

# FOR LEASE - REDEVELOPMENT OPPORTUNITY

# EATONTOWN PLAZA

ROUTE 36 @ ROUTE 35, EATONTOWN, NJ | MONMOUTH COUNTY

Redevelopment of an existing 166,300 SF Best Buy & TJ Maxx anchored center positioned opposite the Monmouth Mall

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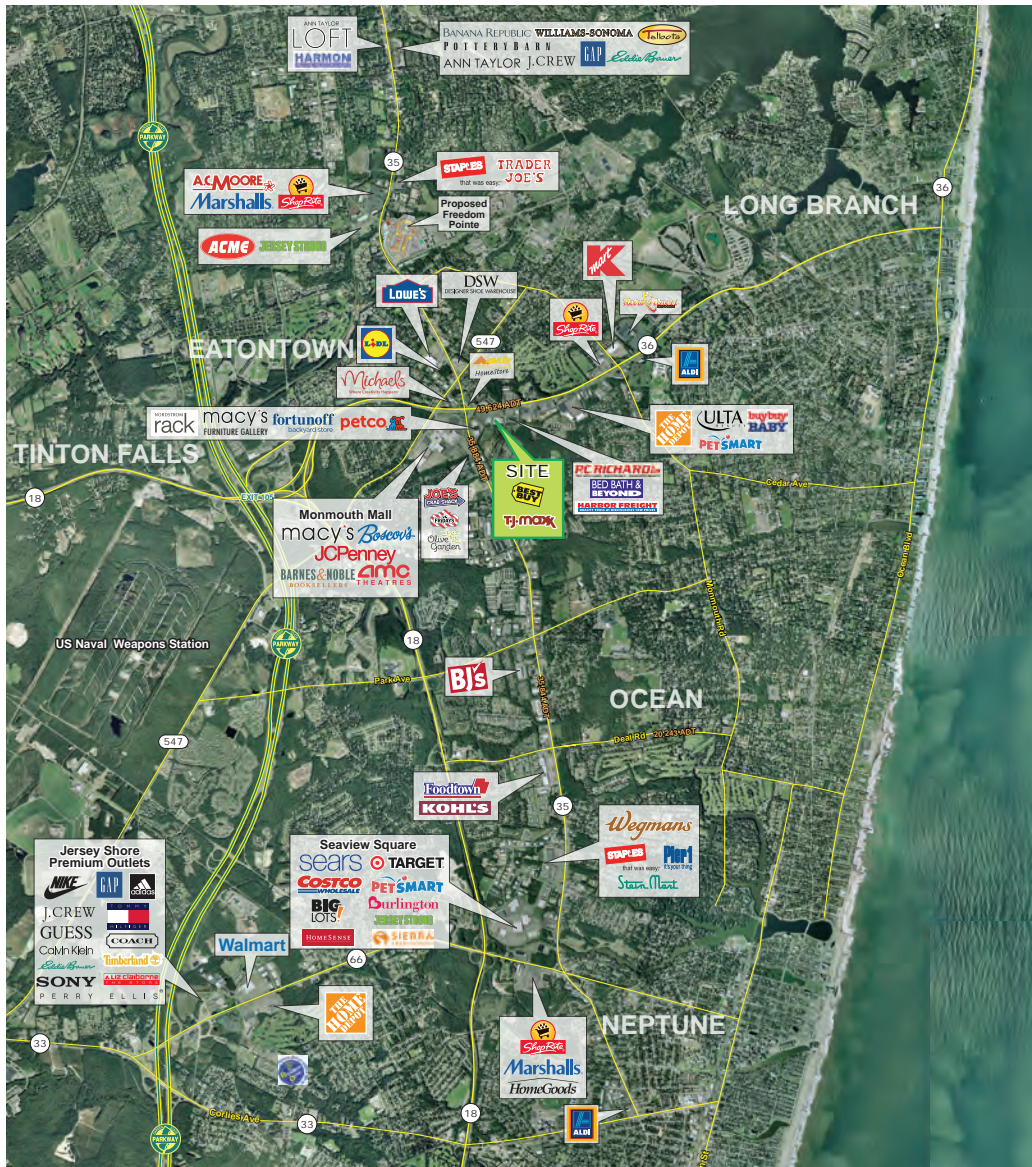
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## MARKET AERIAL



## PROPERTY INFO

### REDEVELOPMENT OF EXISTING 166,300 SF SHOPPING CENTER

- + Eastern Monmouth County's premier regional trade area
- + Located at the intersection of Route 35 & Route 36.
- + Route 36 traffic count exceeds 46,000 VPD
- + Outstanding regional and local access with multiple curb cuts along Route 36 & Parker Road plus cross access to adjoining properties
- + Contiguous retailers include Nordstrom Rack, Bed Bath & Beyond, Fortunoff Backyard Store, Macy's Furniture, Petco & PC Richards
- + Proposed redevelopment and revitalization of Monmouth Mall is expected to include new retail, hospitality, medical, 700 apartments, and AMC 15 to add a second IMAX Screen.

