

**FORMER RESTAURANT**  
FREESTANDING 6,830 SF AVAILABLE

2200 ROUTE 35  
OAKHURST, NJ



**CATALYST**  
REAL ESTATE PARTNERS

**FOR MORE  
INFORMATION**

**JACOB BIJOU**  
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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.

CATALYST REAL ESTATE PARTNERS | 20 White St. Unit 2A, Red Bank, NJ, 07701 | 732.333.8571 | info@catalystrenj.com

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**FREESTANDING RESTAURANT**



**AVAILABLE:** 6,830 SF  
**ACREAGE:** 2.72 AC  
**RENT:** CALL FOR QUOTE  
**TAXES:** \$46,749 (2023)  
**PARKING:** 176 SPACES  
**TRAFFIC:** 28,202 VPD RT. 35  
**ZONING:** C-50

- 1.4 MILES FROM MONMOUTH MALL/ EATONTOWN MARKET
- LARGEST PROPERTY AVAILABLE IN THE MARKET, AMPLE PARKING, AND GREAT ACCESSIBILITY.
- ONLY FREESTANDING RESTAURANT IN THE EATONTOWN MARKET.



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
POPULATION	<b>9,080</b>	<b>66,129</b>	<b>172,390</b>
AVG. HOUSEHOLD INCOME	<b>\$120,016</b>	<b>\$154,964</b>	<b>\$146,637</b>
HOUSEHOLDS	<b>3,822</b>	<b>26,187</b>	<b>71,194</b>
DAYTIME POPULATION	<b>10,643</b>	<b>54,532</b>	<b>139,603</b>
NUMBER OF EMPLOYEES	<b>7,931</b>	<b>35,038</b>	<b>87,950</b>
AVERAGE HOUSEHOLD SIZE	<b>3.2</b>	<b>3.2</b>	<b>3.2</b>

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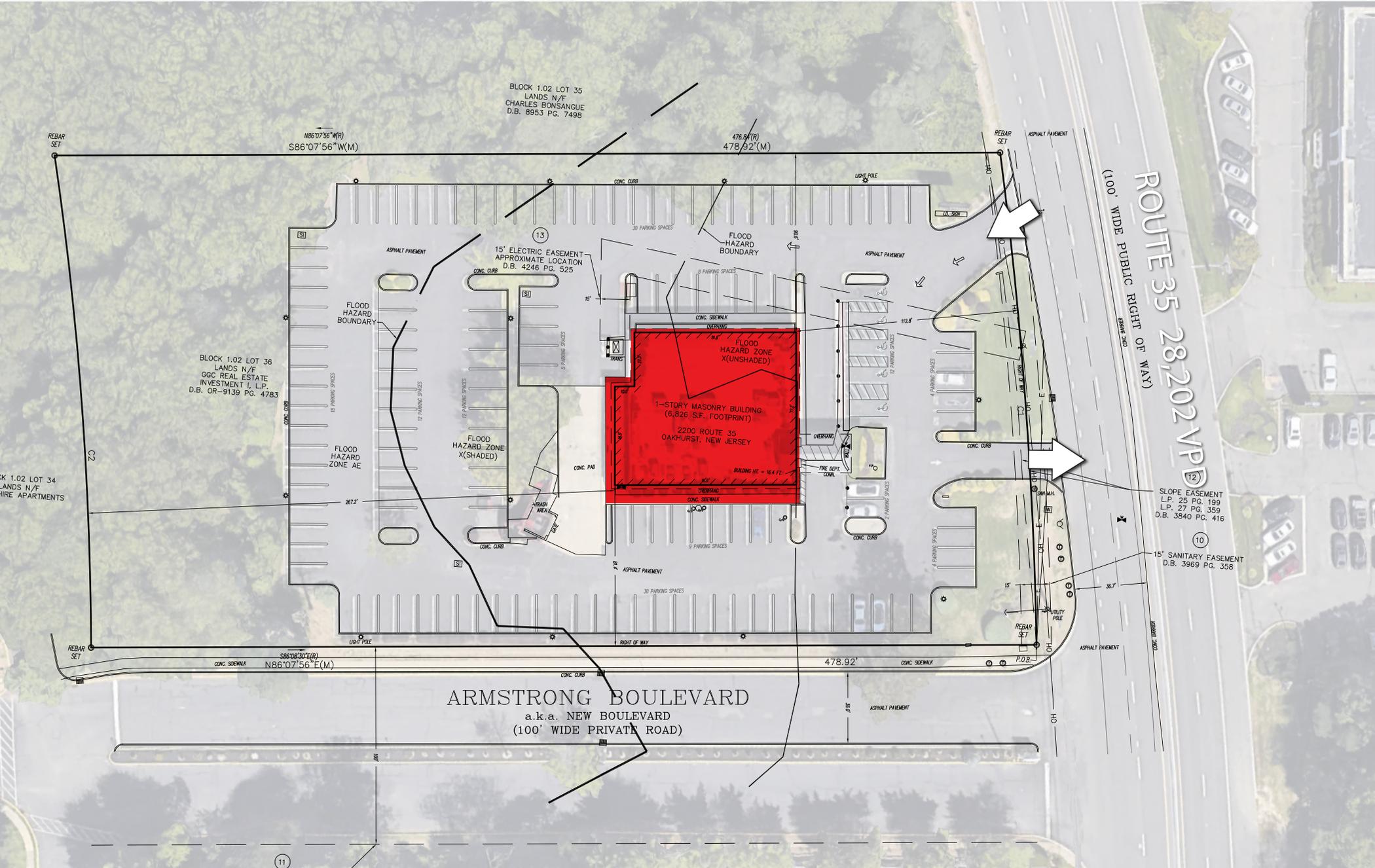
[www.CATALYSTRENJ.com](http://www.CATALYSTRENJ.com)



