



FOR SALE OR LEASE
GOODYEAR
BUILDING
261 ROUTE 35,
EATONTOWN, NJ



 **DRONE VIDEO**

FACTS

- Property/Site: GOODYEAR Building
- Address: 261 Route 35, Eatontown, NJ
- Building Size: Approximately 8,000sf with 8 bays
- Property Size: .93 Acre
- Parking: 18 existing parking spaces - expandable
- Property Taxes (2024): \$35,944
- Zoning: B2, Business
- Goodyear Lease expiration June 1, 2026 (no renewal options)
- Built expressly for Goodyear in 1996
- New EDPM roof (ripoff,not Overlay in 2018)
- New HVAC in 2018
- Environmental Phase I and Phase II were recently completed. No Problems.

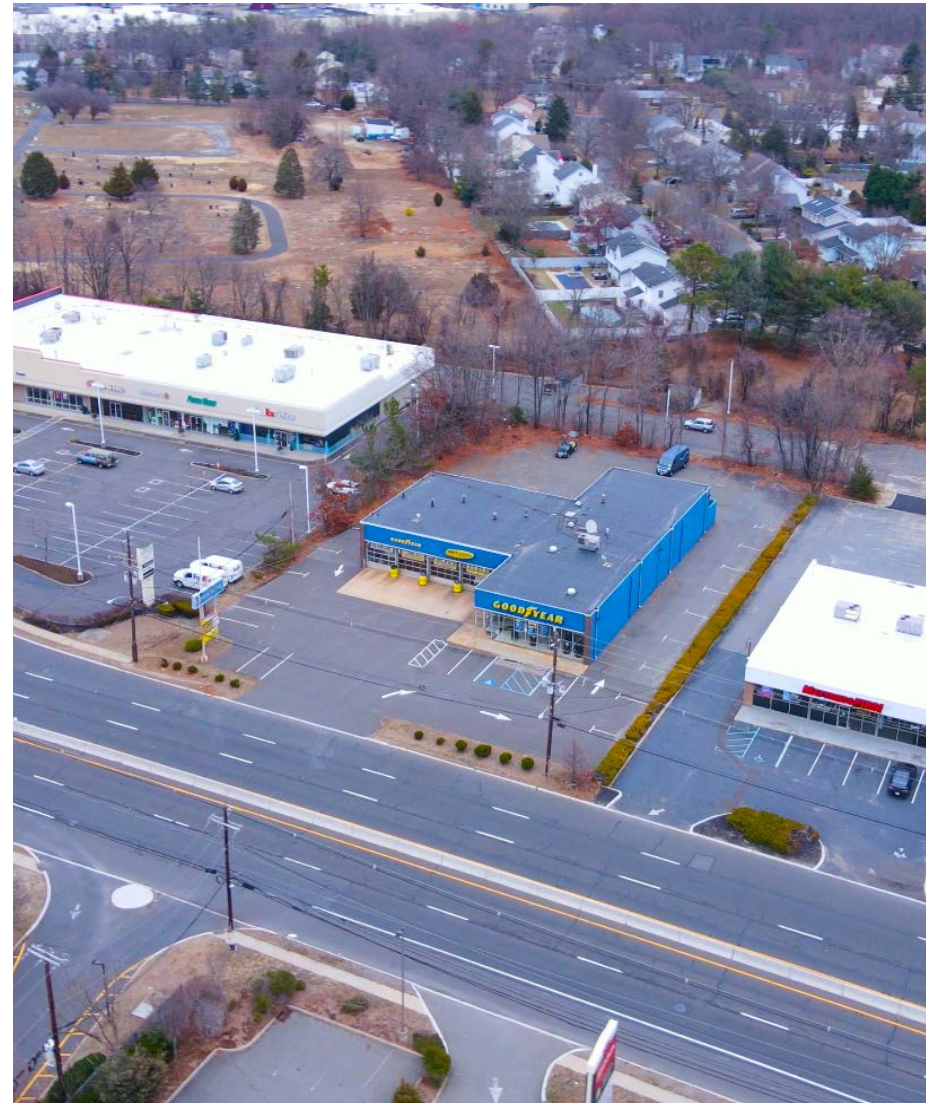
SEEKING

- Automotive Repair & Service
- Urgent Care & Medical
- Retail

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	6,547	64,861	166,239
2029 Population Projection	6,537	64,294	166,444
Change (%)	-0.03%	-0.18%	0.02%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	2,683	25,665	67,406
2029 Households Projection	2,752	26,103	69,129
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2024 Average HH Income	\$128,964	\$142,023	\$146,168

