

# 505-509 ROUTE 35

## NEPTUNE, NJ

### FOR LEASE | 1,500-3,975 SF | RETAIL

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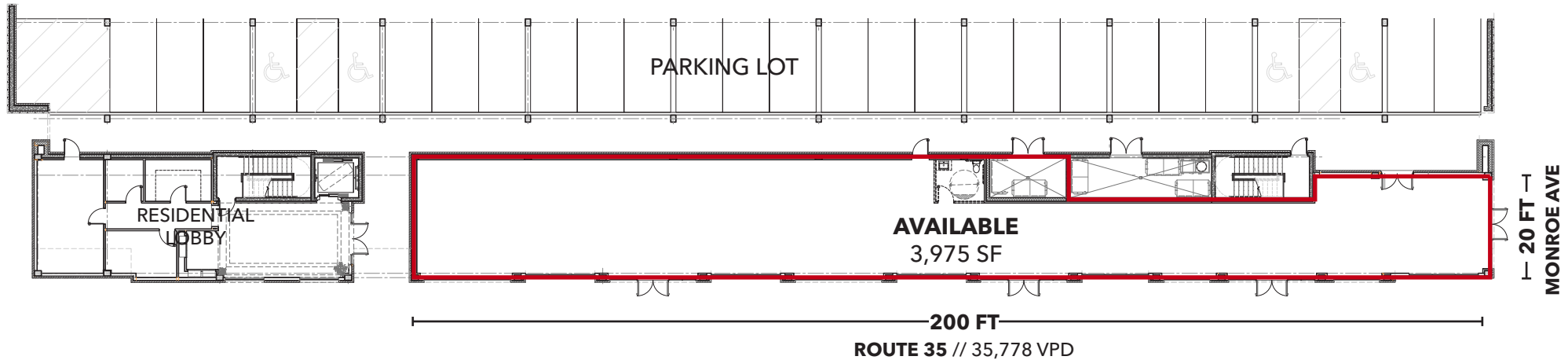
C: 908.963.4539



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# SITE INFORMATION



### AVAILABLE

1,500-3,975 SF

### FRONTAGE

Approx. 200 FT on Rt 35

### POSSESSION

Immediate

### CEILING HIEGHT

10 FT

### TRAFFIC

18,712 VPD on RT 35

### RENT

\$28.00 PSF NNN

### NNN

\$6.00 PSF

### NOTES

- Newly constructed four-story, mixed-use development featuring 33 luxury apartment units with ground floor retail
- Excellent Route 35 location and visibility
- On site parking lot
- Zoning Permits Retail, Medical, Professional services
- Suitable for Physical Therapy, Health Wellness, Real Estate Office, Dental, Salon, Spa and more

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# ADDITIONAL PHOTOS



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**MARKET AERIAL**



For more information, please contact our exclusive brokers:

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| DEMOGRAPHICS | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------|-----------|-----------|-----------|
| POPULATION   | 17,437    | 85,045    | 144,205   |
| AVERAGE HHI  | \$110,740 | \$154,209 | \$161,872 |
| HOUSEHOLDS   | 6,463     | 37,900    | 62,138    |



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