

MIDDLETOWN - NEW JERSEY

525-529 ROUTE 35

PAD SITE
FOR SALE/LEASE

CLICK FOR DRONE

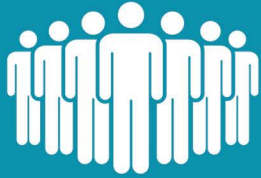
VIDEO



8,000 SF Pad Site at the Signalized Intersection of Route 35 and Crestview Drive.
Building can be subdivided. Possible Drive Thru.

DEMOGRAPHICS

5 MILE RADIUS



2022 POPULATION
132,973



HOUSEHOLDS
49,653



DAYTIME POPULATION
128,412



AVG HOUSEHOLD INCOME
\$185,163

MARKET AERIAL

SEEKING THE FOLLOWING USES:

- Urgent Care
- Physical Therapy
- Restaurants, QSR's, Fast Casual
- Banks
- Retail
- Other Medical, Professional, and Services use

UNION SQUARE PLAZA



FAIR VIEW CEMETARY & MAUSOLEUM

CURRENT RESIDENTIAL

APARTMENT COMPLEX

AADT 40,934

CRESTVIEW DR.

LUXURY APARTMENT COMPLEX

SITE
525-529
ROUTE 35

CURRENT RESIDENTIAL

CHAPEL HILL CENTER



MT OLIVER CEMETARY



VISIBILITY

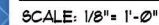
PRIME EXPOSURE & EASILY ACCESSIBLE



EXISTING CONDITIONS



SCALE: 1/8" = 1'-0"



[illegible]

[illegible]



FOR MORE INFORMATION CONTACT:

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