



Pad Site Redevelopment Opportunity

1250 Route 35, Middletown
Monmouth County, New Jersey

PROPERTY DESCRIPTION

Outstanding ground lease or built to suit opportunity contiguous Wawa, with reciprocal cross access to both Wawa and New Monmouth Road. Subject property is adjacent Chase Bank and CVS Pharmacy pads and affording immediate access to the signalized intersection of Route 35 and New Monmouth Road (CR 50). Property is served with city water, sanitary sewer service, electric and gas.

AVAILABLE PAD

1.33 Acres

OCCUPANCY

Approximately 90 days from non-appealable site plan approval and issuance of building permits

RENTAL RATES

Upon request, subject to use and creditworthiness

TRAFFIC COUNTS

ADT 31,148 VPD along Route 35

ZONING

Zoned B-3 Commercial Business
Permitted use: retail, personal service, and medical/professional office

**FOR ADDITIONAL INFORMATION
CONTACT EXCLUSIVE LEASING AGENT**

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President & CEO
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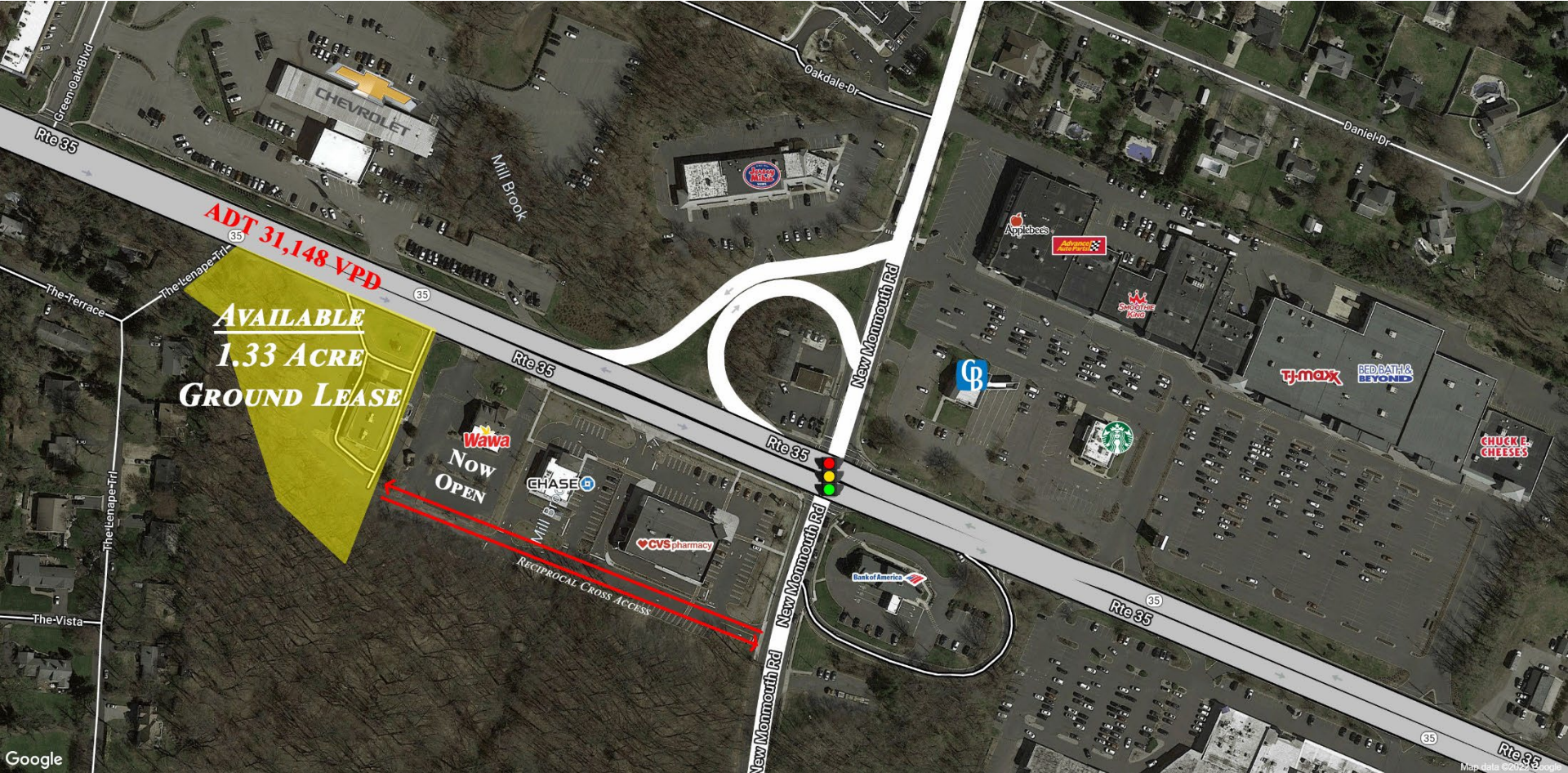
SILBERT
REALTY & MANAGEMENT COMPANY, INC.

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Visit Our Website: WWW.SilbertRealEstate.com

IMMEDIATE AREA AERIAL





Holmdel Towne Center 300,000 SF

ME carter's HOBBY LOBBY GNC
 TEXAS Marshalls COLD STONE
 LA FITNESS HomeGoods PNC PETSMART

KOHL'S
 HAND & STONE
 WELLS FARGO

Middletown Plaza 198,000 SF

CLUB PILATES MOES EUROPEAN SPA CENTER MASSAGE LUXE at home
 Retro Fitness petco AutoZone Firestone

Commons at Holmdel 230,000 SF

crumbl Hallmark THE VITAMIN SHOPPE HOULIHAN'S
 OLD NAVY J.P.S.A. BANK LANE BRYANT Valley
 BEST BUY BARNES & NOBLE Michaels

Middletown Marketplace 134,000 SF

Starbucks BED BATH & BEYOND Advance Auto Parts Applebees
 SMOOTHIE KING CHUCK E. CHEESE'S TJ-MAXX

Subject Property 1250 Route 35, Middletown

Orangetheory Valley OUTBACK STRAUBHAR
 Panera STOP & SHOP KOHL'S

DQ Speedway 76
 HAND & STONE MIDAS WHOLE FOODS CHASE
 PNC

5 MILE TRADE AERIAL



Map data ©2023 Google

AREA DEMOGRAPHICS

2 Mile Radius

Population:	26,612
Average HH Income:	\$162,656
Median HH Income:	\$123,551
Total Households:	9,971
Median Age:	44.0
Daytime Population:	18,817

3 Mile Radius

Population:	57,234
Average HH Income:	\$160,563
Median HH Income:	\$119,039
Total Households:	21,538
Median Age:	43.6
Daytime Population:	34,441

5 Mile Radius

Population:	137,805
Average HH Income:	\$149,145
Median HH Income:	\$109,064
Total Households:	53,240
Median Age:	42.9
Daytime Population:	91,581

