



# 2106 Route 35, Sea Girt, New Jersey

(Possible Shadow Anchor to Sea Girt Square)

## Availability

- +/- 2.58 Acres or Up to +/- 25,000 SF

## Opportunity

- For Sale or Lease

## Zoning: HB-80

- Medical
- Office
- Retail

## Traffic Count

- 23,072 VPD

## Strong Retail Synergy



## Demographics

Radius	Population	Daytime Population	Median HH Income
1 Mile	5,655	7,264	\$102,889
3 Mile	47,057	47,539	\$119,632
5 Mile	121,757	112,367	\$107,587

## Retail For Sale or Lease - Contact

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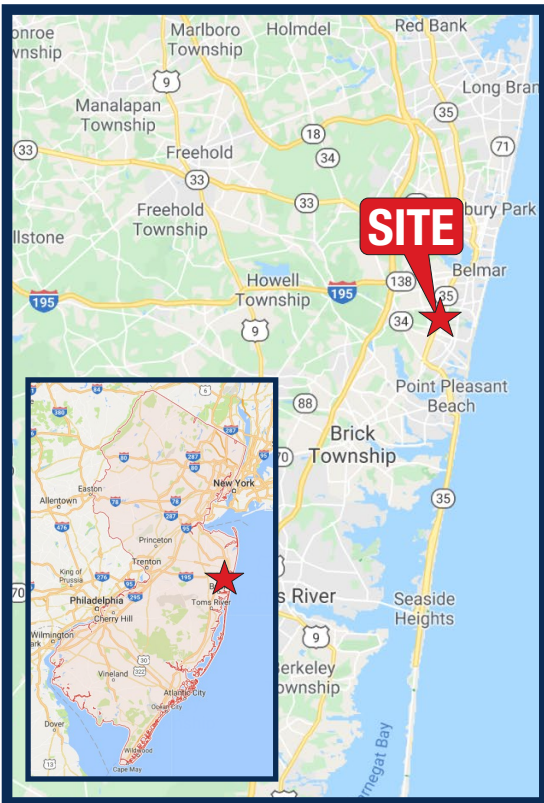


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## Site Description

- Subject site is well-positioned along a primary retail corridor at the signalized intersection of Route 35 and Ocean Road
- Rare opportunity to purchase or lease a premiere commercial property
- The property is flexible to multiple building configurations
- Landlord owns C33 Liquor License
- Surrounding population is strong year round, plus retailers in this trade area benefit from the influx of tourists and seasonal residents during the spring and summer months
- Property will also feature full access movements from Route 35, prominent pylon signage and a cross easement to allow convenient access to/from the signalized intersection at Ocean Road

## State Map



## Market Aerial



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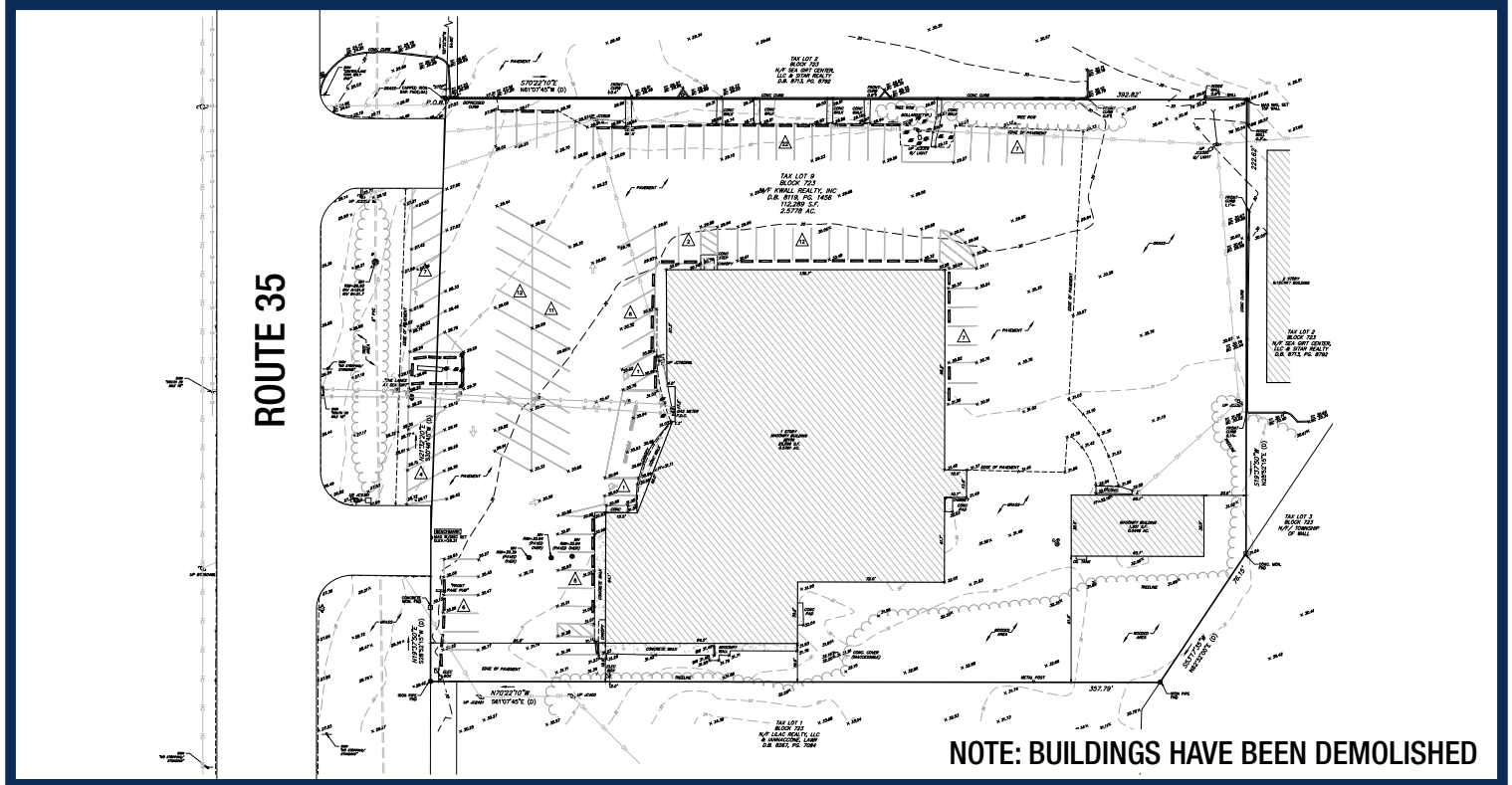
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## Site Survey



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