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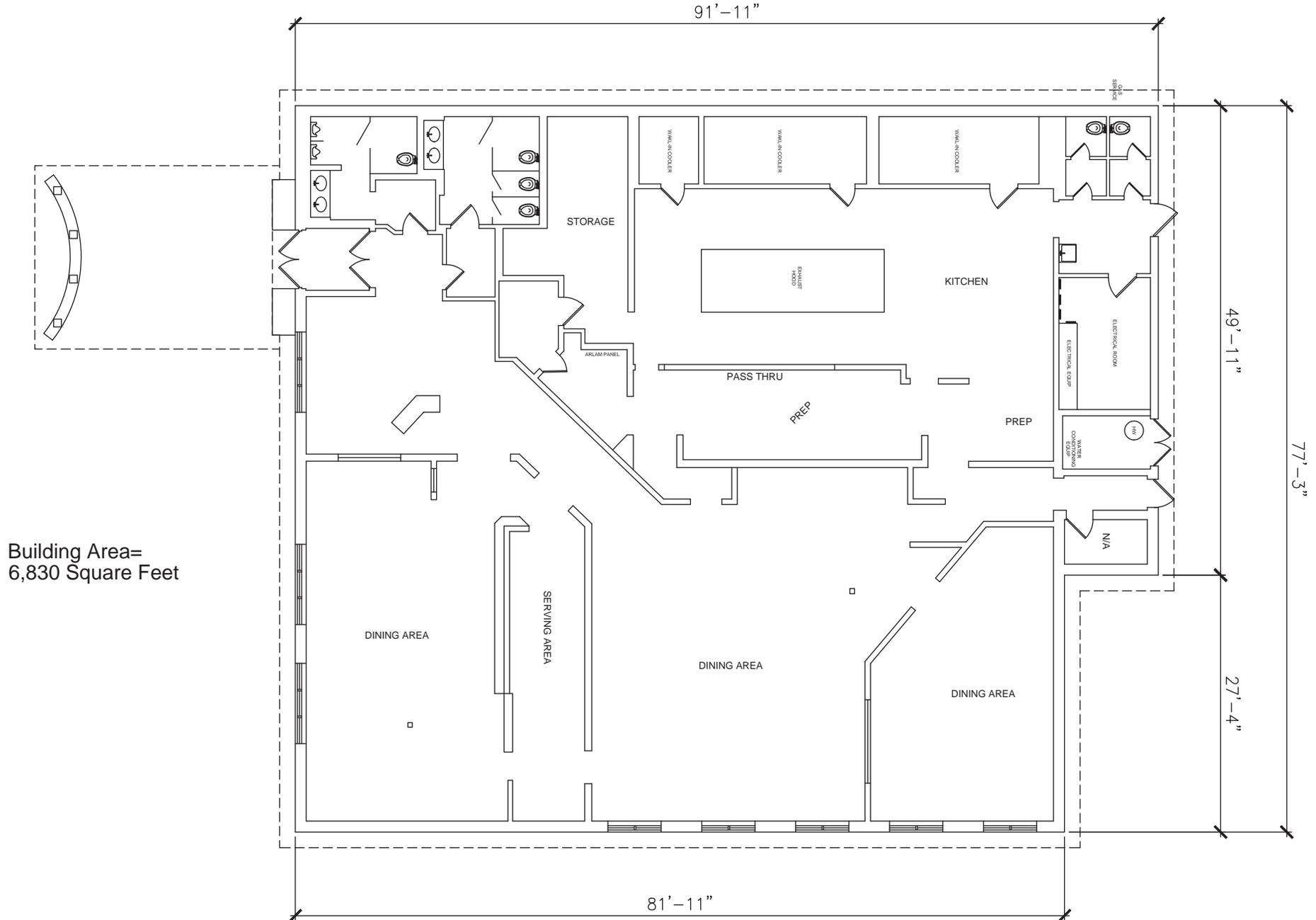
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Building Area=  
6,830 Square Feet

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