

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

Jason Pierson Ph. 732-707-6900 x1 jason@piersonre.com Gregg Medvin
Ph. 732-707-6900 x3
gregg@piersonre.com



861 Route 35 - Center Island Middletown, New Jersey







For Lease - Contact

Jason Pierson Ph. 732-707-6900 x1 jason@piersonre.com Gregg Medvin Ph. 732-707-6900 x3 gregg@piersonre.com



© 2019 Pierson Commercial Real Estate, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.