

# PAD SITE OPPORTUNITY

## EXISTING 10,300 SF AVAILABLE

1250 ROUTE 35  
MIDDLETOWN, NJ

### PROPOSED RENDERING



**CATALYST**  
REAL ESTATE PARTNERS

FOR MORE  
INFORMATION

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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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**10,300 SF AVAILABLE**

1250 ROUTE 35  
MIDDLETOWN, NJ

**JOIN WAWA, CHASE, & CVS**



**EXISTING GLA:** 5,300 SF (Ground Floor)

5,000 SF (2nd Floor)

**PROPOSED PAD:** 4,000-4,550 SF

**GROUND LEASE:** 1.33 ACRES

**ZONING:** B-3 Commercial

**USES:** Retail, personal service, and medical/professional

**TRAFFIC:** 35,584 VPD RT. 35

Outstanding ground lease 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)



	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
POPULATION	<b>5,734</b>	<b>56,416</b>	<b>140,379</b>
AVG. HOUSEHOLD INCOME	<b>\$190,310</b>	<b>\$201,271</b>	<b>\$191,087</b>
HOUSEHOLDS	<b>2,042</b>	<b>20,376</b>	<b>52,371</b>
DAYTIME POPULATION	<b>4,672</b>	<b>34,522</b>	<b>106,516</b>
NUMBER OF EMPLOYEES	<b>2,634</b>	<b>15,675</b>	<b>60,270</b>
AVERAGE HOUSEHOLD SIZE	<b>2.8</b>	<b>2.8</b>	<b>2.7</b>

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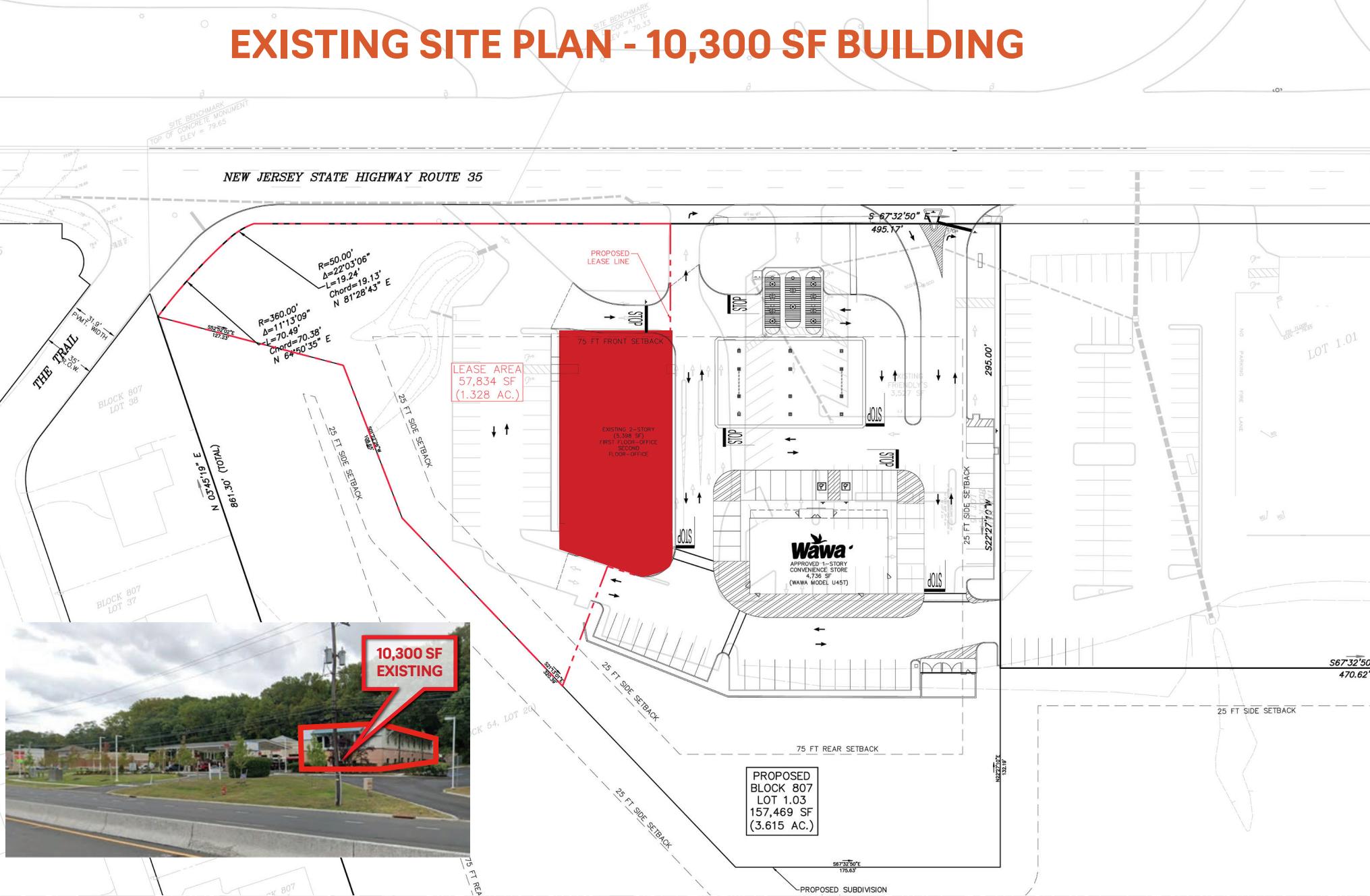


