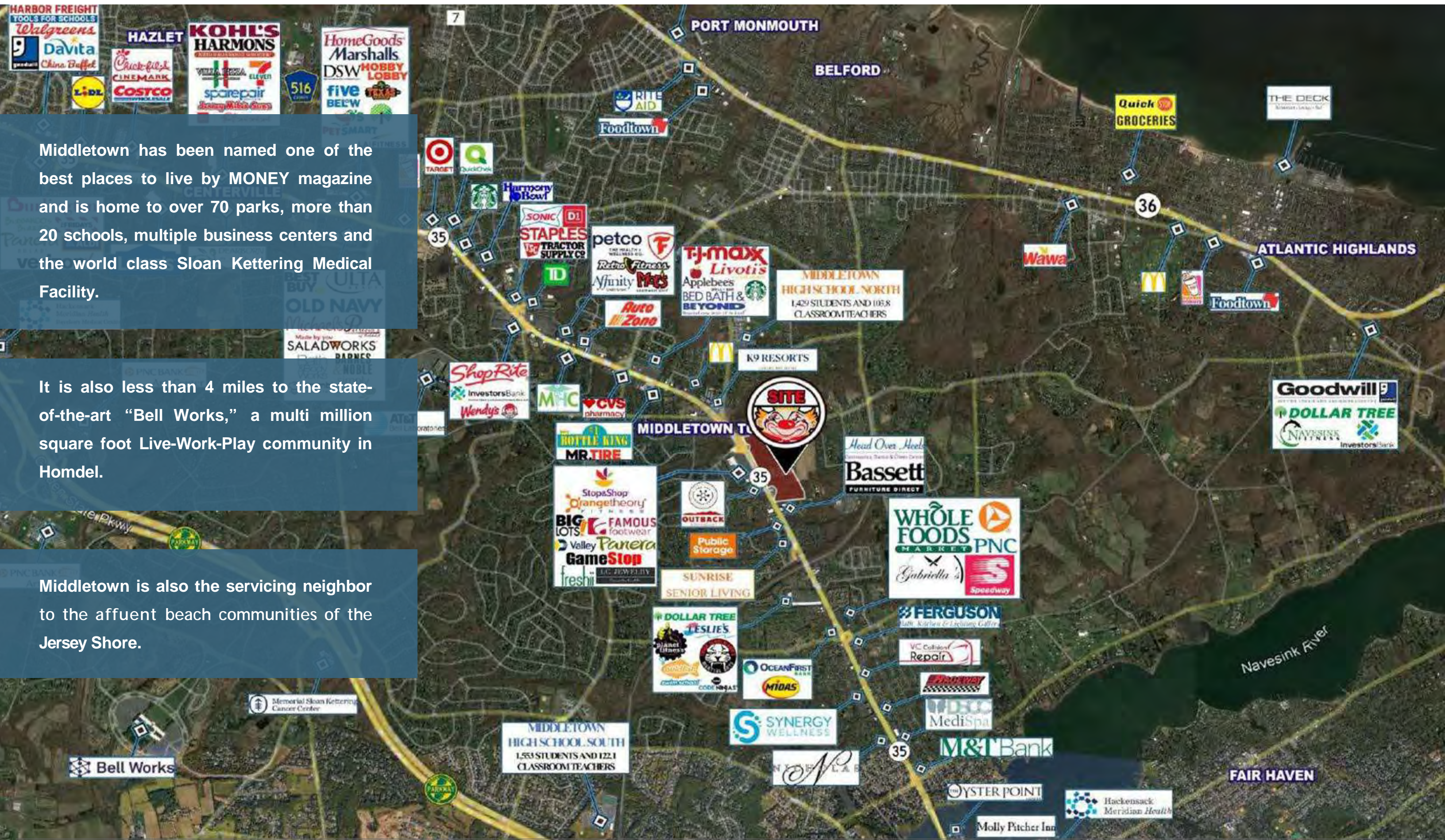
Route 35 is the main retail thoroughfare in the area with a traffic volume of 35,695 vehicles per day. The site has 2,500 feet of frontage on Route 35 and has approved accessibility via two traffic-controlled intersections providing easy north and southbound access.



Middletown has been named one of the best places to live by MONEY magazine and is home to over 70 parks, more than 20 schools, multiple business centers and the world class Sloan Kettering Medical Facility.

