

2106 Route 35, Sea Girt, New Jersey

(Possible Shadow Anchor to Sea Girt Square)

| Availability • +/- 2.58 Acres or Up to +/- 25,000 SF | | | • For Sale or Lease | | | | |
|---|-----------------------|-------------------|-------------------------------|---------------------------|--------|------------------|----------------|
| Zoning: HB-80• Medical• Office• Retail | | | Traffic Count • 23,072 VPD | | | | |
| Strong R | etail Syn | ergy | | | | | |
| ALDI | CHIPOAT THE CAN OR | planet fitness | Shop Rite | | TARGET | τֈ·ͲϤϿͽͺ | WHÔLI FOODS |
| Demogra | phics | | | | | | |
| 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 | |

Neil Ruppert Ph. 732-743-9938 neil@piersonre.com

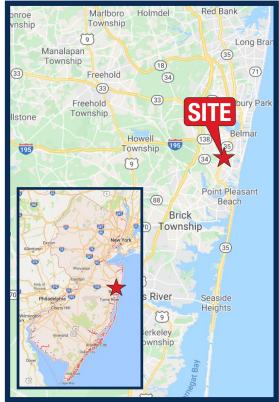


2106 Route 35, Sea Girt, New Jersey (Possible Shadow Anchor to Sea Girt Square)

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



Retail For Sale or Lease - Contact Neil Ruppert Ph. 732-743-9938 neil@piersonre.com



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

2106 Route 35, Sea Girt, New Jersey (Possible Shadow Anchor to Sea Girt Square)

Site Survey



35 23,072 VPD 33

Retail For Sale or Lease - Contact

Neil Ruppert Ph. 732-743-9938 neil@piersonre.com



© Pierson Commercial Real Estate LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any renderings, projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.