



WYCKOFF ROAD

19,085 VPD

158 Wyckoff Road

Eatontown, New Jersey

Availabilities

- +/- 6,743 SF (Can be Demised)

Traffic Counts

- 19,085 VPD on Wyckoff Road
- 47,837 VPD on Route 36

Market Activators

MONMOUTH
SQUARE



THE GROVE | WEST
at Shrewsbury



NETFLIX



Demographics

Radius	Population	Total Daytime Population	Median HH Income
1 Mile	9,648	10,717	\$82,196
3 Mile	62,116	71,732	\$106,664
5 Mile	157,323	168,003	\$110,728

For Lease - Contact

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158 Wyckoff Road Eatontown, New Jersey

Site Description

- Rare freestanding full building opportunity in the heart of Eatontown with access to multiple major roadways
- Surrounded by some of New Jersey's and Monmouth County's most exciting developments along with a strong retail market and a growing residential population
- Adjacent to the Monmouth Square re-development with nearly 1,000 new residential units, retail and medical offices under construction
- Just over a mile from the new \$900M Netflix studio development at Fort Monmouth, which will include an additional +/- 700 residential units, retail and office space
- Tremendous traffic counts with over 67,000 VPD surrounding the site
- Strong incomes north of \$110,000 and population density north of 157,000 people within 5-miles

Market Aerial



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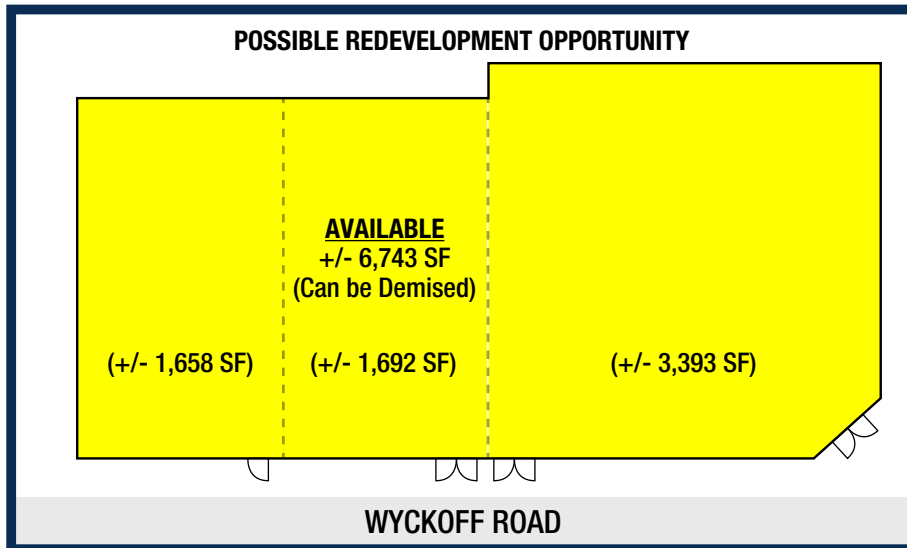
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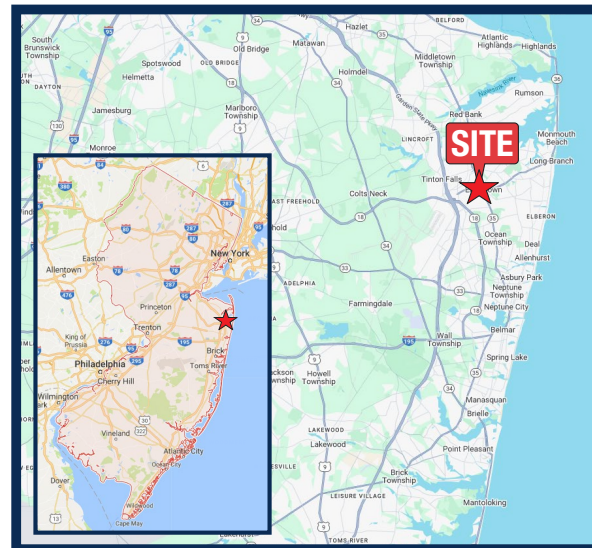
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Site Plan



State Map



Additional View



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