# EXISTING PLAN

1250 ROUTE 35  
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# EXISTING SITE PLAN - 10,300 SF BUILDING



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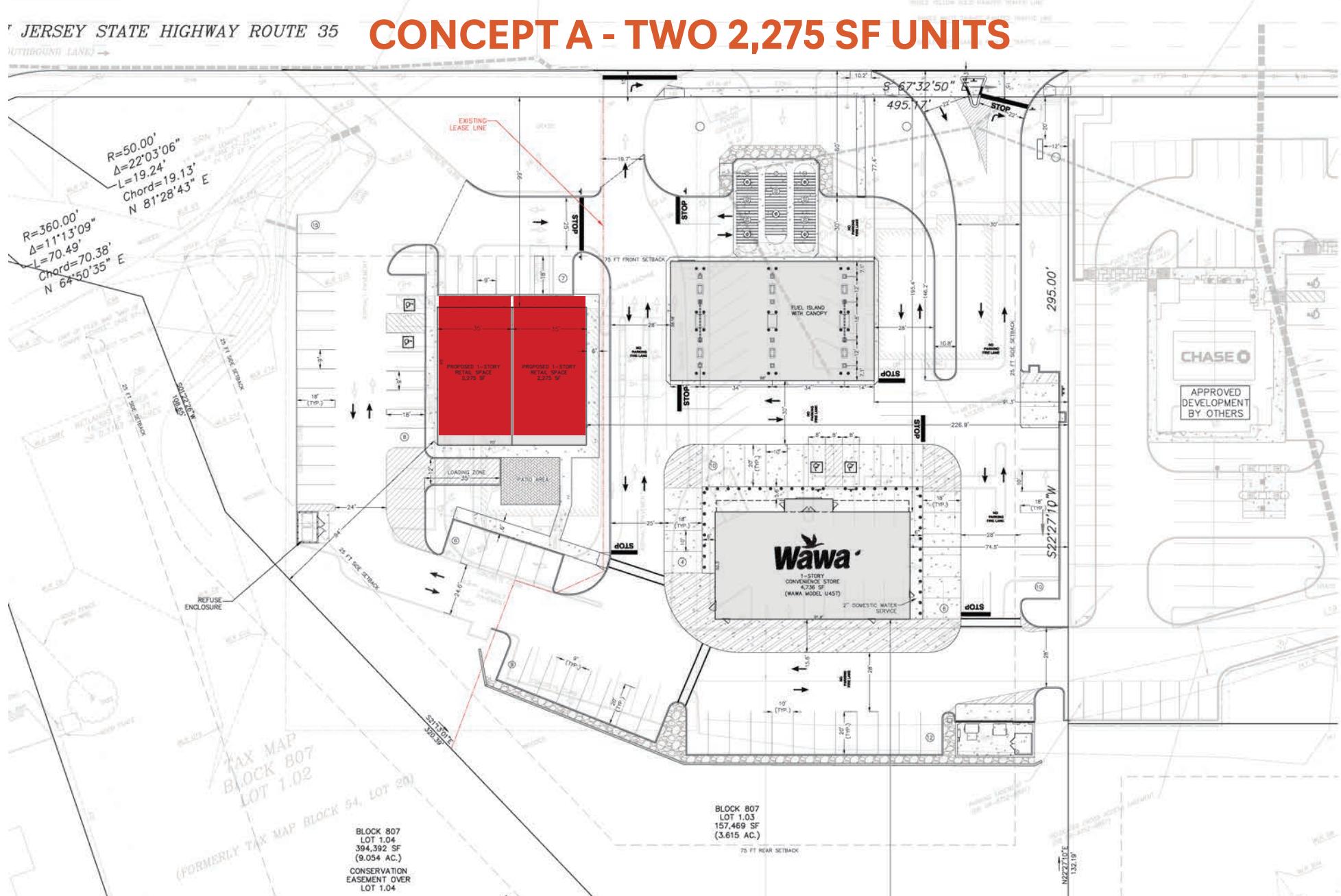
# CONCEPT A

