

2345-2399 RT-36,  
ATLANTIC HIGHLANDS, NJ 07716  
EASTPOINTE PLAZA



24,830 sq. ft.  
Available Space

**A Strategic Retail Expansion Opportunity**  
24,830 SF Anchor Space | Route 36 Corridor, Middletown NJ  
Affluent Trade Area • Established Demand • Continued Residential Growth

### OPPORTUNITY OVERVIEW

A Rare Anchor Opportunity in a Proven Retail Corridor.

CENTURY 21 Away Realty is proud to present a 24,830 square foot anchor retail opportunity at Eastpointe Plaza, a well-positioned shopping center along the Route 36 corridor in Middletown, New Jersey.

This offering presents a unique opportunity to secure large-format space within an established retail environment where demand is already in place. The property serves a strong residential base and benefits from consistent traffic driven by both neighborhood activity and regional commuter flow.

Located just 1.2 miles from the Seastreak Ferry, the site also captures commuters traveling between Monmouth County and New York City, further expanding its reach beyond the immediate trade area.

## WHY THIS LOCATION WORKS

Consistent Traffic. Strong Demographics. Ongoing Growth.

This location performs because the fundamentals are already established and continuing to strengthen.

- Established Retail Corridor
- Route 36 functions as a primary retail spine serving surrounding communities
- Affluent, Stable Customer Base
- Median household incomes exceed \$140,000 within a 5-mile radius
- Reliable Daily Traffic Patterns
- Driven by a mix of necessity retail, service tenants, and commuter flow
- Residential Growth Pipeline
- 46 new luxury residential units scheduled for delivery in 2026
- NYC Connectivity
- Close proximity to Seastreak Ferry with direct service to Manhattan

Designed for Accessibility + Visibility

- Direct frontage along Route 36
- Strong exposure to eastbound and westbound traffic
- Two points of ingress and egress
- Ample parking supports both convenience and destination retail

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### Nearby National Retailers Include:

- CVS
- Starbucks
- Jersey Mike's
- Super Foodtown
- Wells Fargo
- 7-Eleven



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**EASTPOINTE PLAZA**

**TRADE AREA SNAPSHOT (5 MILE RADIUS):**

- 131,316 -Population
- \$140,000+ - Median Household Income
- 55,000+ - Daytime Population
- 2026 - New Residential Growth (46 Units)

**Designed for Accessibility + Visibility**

Eastpointe Plaza benefits from a strong mix of co-tenancy and surrounding national retailers that drive consistent activity throughout the day.

**Current Plaza Tenants Include:**

- Jungle Jim & Jane
- The Bagel Nook
- Eastpointe Health & Fitness
- USPS
- The Reaction Lab

**Location Advantage**

Positioned along Route 36, Eastpointe Plaza benefits from strong visibility and accessibility within one of Middletown's primary retail corridors. The site captures both neighborhood traffic and commuter flow, with proximity to NYC via ferry access further strengthening demand.

## TENANT POSITIONING + LEASE DETAILS

### Lease Overview

- Asking Rent: \$32 PSF
- CAM: \$7.50 PSF
- Taxes: Included in CAM
- Electric, Gas and Water are sub-metered
- Sewer included in CAM

### Ideal For Retailers Seeking

- A scaled presence within an established market, positioning your business alongside proven operators in a well-recognized commercial corridor.
- Immediate access to an active and affluent customer base with consistent purchasing power and strong local demand.
- Strong visibility in a high-traffic area without the risks, delays, and costs associated with ground-up development.
- A location supported by both steady daily foot traffic and destination-driven visitors, ensuring consistent exposure throughout the week.
- Long-term stability backed by dense residential surroundings, ongoing neighborhood growth, and sustained economic activity.

PROPERTY PHOTOS  
EXISTING

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Position Your Brand Where Demand Already Exists

Eastpointe Plaza offers a rare opportunity to secure large-format retail space within a corridor where traffic, demographics, and residential growth are already established.

For Leasing Information or to Schedule a Tour

Arlene Way  
CENTURY 21 Awaye Realty  
(718) 488-0800



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