PRIME CORNER FOR LEASE

Route 35 & 3rd Avenue | NEPTUNE CITY, NJ

NEW DEVELOPMENT
TO SUIT YOUR NEEDS

CONCEPT RENDERING ONLY

- Signalized intersection
- Directly across the street from Stop & Shop anchored shopping center
- Traffic in excess of 21,000 vehicles per day on Route 35
- Over 130,000 people within 5 miles of the site

For more information, please contact:

Tyler Bennett • President
732.837.4153 • tyler@bennettrealtyllc.com

Bennett Realty & Development LLC • Licensed Real Estate Brokers NJ, NY, CT • 24 S Holmdel Road, Holmdel, NJ 07733 • 732.837.4060 • www.bennettrealtyllc.com

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	3 Miles	5 Miles	7 Miles
Population	81,509	130,352	180,624
Daytime Population	73,871	125,137	189,695
Avg. HH Income	$86,074	$94,508	$99,415

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Multi-Tenant Concept Rendering

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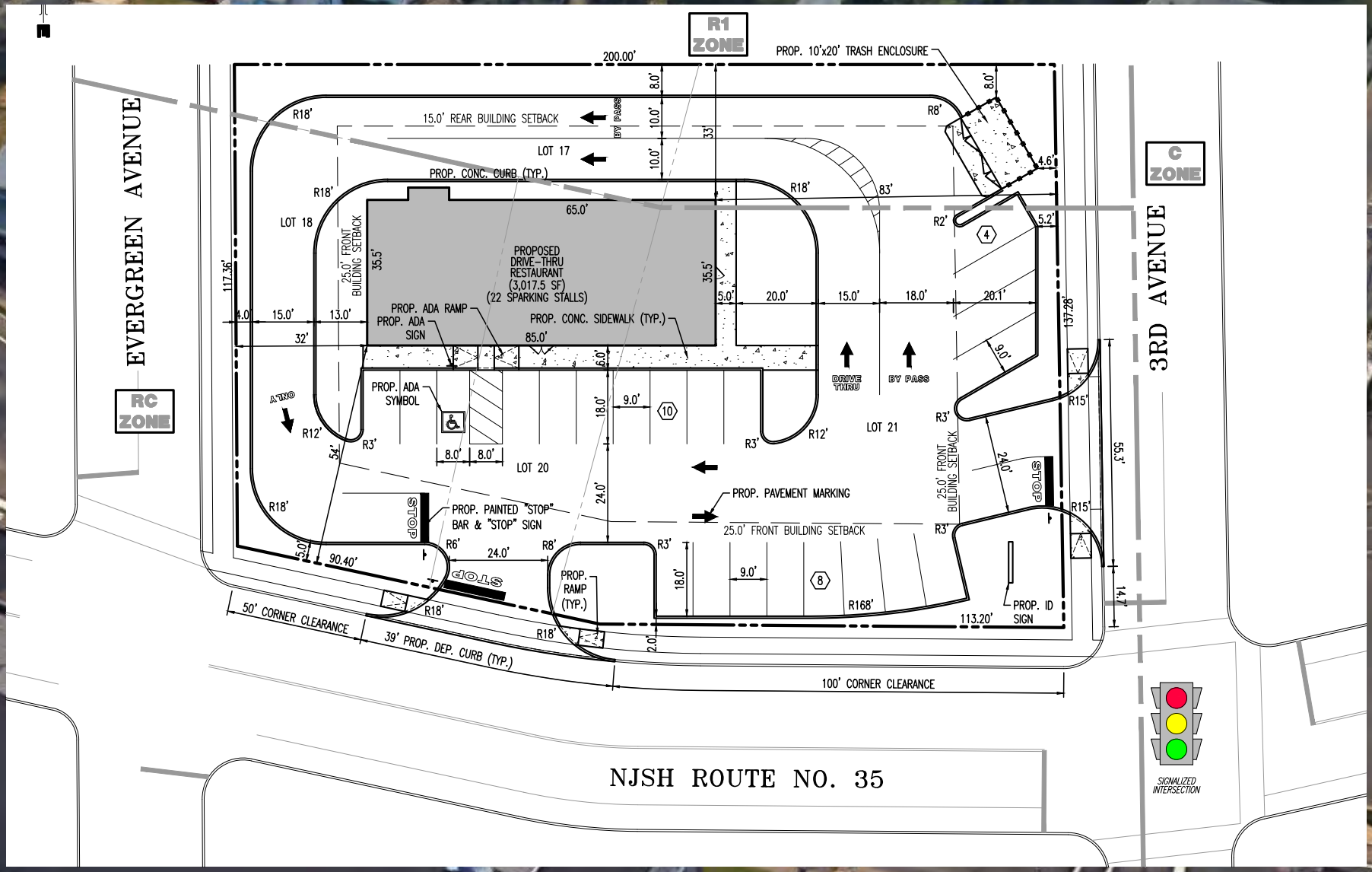
Concept Plan

