

For Lease

RIPCO
RETAIL LEASING

700 - 714 Hwy 35 S

Middletown, NJ 07748
Eastern Monmouth County

2.2 Acres

Available for -
Lease / Ground Lease / Redevelopment

Contact Exclusive Agents

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2.2 acre
Development Site

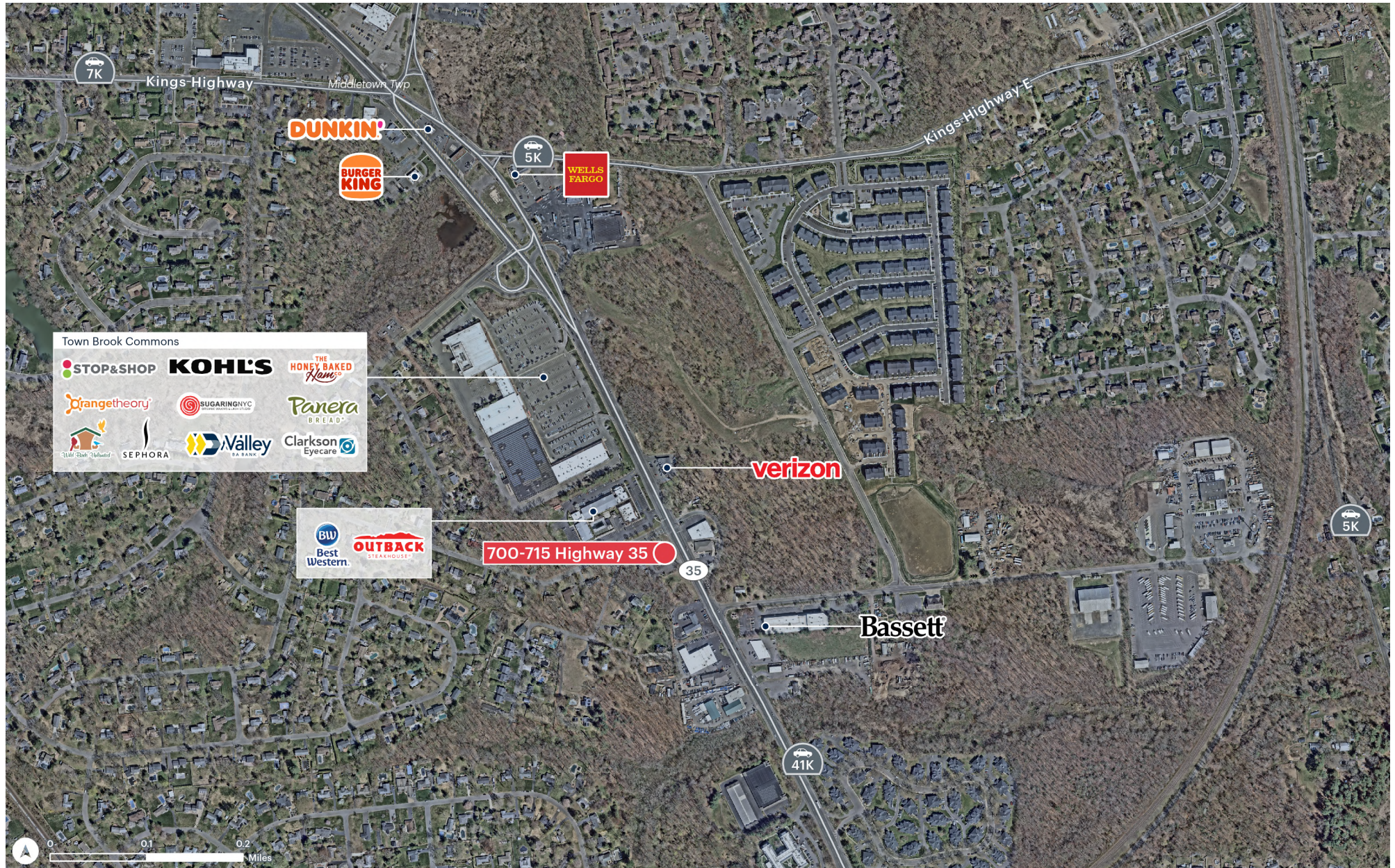




Space Details

Location	Southeast corner of Rt 35S and Woodland Dr
Property Size	±2.20 Acres (95,832 SF)
Existing Improvements	±6,500 SF Two-Story Medical Building
Zoning	Commercial
Access	Signalized Corner with Full-Movement Access
Frontage	Approximately 300' on Route 35 South
Neighbors	Adjacent to Stop & Shop, Kohl's, Panera Bread, Outback Steakhouse, Famous Footwear, & Additional National Retailers
Permitted Uses	Retail, Medical, Office, Bank, Restaurant, Convenience, Service, Commercial
Comments	2.2-acre redevelopment opportunity featuring a ±6,500 SF medical building with flexible lease, ground lease, or development potential Strategically positioned along Route 35 and surrounded by national retailers, restaurants, and established neighborhood services Signalized corner location with full-movement access and exposure to more than 40,000 vehicles per day High-exposure Route 35 location, surrounded by established neighborhoods, national retailers, and ongoing commercial development High-visibility Route 35 frontage showcasing the property's existing improvements, access points, and redevelopment potential Located within one of Monmouth County's most affluent and established trade areas, serving Middletown and surrounding communities Strong household incomes, educated consumers, and a dense residential population support long-term commercial demand

Area Retail



Site Access, Ingress & Egress



Property Imagery

Interior photos



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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Area Demographics

2026 ESRI Summary Report



700-714 Rt 35 S, Middletown, NJ

	1 mile	3 miles	5 miles
Total Population	6,528	48,509	136,711
Total Households	2,656	18,974	51,854
Average Household Income	\$192,167	\$201,160	\$199,061
Median Household Income	\$136,141	\$143,546	\$135,710
Daytime Population	6,444	45,279	130,049
Total Daytime Employees	3,279	21,228	62,410
% Population with Bachelors +	62.6%	54.3%	53.1%
Households Earning \$200K+	878	6,701	17,886