**PLEASE CALL
FOR SALE OR LEASE PRICE**





37,046 VPD

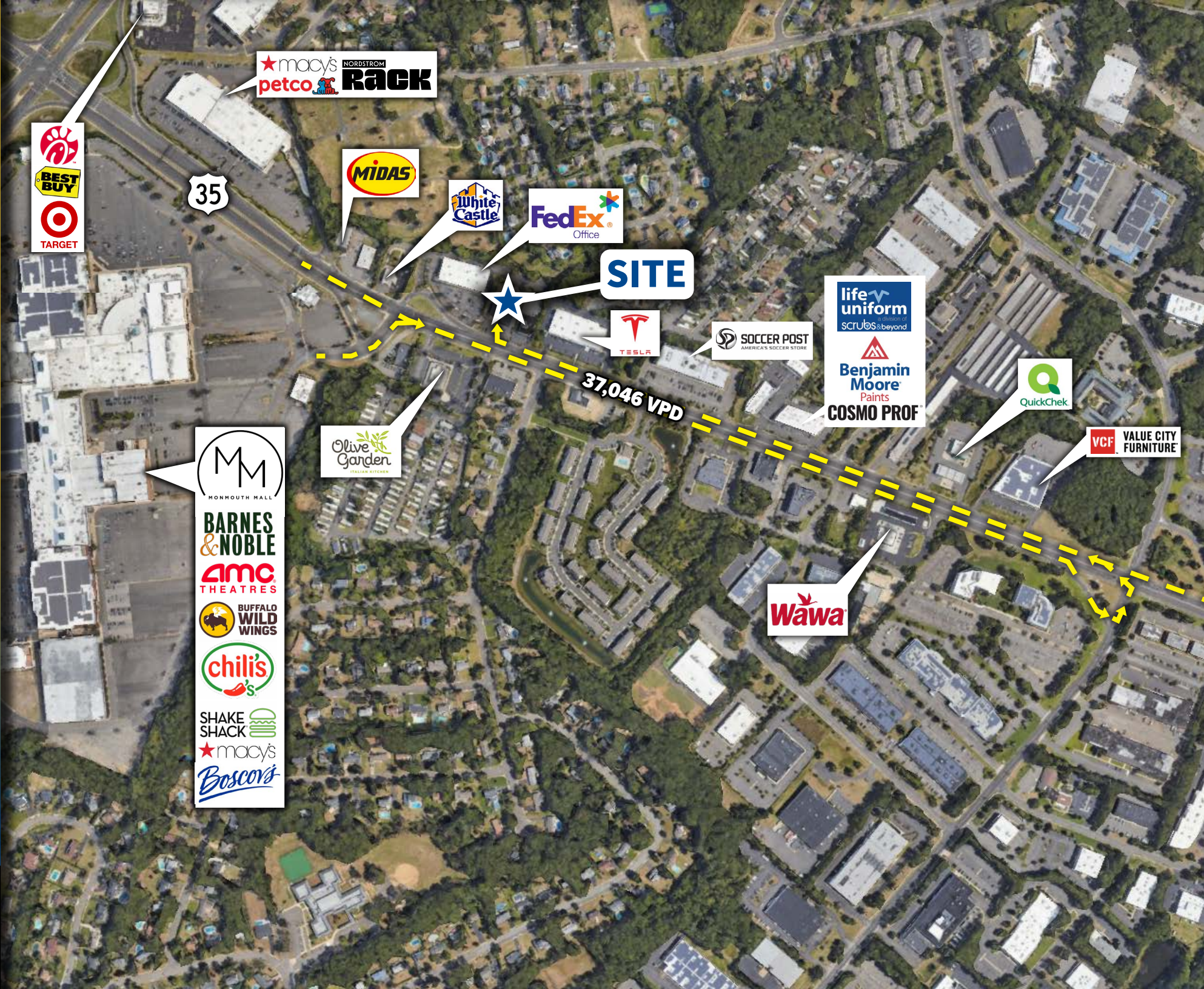
SITE



MATTRESS FIRM



MID RANGE ACCESS AERIAL



★ macy's
petco **NORDSTROM RACK**

BEST BUY
TARGET

35

MIDAS

White Castle

FedEx
Office

SITE

TESLA

SOCCER POST
AMERICA'S SOCCER STORE

