

**Retail Space  
&  
Pad Site**

**(Existing Building 3,389 SF)**  
**2391 – 2399 NJ 36**  
**Atlantic Highlands, NJ**



**FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:**

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# Eastpointe

Join: West Marine, Eastpointe Fitness Center, The Bagel Nook, Jungle Jim & Jane

## **3 SPACES & PAD SITE AVAILABLE (EXISTING BUILDING 3,389 SF):**

- Space #2345: 2,080 SF Endcap – **LEASED**
- Space #2347: 1,220 SF Inline
- Space #2355: 1,400 SF Inline – Currently Gym, Former Yogurt Place
- Space #2360: 8,500 SF Inline – Currently Family Dollar
- Pad Site: 1.5 Acres (Existing Building 3,389 SF)
- Traffic Count (Route 36): 10,595 VPD
- Traffic Count ( Navesink Rd.): 6,487 VPD
- **COMING SOON:** 46 Luxury Residential Units to be Built Behind the Center (Breaking Ground Next Year 3<sup>rd</sup> Quarter 2024)
- Located at a Signalized Intersection Corner/Jughandle Easy Access both East and Westbound RT 36
- Located 0.9 & 2.6 Miles to Seastreak Ferry to NYC (45 min +/- to NYC): [Click Here To View Ferry Schedule](#)
- Nearby Points of Interest: Sandy Hook and Twin Lights State Historic Site
- Nearby National Tenants: CVS, Quick Chek, PNC, Jersey Mike's Super Foodtown, Dunkin Donuts.

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ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

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**Coming Soon 2024**  
**46 Luxury Residential Units**



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**Coming Soon 2024**  
46 Luxury Residential Units

**Eastpointe  
Shopping Center**

**Pad Site**  
(Existing Building 3,389 SF)

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**Coming Soon 2024**  
46 Luxury Residential Units

**Pad Site**  
(Existing Building 3,389 SF)



1st & 8th Book  
AVAILABLE 1,220 SF  
OB/GYN OFFICES  
LC Nails  
AVAILABLE 1,400 SF  
EASTPOINTE CLEANERS  
COLOR BAR FIFTY ONE

eastpointe  
Health & Fitness

UNITED STATES POSTAL SERVICE

AVAILABLE 8,500 SF

Maria's Pizzeria

Restaurant

KYOTO

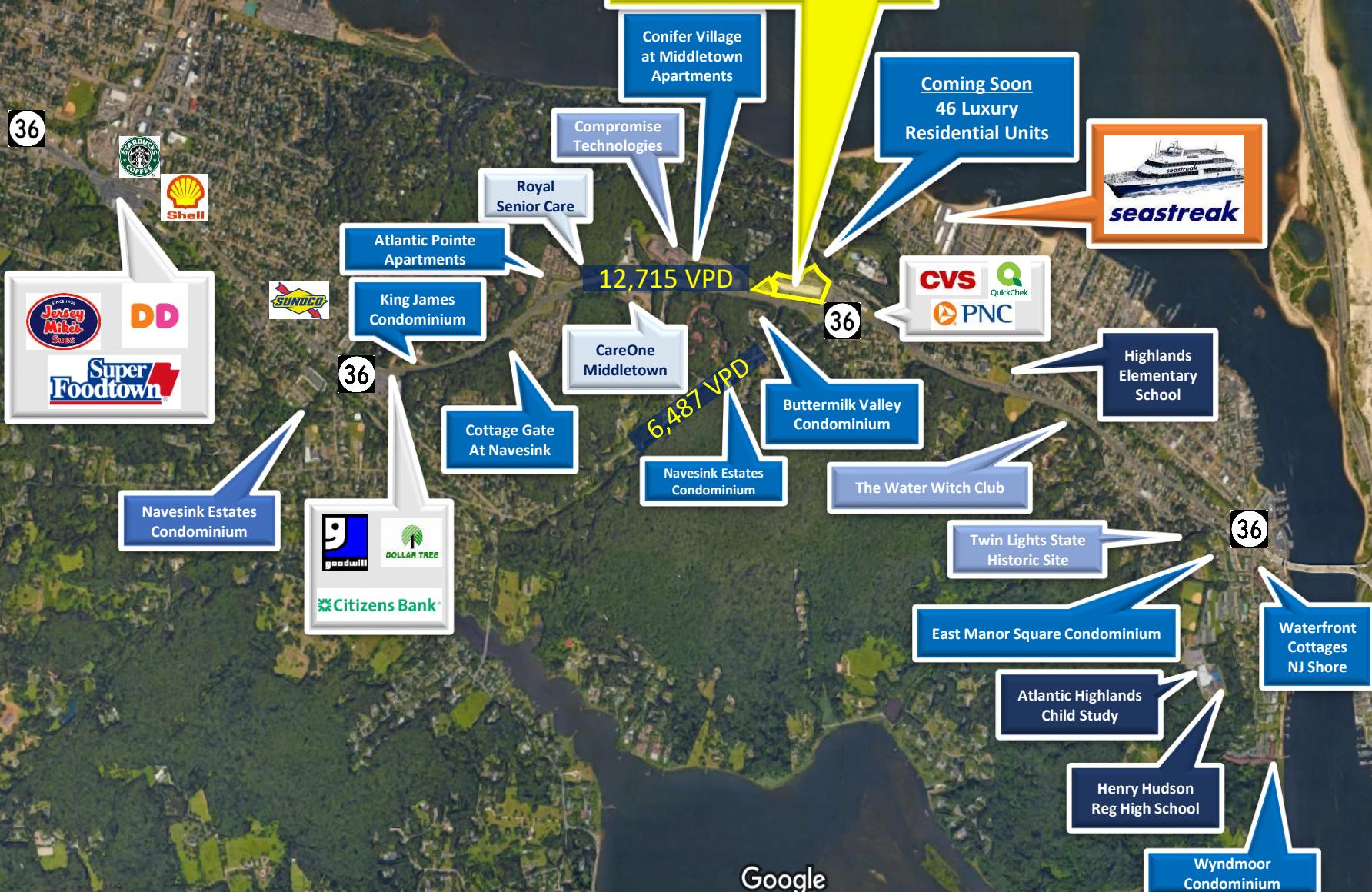
Sushi & Hibachi

West Marine

JIM & JANE

# SITES

SANDY HOOK BEACH  
4.5 MILES





DEMO-GRAPHIC	1 Mile	3 Miles	5 Miles
Population	7,470	26,533	93,328
Daytime Employees	7,182	20,862	84,753
Households	2.49	2.43	2.56
Average Age	45.1	45.1	43.9
Average HH Income	\$126,226	\$120,923	\$124,341

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