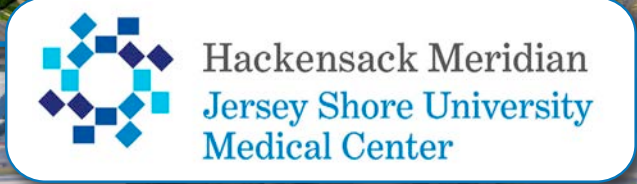


THE LANDMARK AT
222
ROUTE 35 | NEPTUNE, NJ

MEDICAL OUTPATIENT BUILDING FOR LEASE BUILD-TO-SUIT OPPORTUNITY
6,000 SF | *Freestanding*





ANCHORED BY A PREMIER ACADEMIC MEDICAL CENTER

The Landmark at 222 is a rare opportunity, 6,000 square feet of freestanding, single-tenant medical outpatient space, purpose-built to your clinical program, one mile from Hackensack Meridian Jersey Shore University Medical Center.

The region’s premier academic medical center. Its only Level I trauma center, adult and pediatric. A U.S. News top-10 hospital in New Jersey and the highest-ranked hospital in Monmouth and Ocean counties. Your practice claims high-visibility Route 35 frontage, dedicated parking, and a landmark address that carries one name. Yours.

6,000 SF
Built-to-Suit

\$30.00/SF NNN
Rental Rate

**MEDICAL
OUTPATIENT**
Freestanding

PROPERTY HIGHLIGHTS



**PURPOSE-BUILT
DESIGN**
Configure 6,000 SF to meet
your clinical needs.



**GRADE-LEVEL
ACCESS**
Convenient patient entry with
operational control.



**SINGLE-TENANT
IDENTITY**
Exclusive identity, operations,
and patient experience.



**SIGNAGE
OPPORTUNITY**
Building and monument signage
available (subject to approvals).



**ROUTE 35
VISIBILITY**
High-profile frontage near
Jersey Shore University
Medical Center.



**BUILD-TO-SUIT
DELIVERY**
Shell or turnkey delivery
customized to your practice.



**EXTENSIVE
ON-SITE PARKING**
19 required, 34 provided

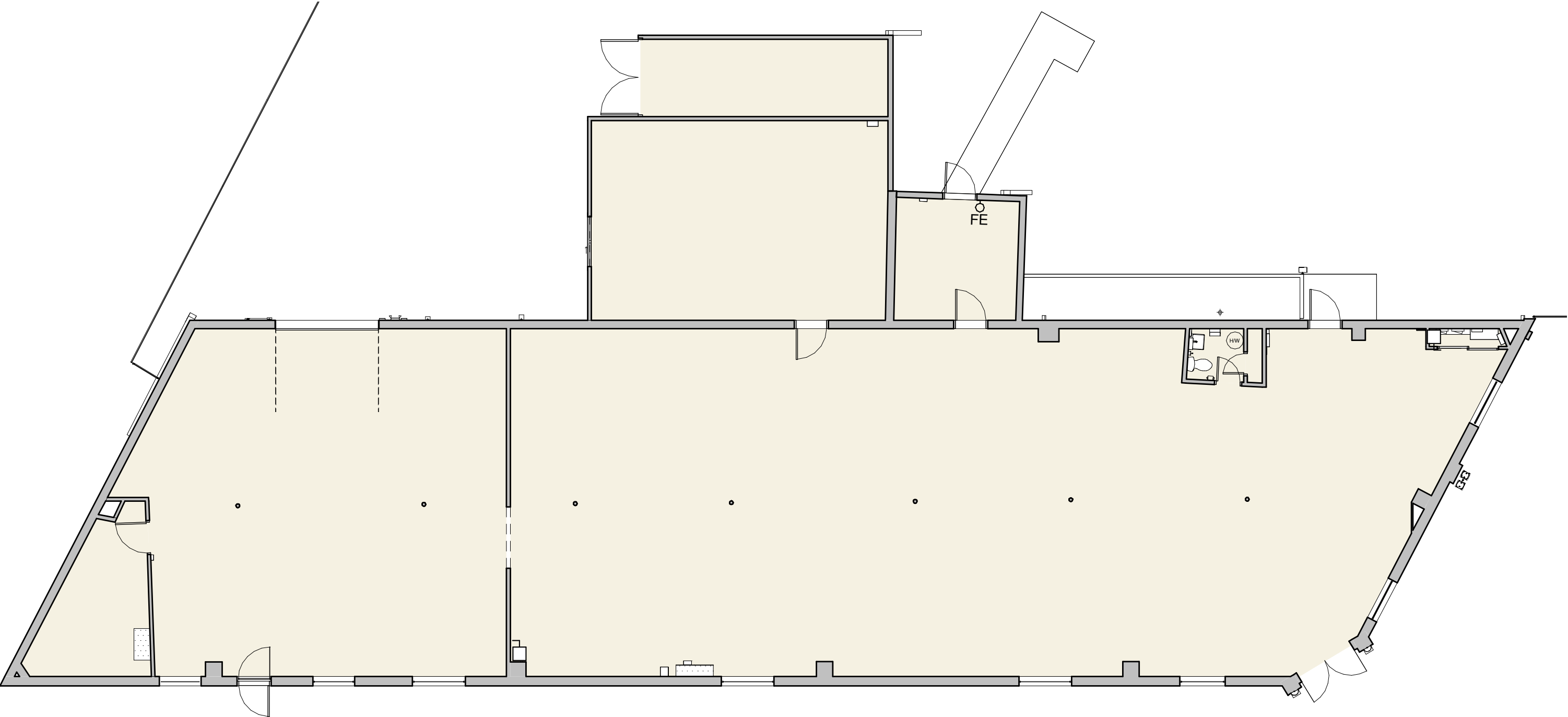


**DENSE
DEMOGRAPHICS**
Approximately 140,000
residents within five miles.