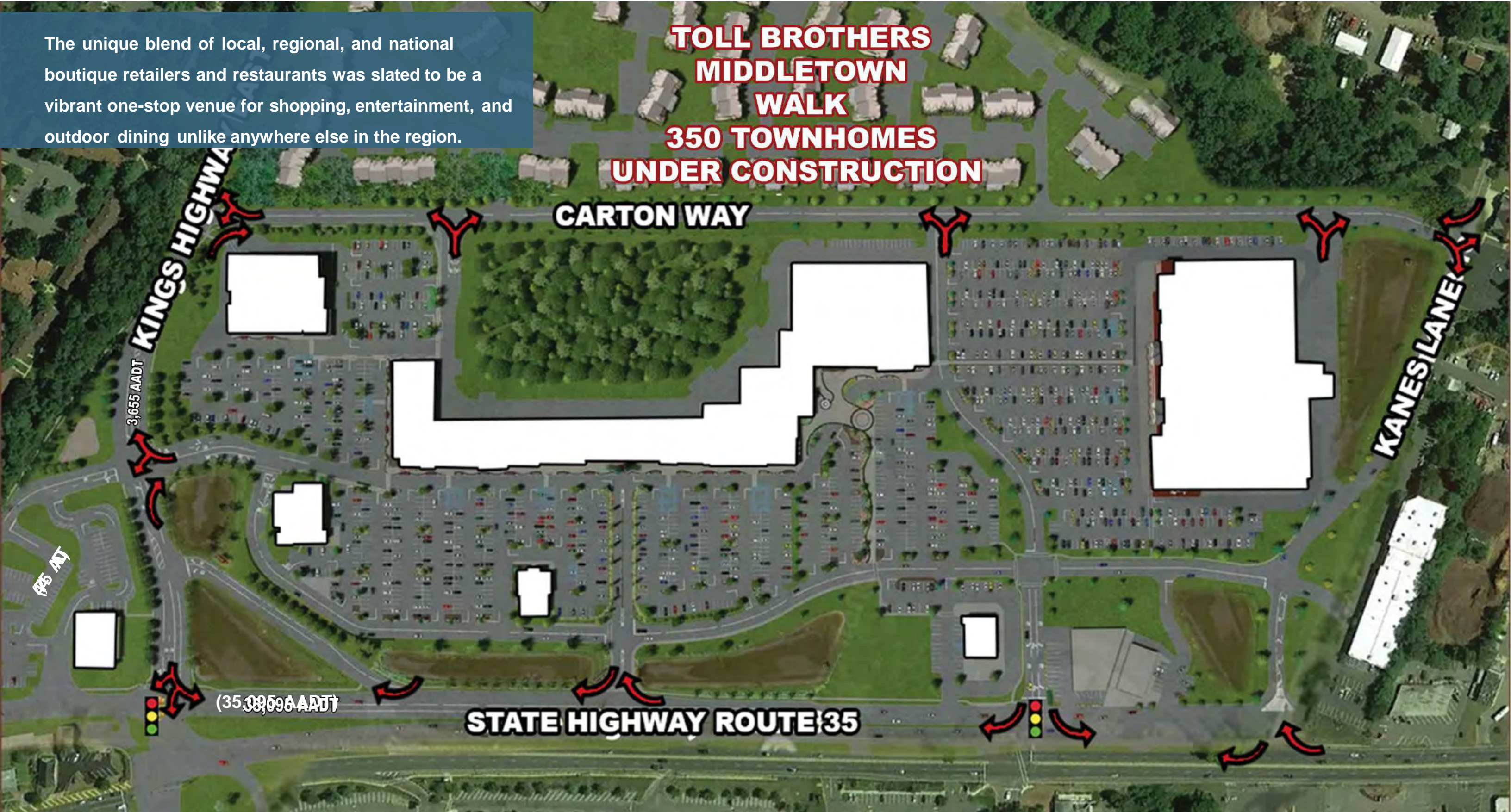
It is also less than 4 miles to the state-of-the-art “Bell Works,” a multi million square foot Live-Work-Play community in Homdel.

Middletown is also the servicing neighbor to the affluent beach communities of the Jersey Shore.



The Shoppes at Middletown - Currently Approved Plan

The unique blend of local, regional, and national boutique retailers and restaurants was slated to be a vibrant one-stop venue for shopping, entertainment, and outdoor dining unlike anywhere else in the region.



Neighboring Middletown Walk



Adjacent to the Property will be a 350-unit townhouse community featuring first-class amenities. These elegantly constructed homes will be connected to the property by pedestrian and bicycle paths as well as vehicle roadways.

