

MONMOUTH PLAZA

35,000 SF FOR LEASE

135 ROUTE 35
EATONTOWN, NJ



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SITE INFORMATION



CENTER SIZE: 85,248 SF
AVAILABLE: 35,000 SF
PARKING: 416 SPACES
TRAFFIC: 29,287 VPD ROUTE 35
RENT: CALL FOR QUOTE

Monmouth Plaza offers an anchor space at a signalized corner with direct frontage on Route 35 and immediate access from Wyckoff Road. The site combines strong visibility, established area retail draw, and convenient access to surrounding neighborhoods, making it a strong fit for retail, medical, service users, subject to municipal approvals.

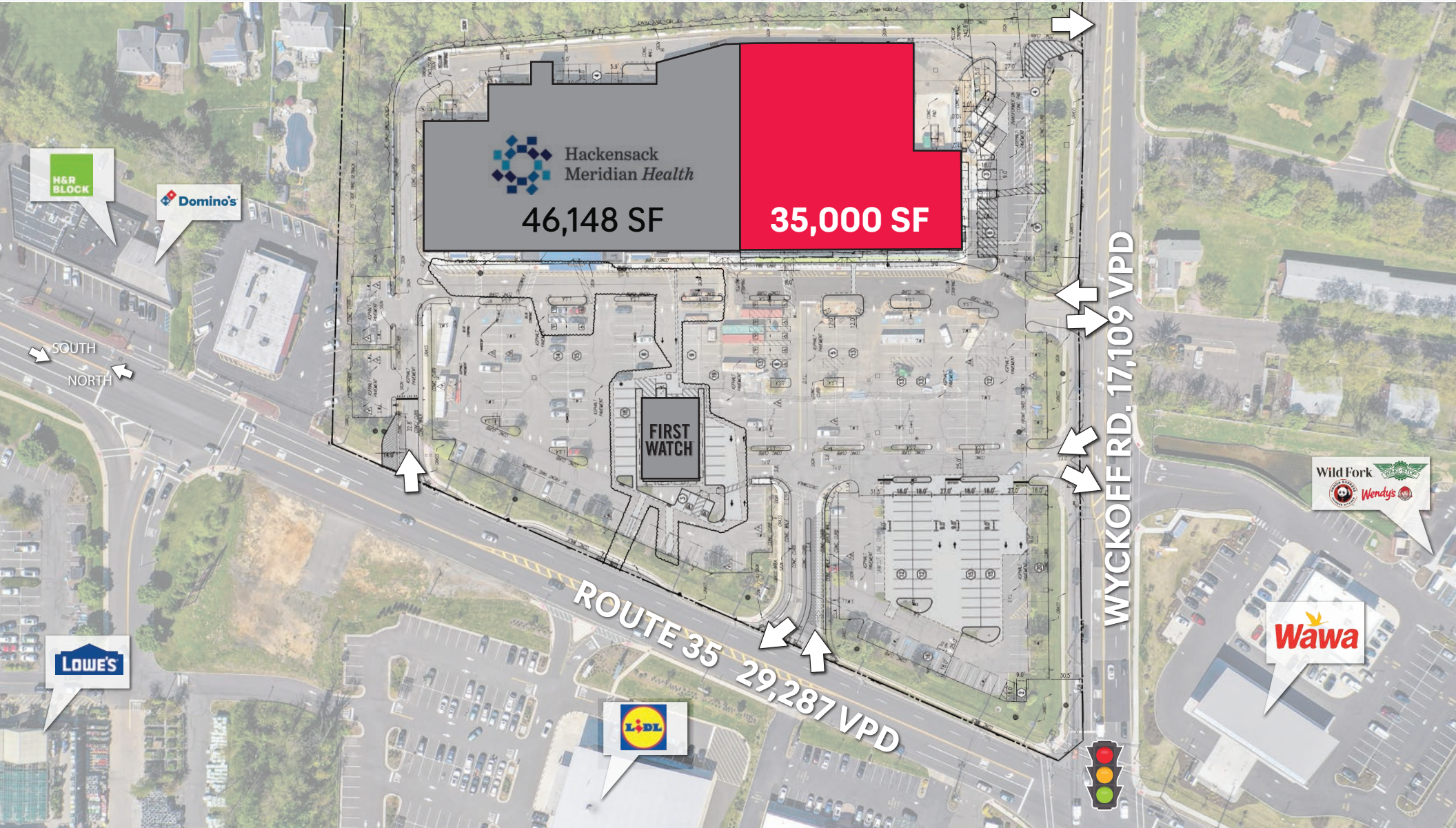


	1 MILE	3 MILE	5 MILE
POPULATION	9,217	63,018	160,166
AVG. HOUSEHOLD INCOME	\$116,308	\$164,450	\$174,295
HOUSEHOLDS	4,092	24,400	63,731
DAYTIME POPULATION	9,761	64,128	140,791
NUMBER OF EMPLOYEES	6,966	45,144	91,413
AVERAGE HOUSEHOLD SIZE	3.1	3.1	3.2

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SITE PLAN





FORT MONMOUTH REDEVELOPMENT

- NETFLIX - 380 ACRES
- RESIDENTIAL - 400+ New Homes (\$685k+)
- RIVERWALK - Mixed use development
- FLEX DEVELOPMENT - 200,000SF
- MUNICIPAL CENTER
- SUNEAGLES 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