UNMISTAKABLE HIGHWAY VISIBILITY, UNDIVIDED SINGLE-TENANT IDENTITY



EXISTING FLOOR PLAN



CONCEPTUAL SITE PLAN

35



RUTHERFORD AVE.

THE LANDMARK AT
222
ROUTE 35 | NEPTUNE, NJ

HEALTHCARE ECOSYSTEM



Hackensack Meridian
Jersey Shore University
Medical Center



WHY THIS MATTERS

PRIME LOCATION

One mile from Hackensack
Meridian Jersey Shore
University Medical Center.

ROBUST REFERRAL NETWORK

Established network of physicians,
specialists, and referrals.

STRONG MARKET POSITION

Serving one of the Jersey Shore's
strongest medical markets.

HIGHLY INSURED POPULATION

High concentration of employer
and direct-pay coverage.

LONG-TERM MARKET STRENGTH

Continued hospital investment with
limited freestanding outpatient
supply.

HOPE Tower 1

10-story outpatient cancer,
maternity, pediatric, and
research center



Cardiovascular Expansion 2

\$45M investment adding
30,000 SF of advanced
cardiac care



Northwest Pavilion 3

Emergency department,
Level 1 Trauma Center, ICU
and surgical suites



Mehandru Pavilion 4

Advanced inpatient care
and specialty medical
services



K. Hovnanian Children's Hospital 5

New Jersey's #1-ranked
children's hospital



Ackerman Pavilion 6

Renovated inpatient care
with expanded obstetrics
and med/surg capacity



Amdur Ambulatory Care Center 7

Outpatient testing and
pre-admission services



BUILT-IN DEMAND. LIMITED SUPPLY.

A highly insured patient base, 95.9% medical outpatient occupancy, and proximity to one of the region’s leading academic medical centers create a compelling environment for healthcare providers.



