

# Retail Space & Pad Site

(Existing Building 3,389 SF)

2391 – 2399 NJ 36

Atlantic Highlands, NJ



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

Matt Ardizzone  
C: 732.395.0009  
Matt@ZoltekCRE.com

Urszula Zoltek  
O: 973.798.6130  
Urszula@ZoltekCRE.com

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES



# Eastpointe

Join: West Marine, Eastpointe Fitness Center, The Bagel Nook, Jungle Jim & Jane

## 3 SPACES & PAD SITE AVAILABLE (EXISTING BUILDING 3,389 SF):

- Space #2345: 2,080 SF Endcap – **LEASED**
- Space #2347: 1,220 SF Inline – Can be Combined with Former Bank Space
- Space #2355: 1,400 SF Inline – Currently Gym, Former Yogurt Place
- Space #2360: 8,500 SF Inline – Currently Family Dollar
- Pad Site: 1.5 Acres (Existing Building 3,389 SF)
- Traffic Count (Route 36): 10,595 VPD
- Traffic Count ( Navesink Rd.): 6,487 VPD
- **COMING SOON:** 46 Luxury Residential Units to be Built Behind the Center (Breaking Ground Next Year 3<sup>rd</sup> Quarter 2024)
- Located at a Signalized Intersection Corner/Jughandle Easy Access both East and Westbound RT 36
- Located 0.9 & 2.6 Miles to Seastreak Ferry to NYC (45 min +/- to NYC): [Click Here To View Ferry Schedule](#)
- Nearby Points of Interest: Sandy Hook and Twin Lights State Historic Site
- Nearby National Tenants: CVS, Quick Chek, PNC, Jersey Mike's Super Foodtown, Dunkin Donuts.

## ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

ZOLTEK COMMERCIAL REAL ESTATE SERVICES- Licensed Real Estate Broker- 15 Furler Street, Totowa, NJ 07512 \* T: 973.798.6130

WWW.ZOLTEKCRE.COM ALTHOUGH ALL THE INFORMATION REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE SUCH INFORMATION HAS NOT BEEN VERIFIED, AND NO EXPRESS REPRESENTATION IS MADE NOR IS ANY TO BE IMPLIED AS TO THE ACCURACY THEREOF, AND IT IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE.



**Coming Soon 2024**  
**46 Luxury Residential Units**



**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES





**Coming Soon 2024**  
**46 Luxury Residential Units**

**Eastpointe  
Shopping Center**

**Pad Site**  
**(Existing Building 3,389 SF)**





# ZOLTEK

COMMERCIAL REAL ESTATE SERVICES

**Coming Soon 2024**  
**46 Luxury Residential Units**

**Pad Site**  
**(Existing Building 3,389 SF)**

	<b>AVAILABLE</b> 1,220 SF	OB/SYN OFFICES	LC Nails	<b>AVAILABLE</b> 1,400 SF	EASTPOINTE CLEANERS	COLOR BAR PARTY & BAR			<b>AVAILABLE</b> 8,500 SF	Mania's Pizzeria Restaurant			
--	------------------------------	-------------------	----------	------------------------------	------------------------	--------------------------	--	--	------------------------------	--------------------------------	--	--	--

PLOT PLAN (SCHEME 1111)  
SCALE: 1" = 20' (1:1)

\*\*PRELIMINARY\*\*



# SITES

SANDY HOOK BEACH  
4.5 MILES

36



Jersey Mike's  
DD  
Super Foodtown



36

godwill  
DOLLAR TREE  
Citizens Bank

12,715 VPD

6,487 VPD

36

36

Conifer Village at Middletown Apartments

Compromise Technologies

Royal Senior Care

Atlantic Pointe Apartments

King James Condominium

CareOne Middletown

Cottage Gate At Navesink

Navesink Estates Condominium

Navesink Estates Condominium

Buttermilk Valley Condominium

The Water Witch Club

Twin Lights State Historic Site

East Manor Square Condominium

Atlantic Highlands Child Study

Henry Hudson Reg High School

Wyndmoor Condominium

Coming Soon  
46 Luxury Residential Units



CVS  
QuickChek  
PNC

Highlands Elementary School

Waterfront Cottages NJ Shore





<b>DEMO-GRAPHIC</b>	<i>1 Mile</i>	<i>3 Miles</i>	<i>5 Miles</i>
<b>Population</b>	7,470	26,533	93,328
<b>Daytime Employees</b>	7,182	20,862	84,753
<b>Households</b>	2.49	2.43	2.56
<b>Average Age</b>	45.1	45.1	43.9
<b>Average HH Income</b>	\$126,226	\$120,923	\$124,341

**FOR FURTHER INFORMATION  
PLEASE CONTACT  
EXCLUSIVE AGENTS:**

**Matt Ardizzone**  
C: 732.395.0009  
Matt@ZoltekCRE.com

**Urszula Zoltek**  
O: 973.798.6130  
Urszula@ZoltekCRE.com

**ZOLTEK**  
COMMERCIAL REAL ESTATE SERVICES