

MIDDLETOWN MARKETPLACE

3,060 SF RETAIL | 2,500 SF FLEX

1157 ROUTE 35 MIDDLETOWN, NJ



FOR MORE INFORMATION | **MATT KENDERIAN** mk@catalystrenj.com C: 201.232.6086
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.
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GLA: 136,023 SF
AVAILABLE: 3,060 SF RETAIL | 2,500 SF FLEX
RENT: CALL FOR QUOTE
NNN: \$5.58 PSF **CAM:** \$2.34 | **TAX:** \$2.78 | **INS:** \$0.46
PARKING: PER CODE
TRAFFIC: 30,269 VPD RT. 35
CEILINGS: 21' sloping to 19.5' in back

- Last remaining space in a very active shopping center in the heart of Middletown, NJ.
- Join Livoti's, Ross, and Gap Factory, Starbucks and many other very popular local tenants.
- Lowest NNNs on the highway for all anchored shopping centers.
- Located in close proximity to the Middletown train station.

	1 MILE	3 MILE	5 MILE
POPULATION	6,430	57,041	138,554
AVG. HOUSEHOLD INCOME	\$187,886	\$201,547	\$194,014
HOUSEHOLDS	2,400	20,638	51,635
DAYTIME POPULATION	5,257	34,580	104,247
NUMBER OF EMPLOYEES	2,990	15,634	58,629
AVERAGE HOUSEHOLD SIZE	2.7	2.8	2.7

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TENANT ROSTER

1173	3,639 SF	Dance Academy
1177	2,866 SF	Perspirology
1179	5,141 SF	SETS
1183	7,560 SF	Applebee's
1175	8,992 SF	Advance Auto Parts
1171	1,600 SF	Hole Lot of Bagels
1167	2,826 SF	Ivy Rehab Physical Therapy
1165	2,750 SF	H&R Block
1163	3,200 SF	Oakwood Dental
1159	1,600 SF	Smoothie King
1157	2,000 SF	Onyx Nail Salon
1151	13,988 SF	Livoti's Old World Market
1149	3,060 SF	RETAIL SPACE
1147	2,331 SF	Wahoo's Fish Tacos
1143	1,335 SF	Supercuts
1141	1,200 SF	Bijoux Boutique
1123	22,829 SF	TJ Maxx
1115A	23,737 SF	Ross
1115B	9,603 SF	Gap Factory
1111	5,570 SF	Bambi Baby
1111B	2,500 SF	FLEX SPACE
1107	12,300 SF	Chuck E. Cheese
1185	3,100 SF	Starbucks w/ Drive Thru

