

PADS OR BUILD TO SUIT

359 Route 35

CLIFFWOOD/ABERDEEN TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY

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PROPERTY INFO

- + High exposure retail pad(s) available for lease
- + Ground lease or build-to-suit considered
- + ± 2.75 acres
- + Cross easement with Aberdeen Plaza providing access to Route 35 & Cliffwood Avenue signalized corner
- + Additional traffic signal at entrance to site facilitating direct right-in, right out and left-out turning movements from and to Route 35
- + Zoning: HC/Highway Commercial. Permitted uses include retail, restaurants, banks and offices plus others. Conditional uses include service stations and car washes.

CONTACT US

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DEMOGRAPHICS	1 miles	3 miles	5 miles
Population (Est. 2018)	9,670	63,865	156,439
Households	3,608	23,725	57,182
Average HH Income	\$100,344	\$110,982	\$117,632
Median HH Income	\$81,519	\$89,224	\$90,257
Daytime Population	6,211	51,308	122,805

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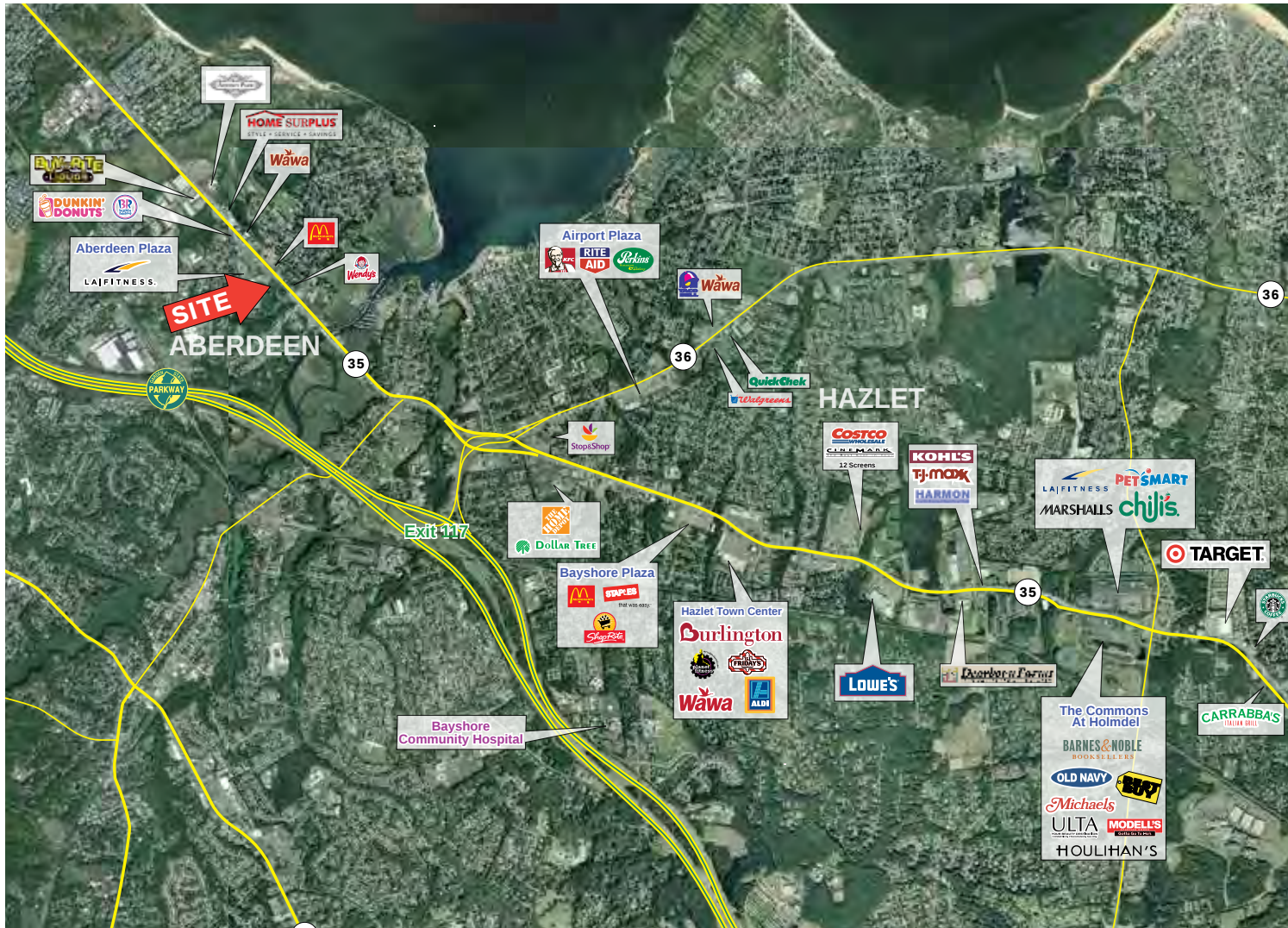
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DEVELOPMENT OPPORTUNITY

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