### 2019 ESTIMATED DEMOGRAPHICS

	1 mile	2 mile	3 mile	5 mile
Population:	7,191	27,750	64,583	157,634
Daytime Population:	14,413	36,824	74,277	166,821
Med. Household Income:	\$82,656	\$77,202	\$81,225	\$83,937
% Bachelor's Degree or Higher:	42.5%	40.4%	42.3%	45.0%

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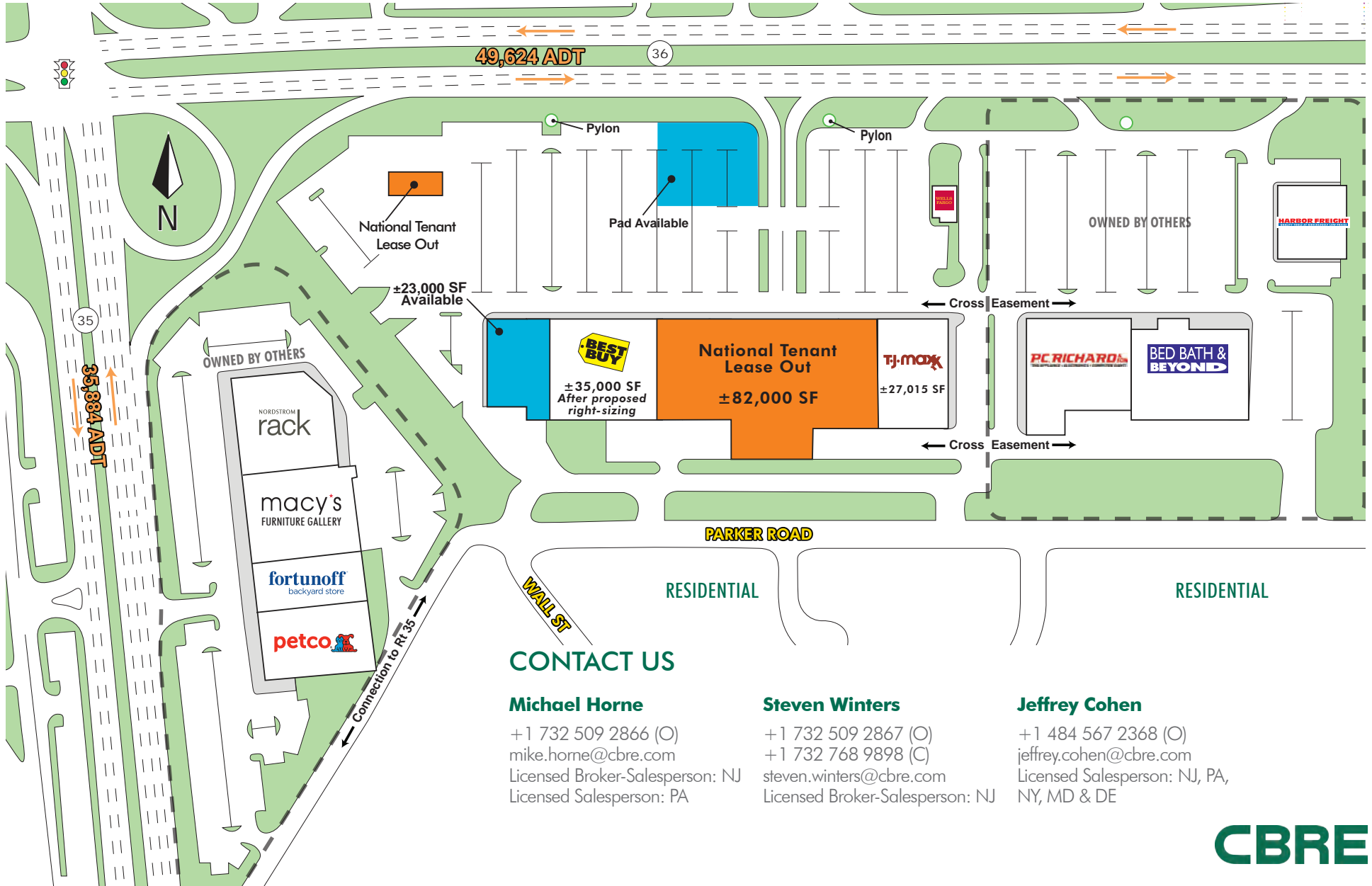
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## SITE PLAN