life uniform
powered by
SCRUBS beyond

Benjamin Moore
Paints
COSMO PROF

QuickChek

VCF VALUE CITY FURNITURE

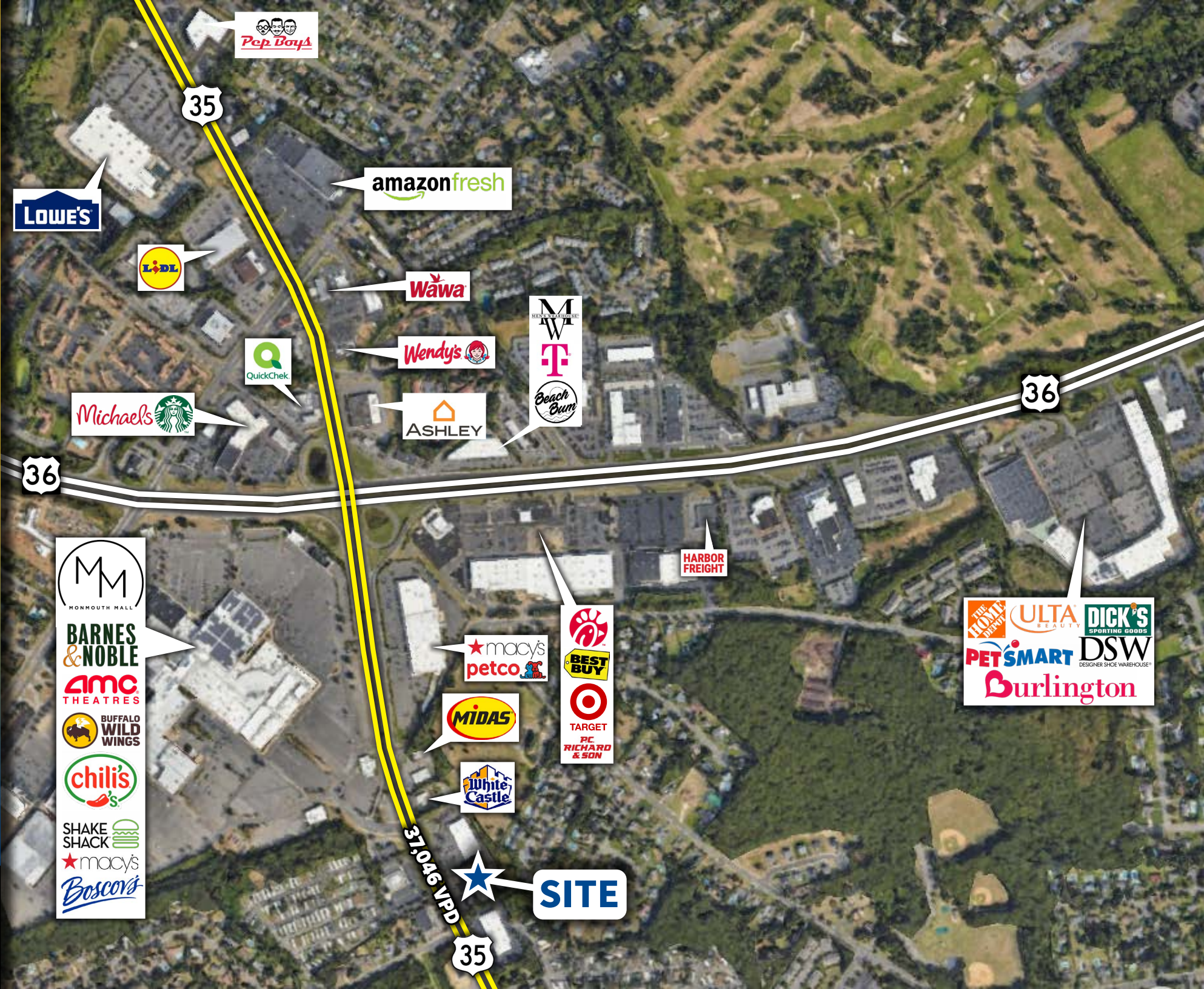
Olive Garden
ITALIAN KITCHEN

MM
MONMOUTH MALL

BARNES & NOBLE
AMC THEATRES
BUFFALO WILD WINGS
chili's
SHAKE SHACK
★ macy's
Boscov's

