

FREESTANDING RETAIL

2,700 - 40,250 SF AVAILABLE

353 ROUTE 35
EATONTOWN, NJ



2,700 - 40,250 SF
3 UNITS AVAILABLE

ROUTE 35
32,190 VPD

NORTH
SOUTH

**2,700 - 40,250 SF
AVAILABLE**

353 ROUTE 35
EATONTOWN, NJ

SITE INFORMATION 



AVAILABLE: 2700 - 40,250 SF
ASKING RENT: CALL FOR QUOTE
NNN: EST. \$ PSF
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 



CATALYST 
REAL ESTATE PARTNERS

**FOR MORE
INFORMATION**

WILLIAM FARKAS
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.
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EATONTOWN, NJ**

MARKET AERIAL



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