

# 430 ROUTE 36

## PORT MONMOUTH, NEW JERSEY

FOR LEASE | 1,140 SF up to 42,364 SF AVAILABLE

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**NEW FAÇADE AND PARKING LOT COMING SOON**



\*ARTISTS RENDERING

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Unit #	Tenant
1. AVAILABLE 1,140 SF	
2. CLEANERS	
3. NAILS	
4. AVAILABLE 1,600 SF	
5. HOUSE OF CHONG	
6. MONMOUTH SMOKE	
7. PIZZA & PASTA FACTORY	
8a. CIRCUS WINES BEER & SPIRITS	
8b. AVAILABLE 38,914 SF	
9. AVAILABLE 2,250 SF	
10. AVAILABLE 1,200 SF	
11. AMBOY BANK	



**AVAILABLE:** 1,140 SF - 42,364 SF  
**BUILDING SIZE:** 68,000 SF  
**RENT:** CALL FOR QUOTE  
**NNN PRICE:** \$9.00 PSF

**TRAFFIC:** 35,942 VPD - RT. 36  
**PARKING:** 261 SPACED  
**FRONTAGE:** 730' ON RT. 36

**NOTES:**

- Direct access off Route 36 & Wilson Ave
- Prime time visibility from Route 36
- Heavy beach traffic in summer season
- New facade coming soon
- New parking lot coming soon
- New landscaping coming soon
- Former Foodtown grocer available

**SPACE INFO:**

- Freestanding former Dunkin' (Space 1)
- Former Salon (Space 4)
- Former Grocer (Space 8)

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# EXISTING SITE PHOTOS



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 **SITE RENDERINGS**



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 **SITE RENDERINGS**



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