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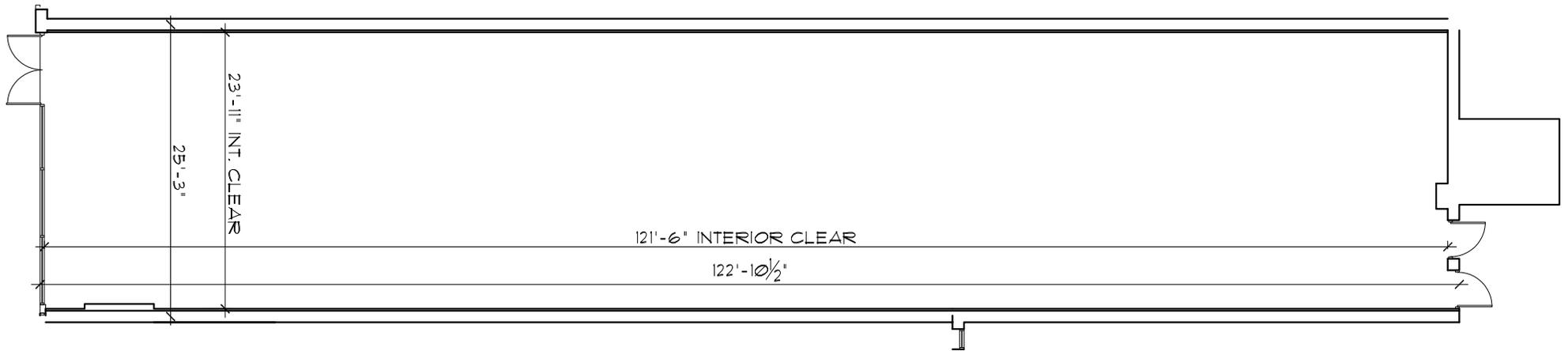
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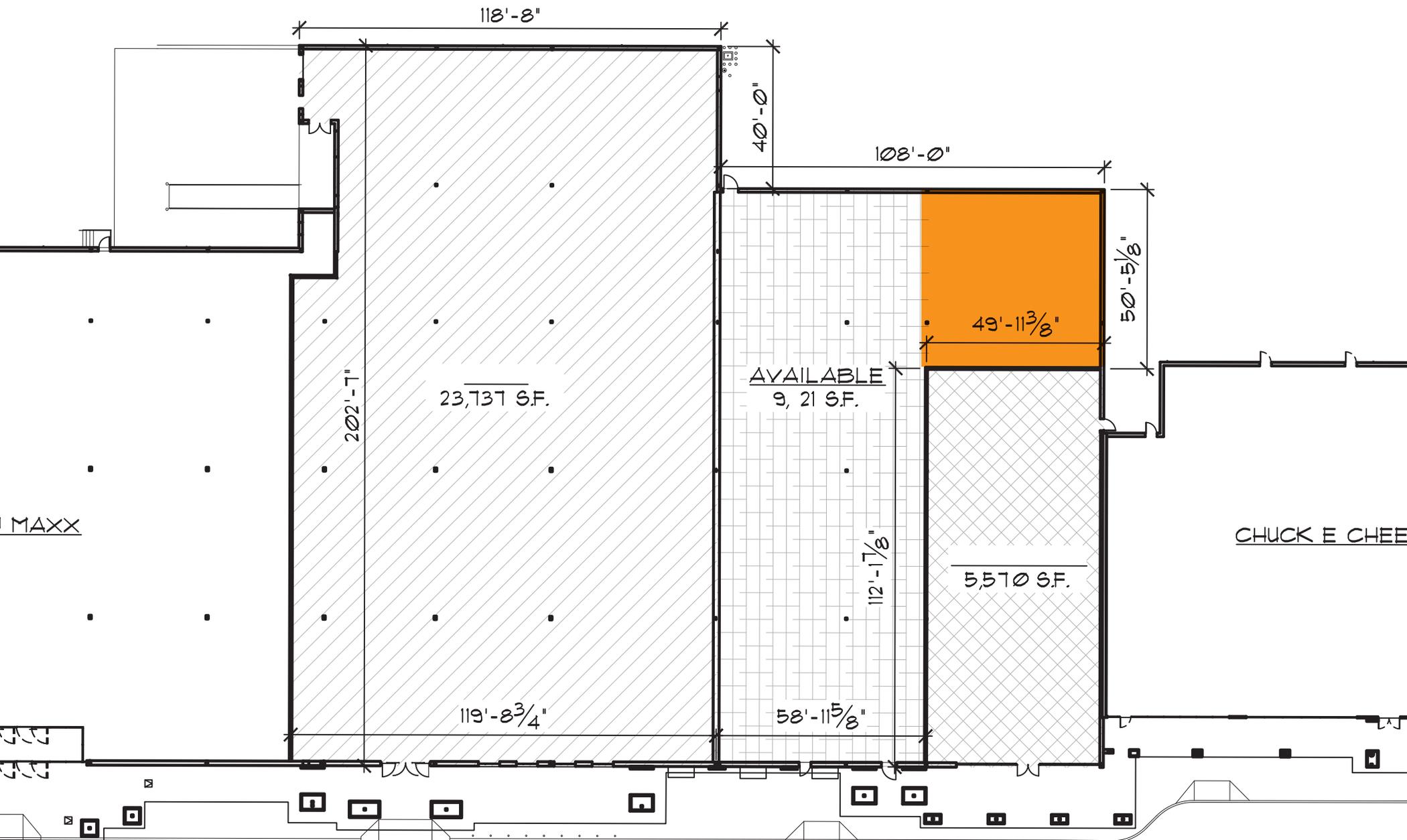
