

FREESTANDING RETAIL

2,849 - 10,197 SF AVAILABLE

353 ROUTE 35
EATONTOWN, NJ



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AVAILABLE**

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EATONTOWN, NJ

SITE INFORMATION 



BUILDING SIZE: 40,282 SF
AVAILABLE: 2700 - 10,197 SF
ASKING RENT: CALL FOR QUOTE
PARKING: 2.98:1,000 SF
FRONTAGE: 300' ON RT. 35
TRAFFIC: 32,190 VPD ON ROUTE 35

- Large-scale contiguous space to accommodate flagship tenants, with flexibility for division.
- Excellent access from both directions of Rt. 35
- Heavy traffic and retail synergy in a dominant retail node of Monmouth County, NJ.
- Generous on-site parking and a parcel of size ~3.3 acres, supporting operational scalability.



	1 MILE	3 MILE	5 MILE
POPULATION	7,056	67,074	172,881
AVG. HOUSEHOLD INCOME	\$123,179	\$155,263	\$154,707
HOUSEHOLDS	2,829	26,161	70,165
DAYTIME POPULATION	12,497	61,920	145,285
NUMBER OF EMPLOYEES	10,352	41,663	92,360
AVERAGE HOUSEHOLD SIZE	3.1	3.1	3.2

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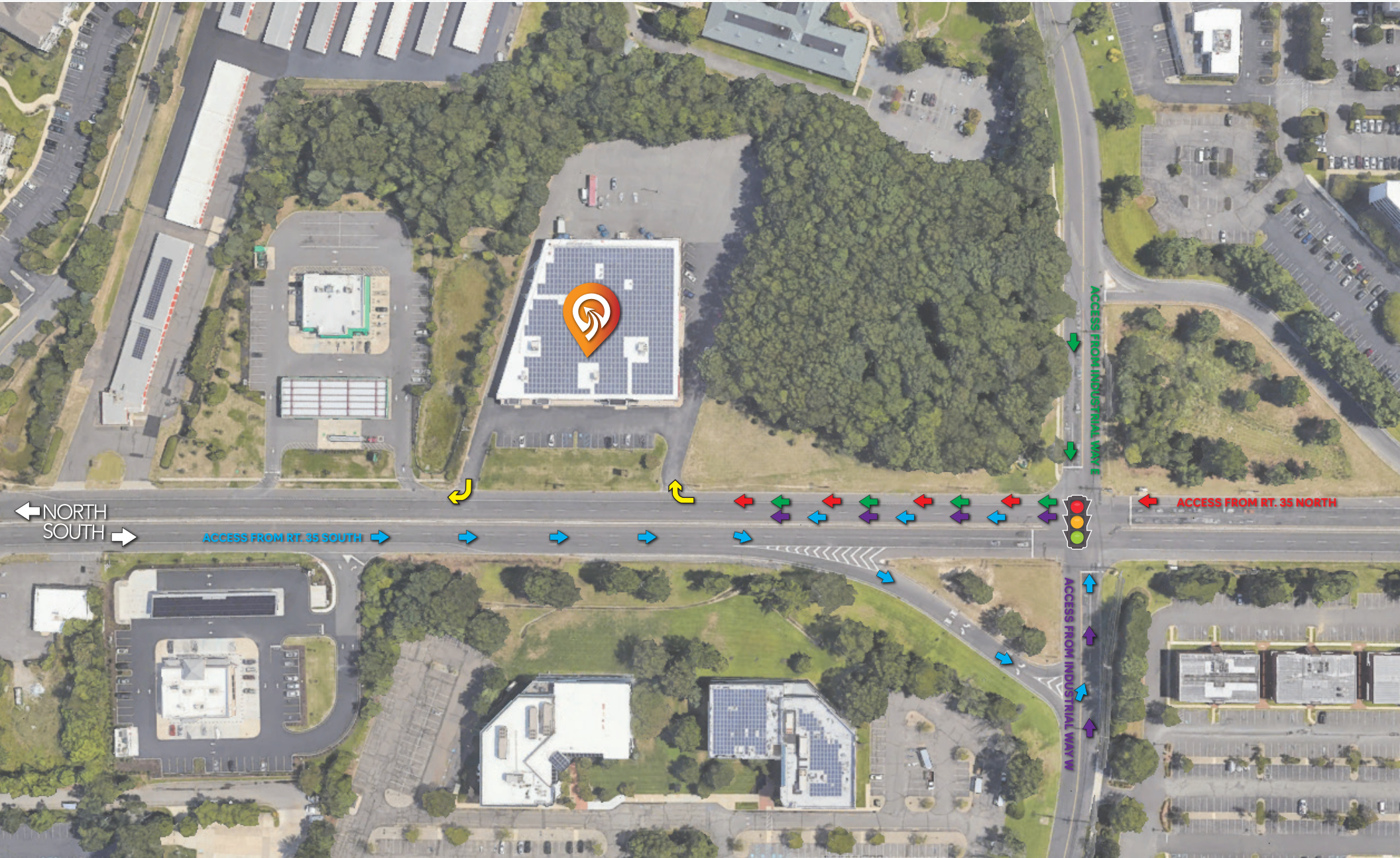
SITE PLAN 



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ACCESS MAP 



CATALYST 
REAL ESTATE PARTNERS

FOR MORE INFORMATION | **JACOB BIJOU** jb@catalystrenj.com C: 917.589.3321
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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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MARKET AERIAL



FORT MONMOUTH REDEVELOPMENT

- NETFLIX - 380 ACRES
- RESIDENTIAL - 400+ New Homes (\$685k+)
- RIVERWALK - Mixed use development
- FLEX DEVELOPMENT - 200,000SF
- MUNICIPAL CENTER
- SUNEGLES GOLF COURSE
- RESIDENTIAL - 600+ New Homes (\$600k+)
- NEW HOSPITAL:
 - Completion est. 2025 - 1,000+ employees
 - 138,000sf Cancer Center/Ambulatory Care
 - 568,901sf acute care hospital with 250 beds
 - 206,768sf clinical/support building
 - 137,000sf medical office building