The Shoppes at Middletown - Currently Approved Project

The architecture of the project was designed with exquisitely landscaped pedestrian areas, wide sidewalks, inviting ambient lighting, and relaxing outdoor seating areas. Unfortunately, due to the pandemic of Covid-19 the core tenancy failed to move forward, however, many of these attributes can easily be modified and utilized into a new or revised plan for the project.

Contact Schulco to receive an NDA for:

- Survey
- Full set of current plans
- Outline of existing approvals
- Zoning information
- Permitted uses
- Current DOT approvals
- Current re-development plan
- Liquor license availability

**Conceptual rendering*

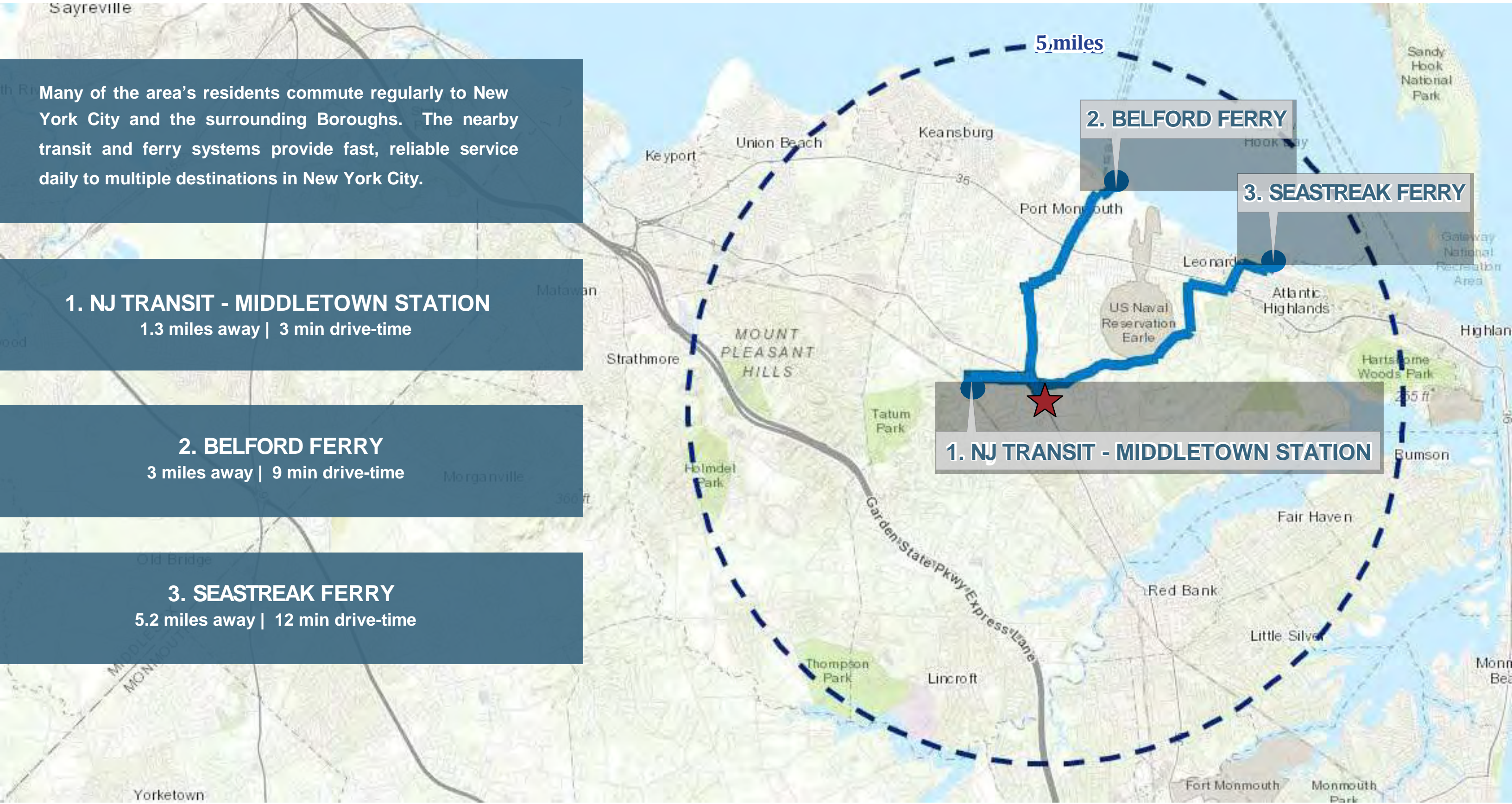
New York City Commuter Information

Many of the area's residents commute regularly to New York City and the surrounding Boroughs. The nearby transit and ferry systems provide fast, reliable service daily to multiple destinations in New York City.

