



# 861 Route 35 - Center Island

## Middletown, New Jersey

### Availability

- +/- 2,200 SF

### Co-Tenant

- Verizon Wireless

### Traffic Count

- 40,191 VPD

### Site Description

- Maximum exposure within rare center island location along the Route 35 corridor with multiple means of access and heavy vehicular traffic passing the site daily
- Revitalized retail corridor with additional planned redevelopment consistently drawing consumers from surrounding eastern Monmouth County towns
- Strong population density and income levels
- New construction opportunity for an end cap adjacent to Verizon Wireless

### Demographics

Radius	Population	Daytime Population	Median Household Income
1 Mile	5,352	7,735	\$108,713
2 Mile	22,334	22,197	\$113,670
3 Mile	51,007	44,459	\$111,897

### For Lease - Contact

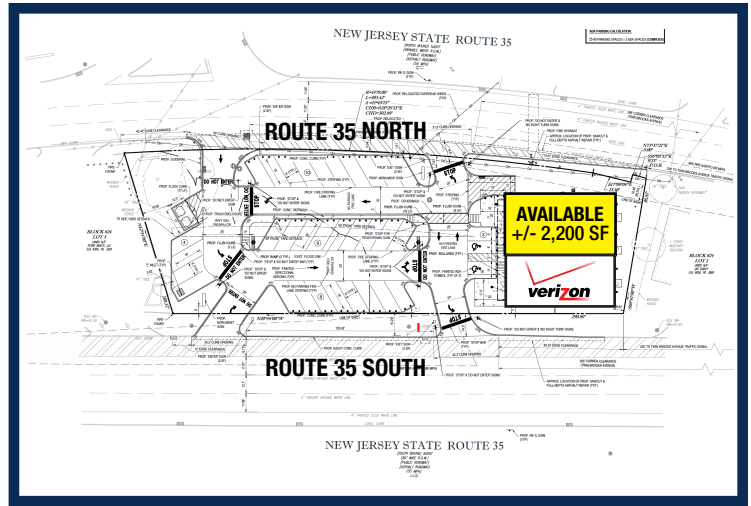
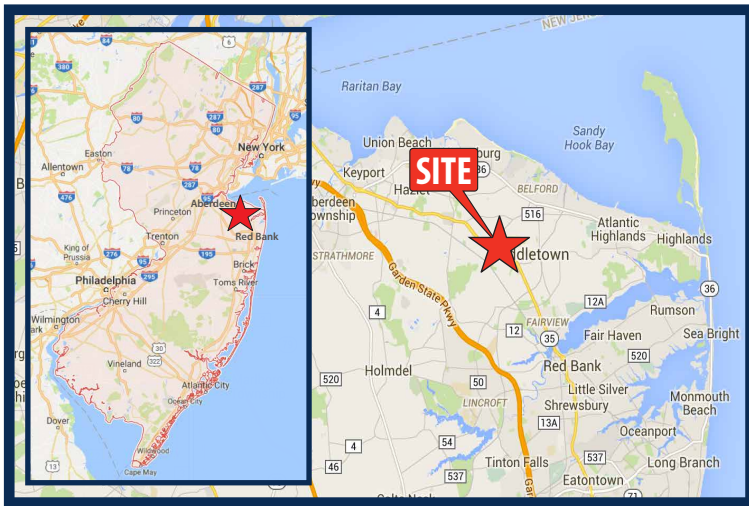
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