

710 Route 35

Neptune, New Jersey

Availability

• +/- 2,907 SF (Can be Demised)

VPD

• 34,666 VPD on Route 35

• 36,185 VPD on Asbury Avenue

Surrounding Tenants



Demographics

Radius	Population	Total Daytime Population	Median Household Income
1 Mile	11,556	19,809	\$74,025
3 Mile	82,476	88,877	\$87,720
5 Mile	140,889	158,836	\$93,169

For Lease - Contact

Ryan Starkman
 Ph. 732-724-4501
 ryan@piersonre.com

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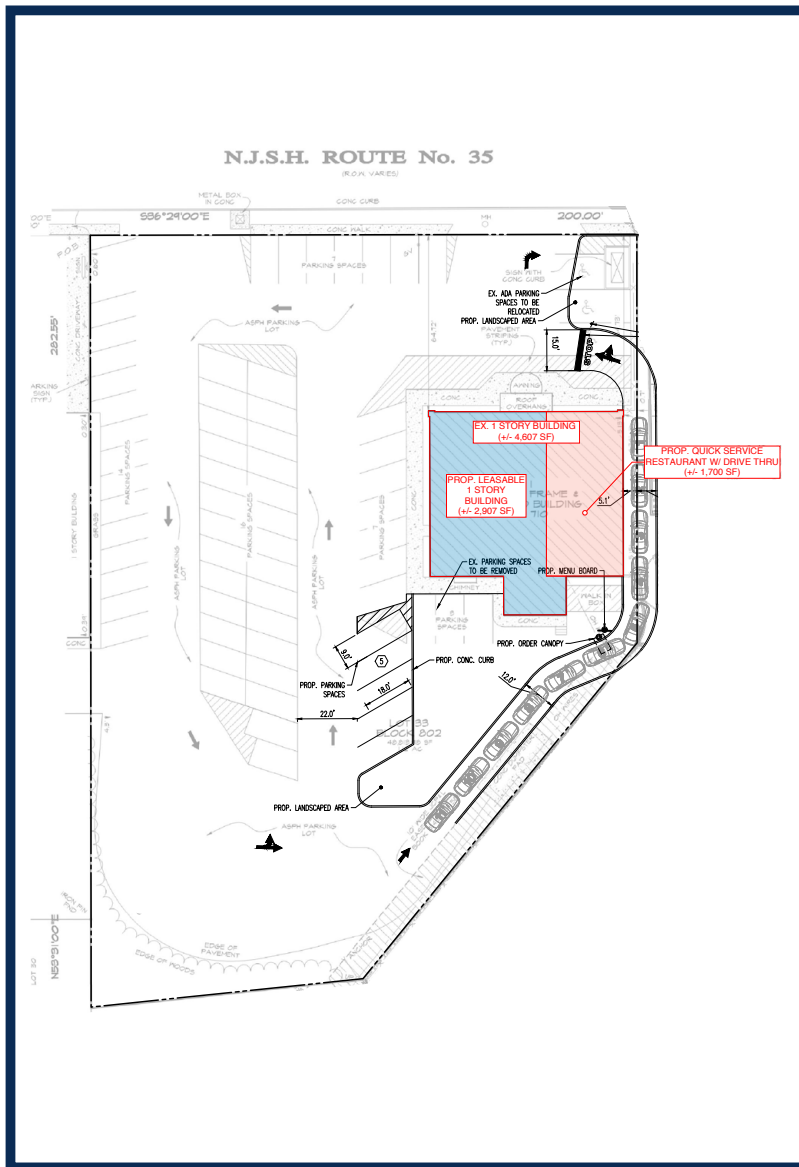
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Neptune, New Jersey

Site Description

- Prime retail opportunity located along the Route 35 and Route 66 Asbury Circle at the border of Ocean and Neptune Townships
- Tremendous visibility to nearly 35,000 vehicles per day with an end cap and signage opportunities on both sides of the facade
- Strong incomes and residential population with a median household income of \$93,169 and over 140,000 people living within 5-miles
- An abundance of high performing retailers including several large scale power centers within the immediate trade area
- Ideally situated just over 2 miles from the Garden State Parkway entrance and less than 2 miles from downtown Asbury Park

Site Plan



Facade Rendering



Side Rendering



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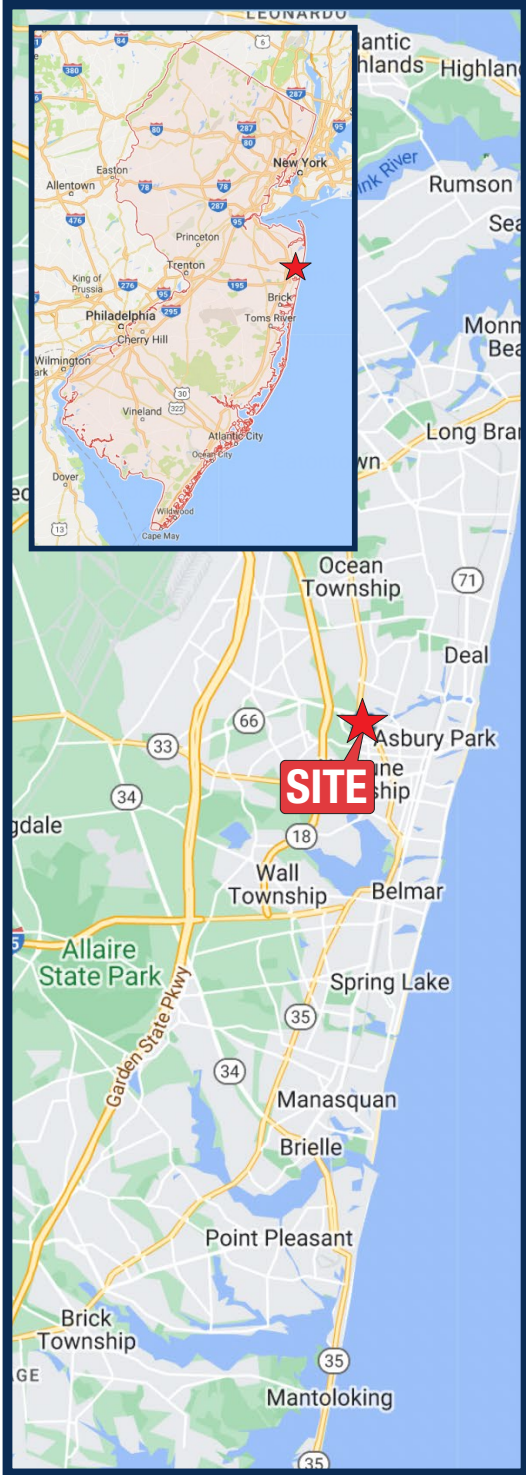
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State Map



Market Aerial



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