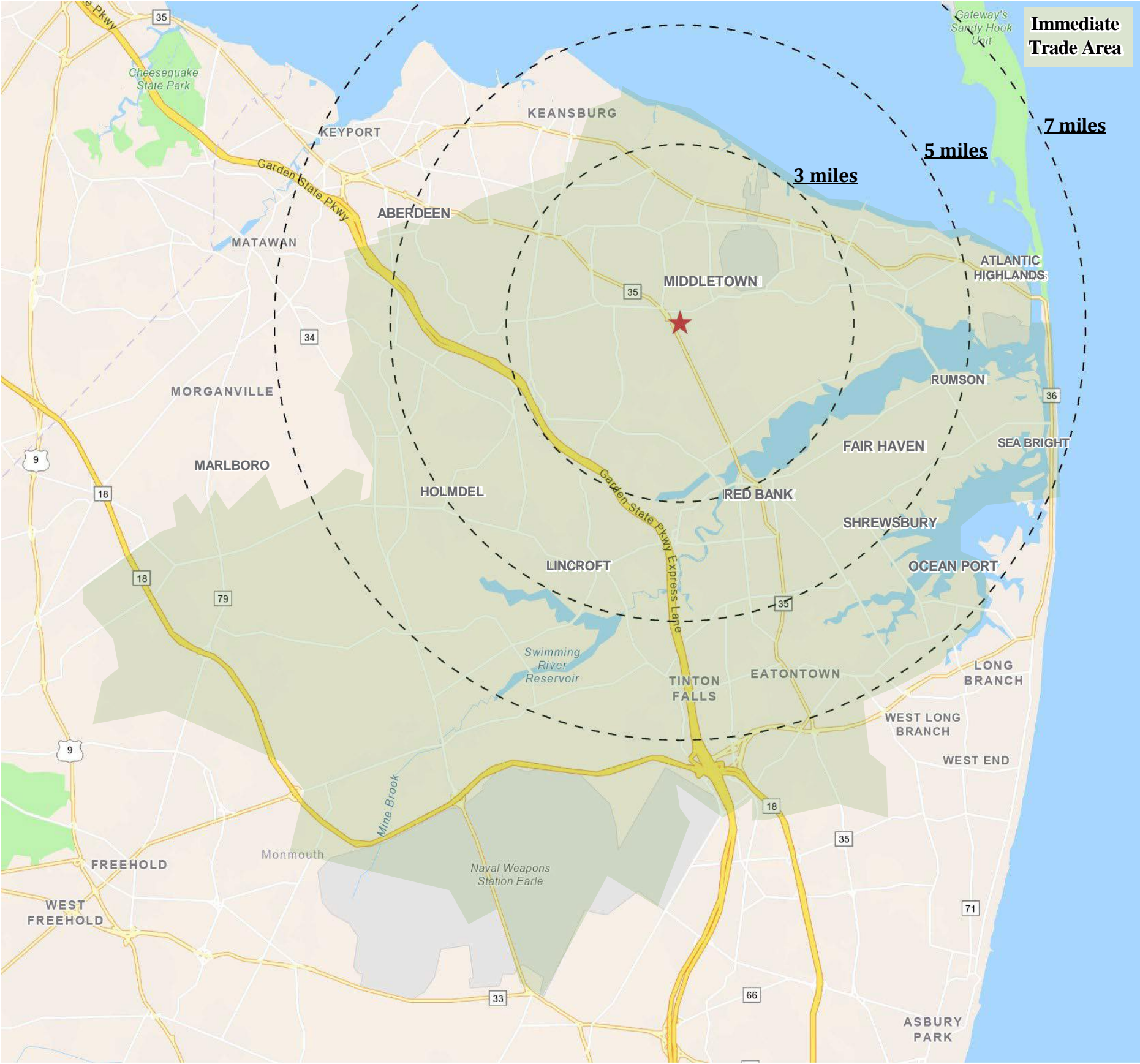
1. NJ TRANSIT - MIDDLETOWN STATION
1.3 miles away | 3 min drive-time

2. BELFORD FERRY
3 miles away | 9 min drive-time

3. SEASTREAK FERRY
5.2 miles away | 12 min drive-time



Demographics of the Area



51,310

2020 Total Population



\$158,372

2020 Average Household Income



18,609

2020 Total Households



136,424

2020 Total Population



\$152,556

2020 Average Household Income



49,691

2020 Total Households



208,046

2020 Total Population



\$149,126

2020 Average Household Income



77,136

2020 Total Households



For more information, contact:

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