5-MILE HEALTHCARE MARKET SNAPSHOT



32
Medical Outpatient
Buildings



698,449 SF
Medical Outpatient
Building SF



95.9%
Occupancy



876
Physicians



134,705
Total Population



124,072
Insured



\$107,805
Median Household
Income

DEMAND DRIVERS



**WELL-INSURED
POPULATION**
Strong employer
and direct-pay
coverage.



**LIMITED
NEW SUPPLY**
Only 32 medical
outpatient buildings
within five miles.



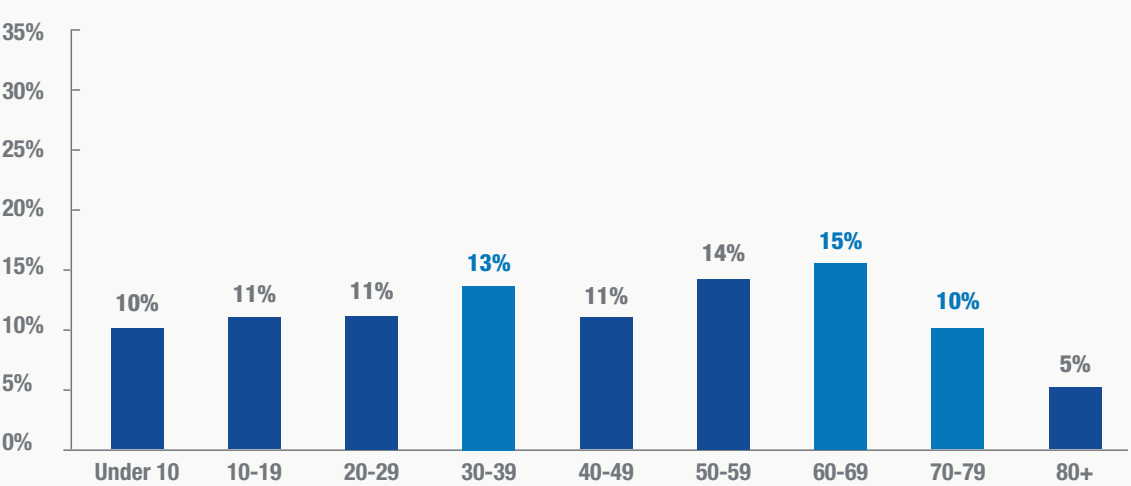
**ESTABLISHED
HEALTHCARE
CORRIDOR**
Anchored by JSUMC,
a premier academic
medical center.



**GROWING
PATIENT BASE**
Strong growth across
senior and working-
age cohorts.

AGE DISTRIBUTION

Neptune Township Population by Age Cohort



Source: U.S. Census Bureau, 2024 American Community Survey 5-Year Estimates

STRONG & DIVERSE PATIENT BASE

Nearly 40% of Neptune Township residents fall within the 30-39, 60-69 and 70-79 age cohorts, supporting demand across primary, specialty, outpatient and elective care.

SURROUNDED BY THE REGION'S LEADING HEALTH- CARE NETWORK

222 Route 35 sits in the path of daily patient and provider traffic, positioned between two of New Jersey's largest health systems. Hackensack Meridian Jersey Shore University Medical Center, Hackensack Meridian Health's regional academic flagship, is 1.3 miles away.

RWJBarnabas Health's Anne Vogel Family Care and Wellness Center, an outpatient facility of Monmouth Medical Center, is a direct drive north on Route 35, with Monmouth Medical Center itself in nearby Long Branch.