Route 35 & 3rd Avenue | NEPTUNE CITY, NJ



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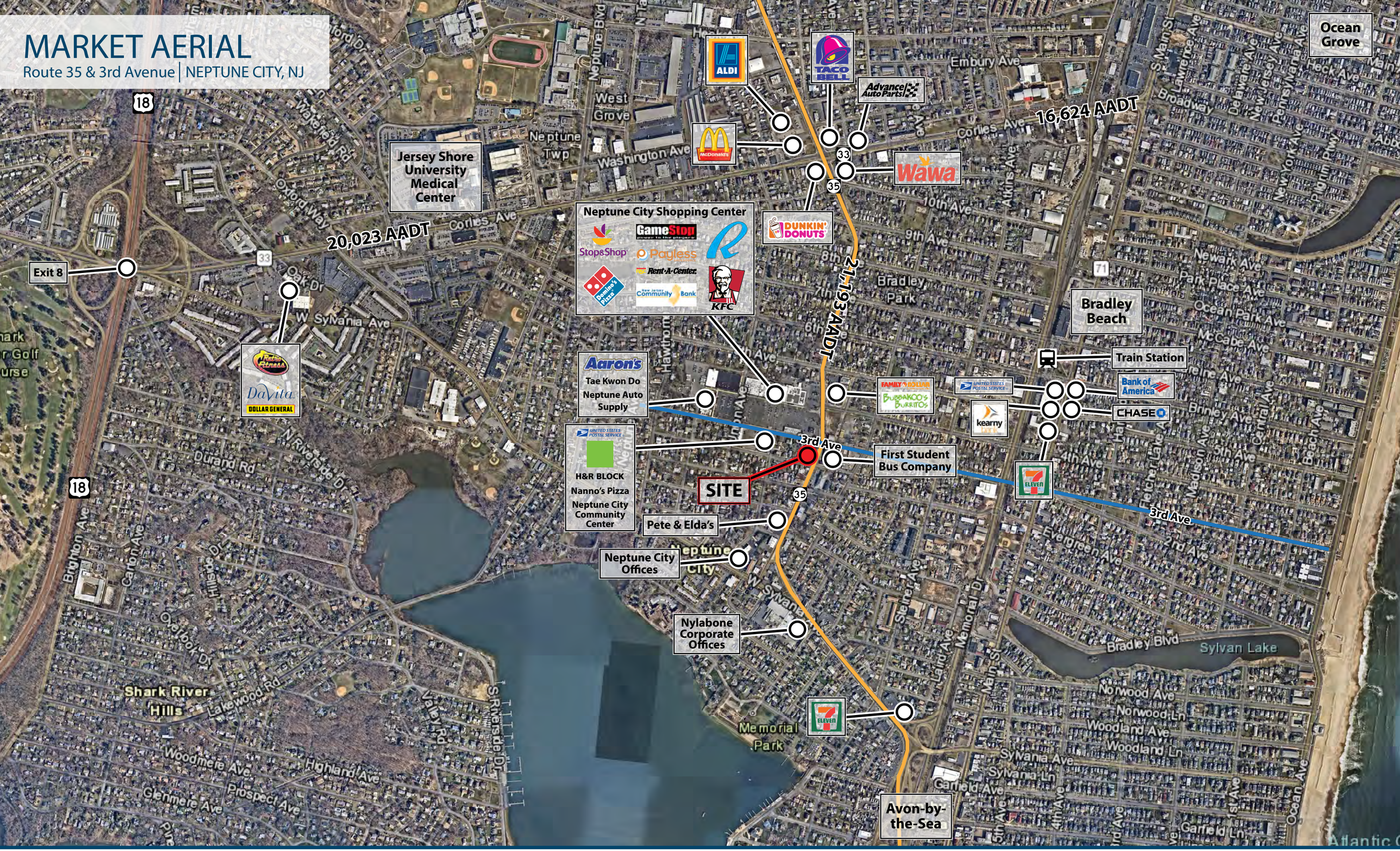
MARKET AERIAL

Route 35 & 3rd Avenue | NEPTUNE CITY, NJ



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