## CONTACT US

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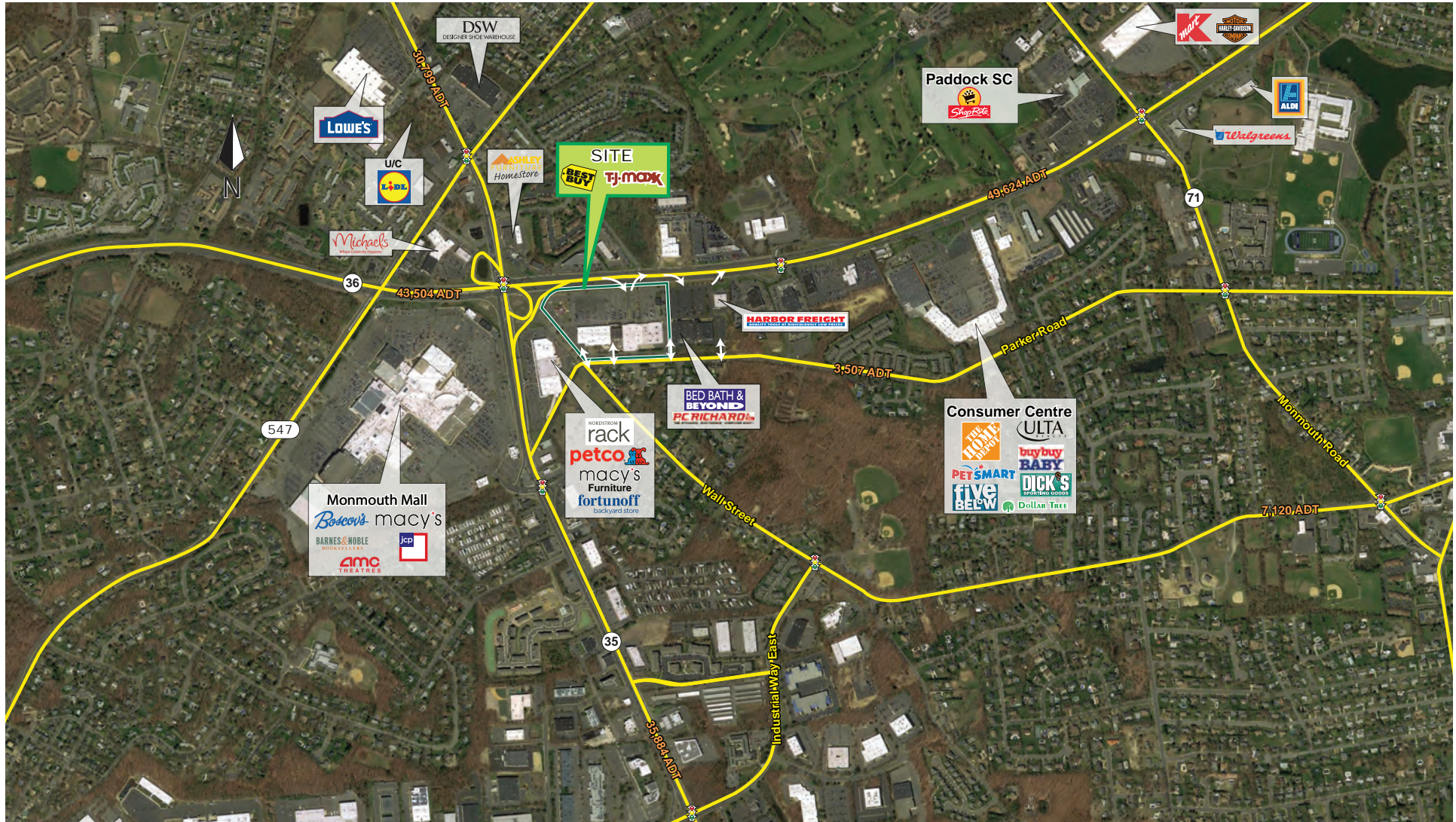


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## ACCESS AERIAL



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