REGIONAL ACCESS

ROUTE 35
DIRECT FRONTAGE

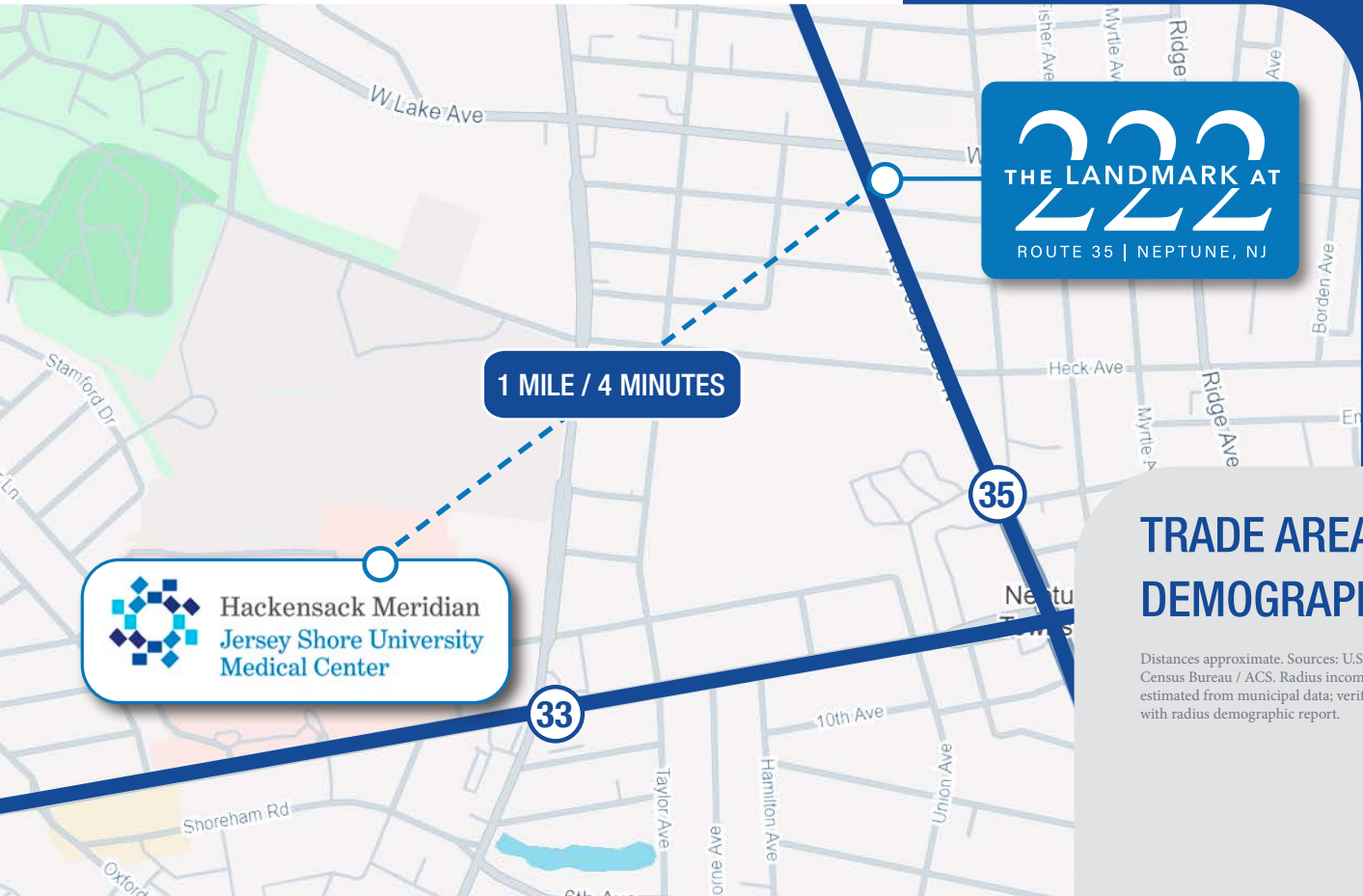
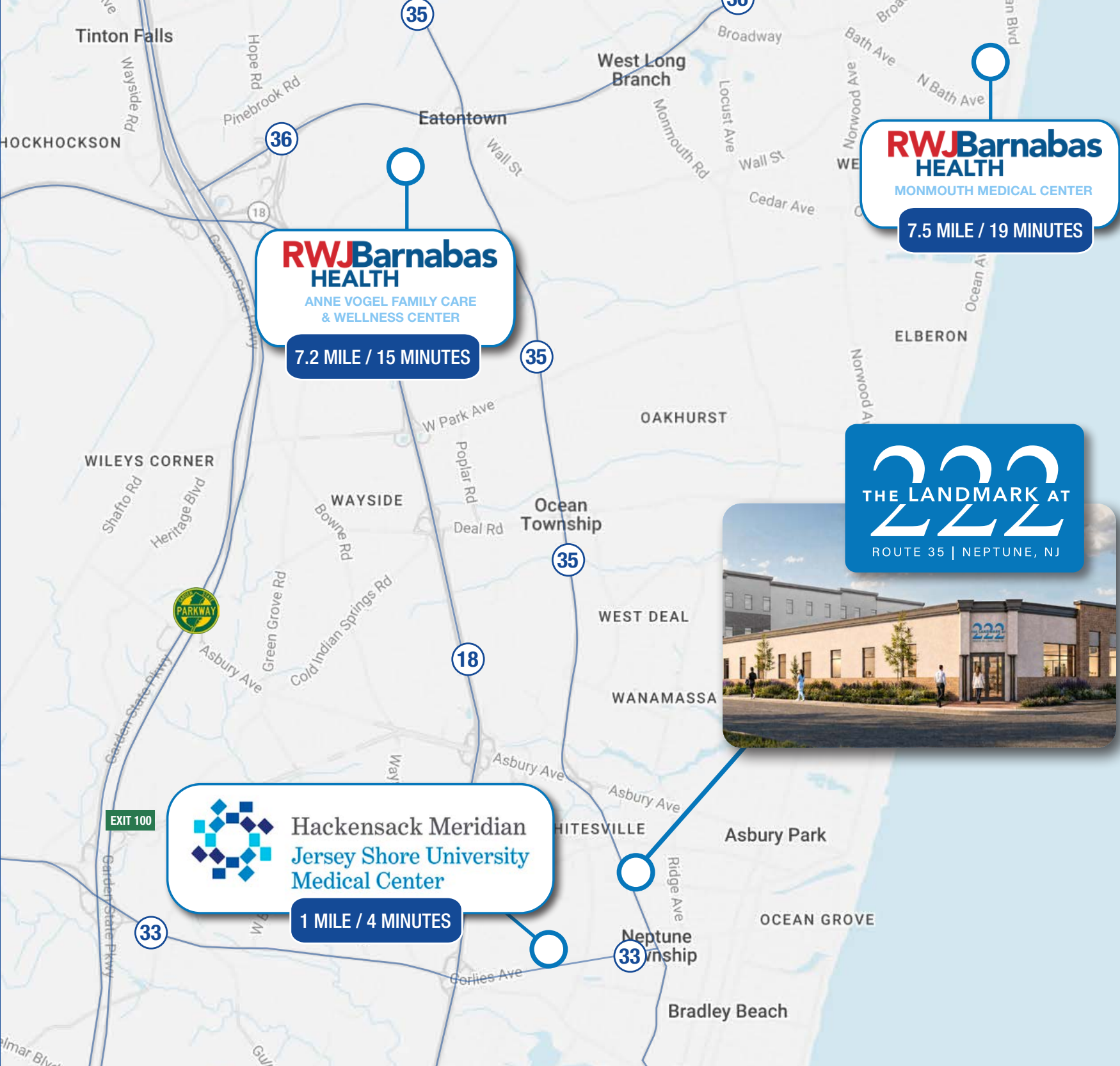
ROUTE 35
0.7 MILES

ROUTE 71
1 MILES

ROUTE 18
1.5 MILES

ROUTE 66
1.5 MILES

GARDEN STATE PARKWAY
3 MILES



TRADE AREA DEMOGRAPHICS

Distances approximate. Sources: U.S. Census Bureau / ACS. Radius income estimated from municipal data; verify with radius demographic report.



~140,000
Estimated residents
within a five-mile radius



\$97,000
Est. median household
income within five miles



+14%
Growth in Neptune
Twp. median household
income since 2017



\$124,800
Monmouth County median
household income

THE LANDMARK AT
ZZZ
ROUTE 35 | NEPTUNE, NJ



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