

## 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)



PLOT PLAN (SCHEME 1111)  
SCALE: 1" = 50' <1111>

**\*\*PRELIMINARY\*\***



## SITES

SANDY HOOK BEACH  
4.5 MILES

Conifer Village  
at Middletown  
Apartments

Compromise  
Technologies

Coming Soon  
46 Luxury  
Residential Units



Royal  
Senior Care

Atlantic Pointe  
Apartments

12,715 VPD



King James  
Condominium

CareOne  
Middletown

Buttermilk Valley  
Condominium

Highlands  
Elementary  
School

Cottage Gate  
At Navesink

Navesink Estates  
Condominium

The Water Witch Club

Navesink Estates  
Condominium



Citizens Bank

Twin Lights State  
Historic Site

East Manor Square Condominium

Waterfront  
Cottages  
NJ Shore

Atlantic Highlands  
Child Study

Henry Hudson  
Reg High School

Wyndmoor  
Condominium





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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