


447 Route 35 • Middletown, NJ

Available for Sublease



5,400 SF End Cap Available for Sublease

 DEMOGRAPHICS	1 mile	3 mile	5 mile
Population:	6,060	53,142	127,395
Households (est):	2,275	21,264	49,757
Household Income:	\$150,923	\$136,366	\$145,544

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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



JEFFERY REALTY
Retail Specialist



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Available

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Rate

Call for Quote

Taxes

\$4.09 PSF
CAM (including
Insurance) \$4.58

Frontage

600.95' on Route 35

Traffic Count

36,000 vehicles pass
on Route 35
5,048 vehicles pass
on Chapel Hill Road

Parking

352 +/- spaces

Tenants

- **Anchor:** Whole Foods Market
- **Notable Tenants:** Hair Cuttery, Hand & Stone Massage, Dairy Queen
- **Pad Site:** PNC Bank

Neighboring Retailers

Super Buy Rite, Bob's Discount Center, Capital One Bank, Advance Auto Parts, Texas

Notes

- Liquor license available
- Space has 144 seats
- High visibility with convenient access
- Pylon signage is available
- Kitchen equipment include Jade 12-Burner Grill, Multiple S/S Prep Stations, Manitowac Ice Makers, Walk In Freezer, Hobart Warewashing Systems, S/S Prep Stations, 22 ft Hood System, Secondary Venting System and employee bathroom