1250 ROUTE 35  
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JERSEY STATE HIGHWAY ROUTE 35

# CONCEPT A - TWO 2,275 SF UNITS



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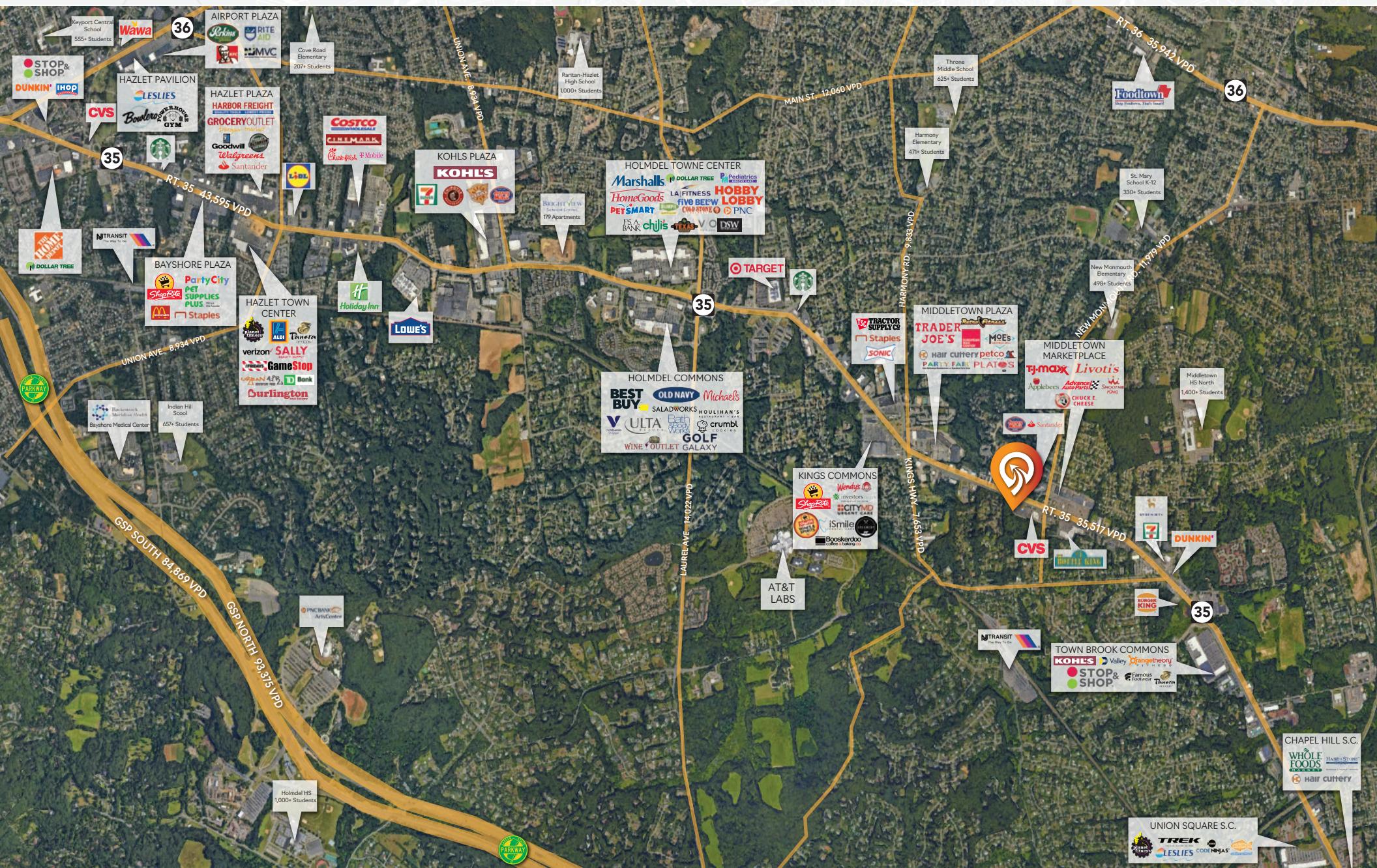


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