

430 ROUTE 36

PORT MONMOUTH, NEW JERSEY

FOR LEASE | 1,140 SF up to 38,914 SF AVAILABLE

KYLE GOWOREK
kgoworek@jefferyrealty.com
C: 201.978.1770
O: 908.668.9600 x218

SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781
O: 908.668.9600 x209

NEW FAÇADE AND PARKING LOT COMING SOON



*ARTISTS RENDERING

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Unit #	Tenant
1. AVAILABLE 1,140 SF	
2. CLEANERS	
3. NAILS	
4. AVAILABLE 1,600 SF	
5. HOUSE OF CHONG	
6. MONMOUTH SMOKE	
7. PIZZA & PASTA FACTORY	
8a. CIRCUS WINES BEER & SPIRITS	
8b. AVAILABLE 38,914 SF	
9. AVAILABLE 2,250 SF	
10. AVAILABLE 1,200 SF	
11. AMBOY BANK	



AVAILABLE: 1,140 SF - 38,914 SF
BUILDING SIZE: 68,000 SF
RENT: CALL FOR QUOTE
NNN PRICE: \$9.00 PSF

TRAFFIC: 35,942 VPD - RT. 36
PARKING: 261 SPACED
FRONTAGE: 730' ON RT. 36

NOTES:

- Direct access off Route 36 & Wilson Ave
- Prime time visibility from Route 36
- Heavy beach traffic in summer season
- New facade coming soon
- New parking lot coming soon
- New landscaping coming soon
- Former Foodtown grocer available

SPACE INFO:

- Freestanding former Dunkin' (Space 1)
- Former Salon (Space 4)
- Former Grocer (Space 8)

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EXISTING SITE PHOTOS



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 **SITE RENDERINGS**



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JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.662.5225 • www.JefferyRealty.com

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