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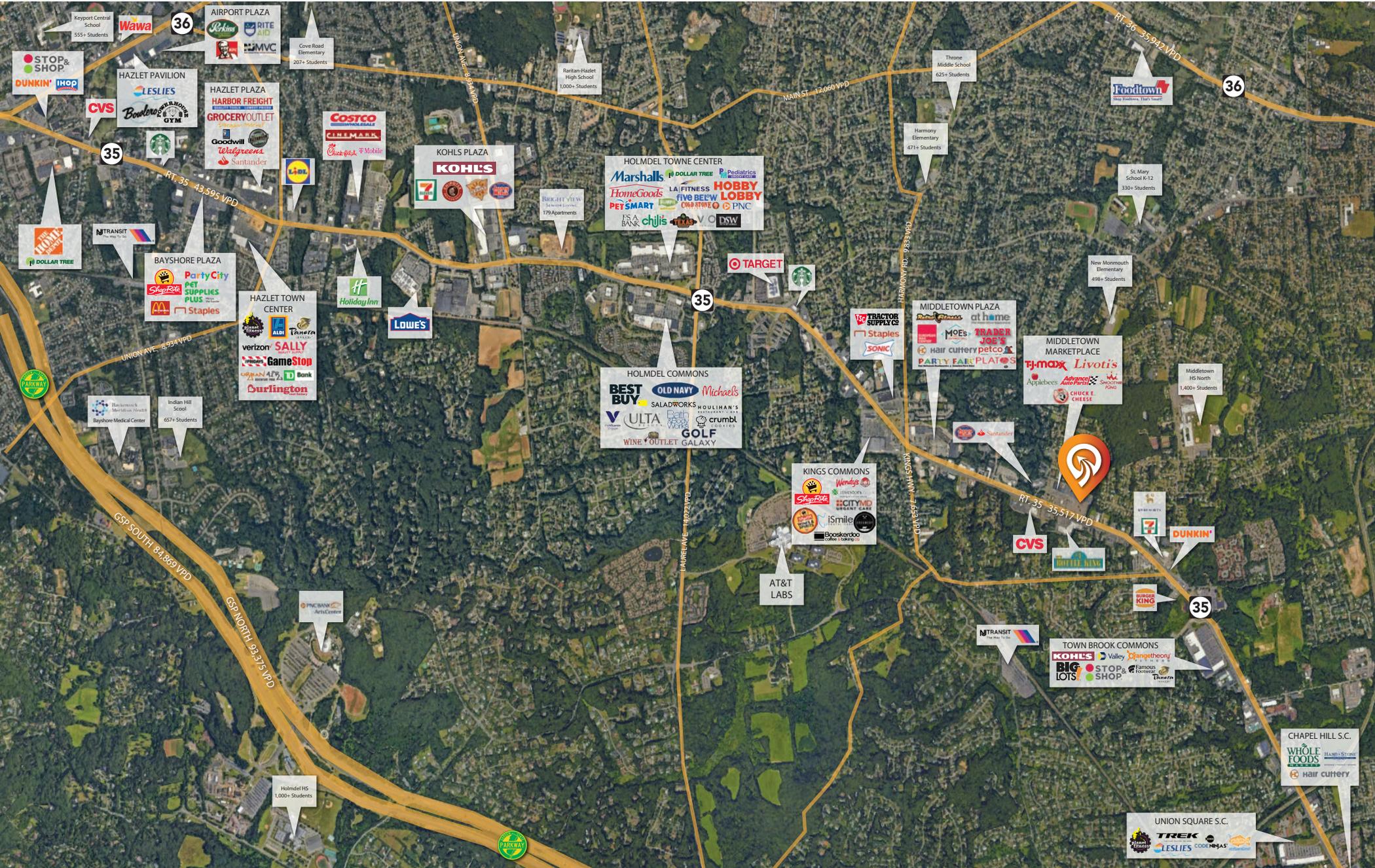
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