



2106 Route 35, Sea Girt, New Jersey

(Shadow Anchor to Sea Girt Square)

Availability

- +/- 25,000 SF (divisible)

Traffic Count

- 22,582 VPD

Strong Retail Synergy



Demographics

Radius	Population	Households	Median HH Income
1 Mile	8,849	3,456	\$87,315
3 Mile	69,467	26,430	\$104,400
5 Mile	142,537	53,664	\$93,558

Retail for Lease - Contact

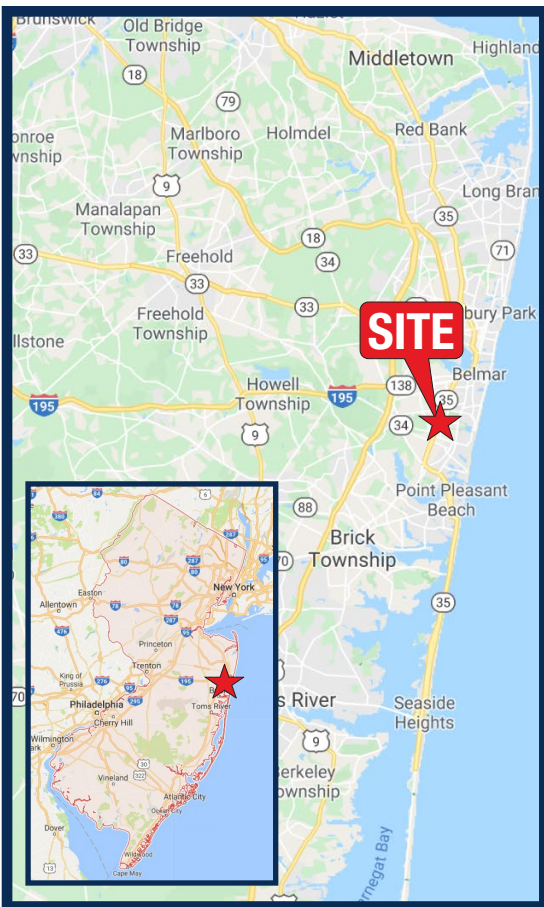
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- Subject site is well-positioned along the Wall/Sea Girt primary retail corridor at the signalized intersection of Route 35 and Ocean Road
- Rare opportunity for newly constructed +/- 25,000 SF retail building with approximately 150 parking spaces
- The property is flexible to multiple building configurations
- Landlord owns C33 Liquor License
- Surrounding population is solid year round, plus retailers in this trade area benefit from the influx of tourist and visitors during the spring and summer months
- Property will also feature full access movements from Route 35, prominent pylon signage and cross easements to allow convenient access to/from the signalized intersection at Ocean Road



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