Wawa





Pep Boys

35

LOWE'S

LIDL

amazonfresh

Wawa

QuickChek

Wendy's

M
BEST BUY
T
Beach Bum

Michaels

ASHLEY

36

36

HARBOR FREIGHT

MM
MONMOUTH MALL
BARNES & NOBLE
AMC THEATRES
BUFFALO WILD WINGS
chili's
SHAKE SHACK
macy's
Boscov's

macy's
petco

MIDAS

White Castle

BEST BUY
TARGET
PC RICHARD & SON

THE HOME DEPOT
ULTA BEAUTY
DICK'S SPORTING GOODS
PET SMART
DSW
DESIGNER SHOE WAREHOUSE
Burlington

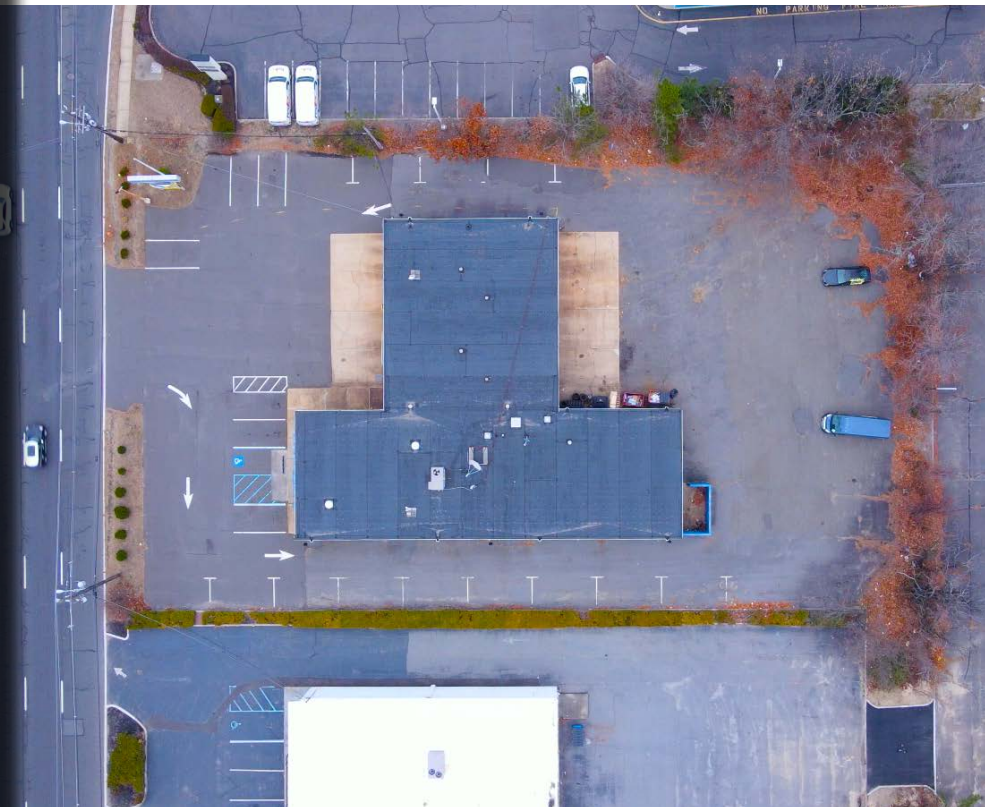
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SITE

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FOR MORE INFORMATION PLEASE CONTACT:
BILL LENAZ, RETAIL SPECIALIST
732.580.9985 | WLENAZ@BENNETTREALTYLLC.COM



BENNETT REALTY & DEVELOPMENT
LICENSED REAL ESTATE BROKERS
NJ, NY, CT, PA

NEW JERSEY
51 E. MAIN STREET
HOLMDEL, NJ 07733

PH 732.837.4060
FAX 732.963.2433
W BENNETTREALTYLLC.COM

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