

FOR LEASE | GROUND FLOOR RETAIL

1 MAIN STREET

1 Main Street | Eatontown, NJ 07724



PROPERTY SUMMARY

Available SF:	± 1,500 - 6,265 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	± 49,500 SF
Cross Streets:	Route 71

PROPERTY OVERVIEW

Ground Floor Retail at Signalized Corner

LOCATION OVERVIEW

Located at the intersection of Highway 35 and 71, with easy access to Route 36, Route 18, and the Garden State Parkway

PROPERTY HIGHLIGHTS

- Located at the signalized corner of Main Street and Broad Street
- Traffic count of 27,952 VPD
- In close proximity to Monmouth Mall, Monmouth Racetrack, the Jersey Shore and Little Silver train station.
- Ideal uses include financial and legal services, bank, coffee/bakery, convenience store, etc.

FOR MORE INFORMATION, PLEASE CONTACT:

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Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com

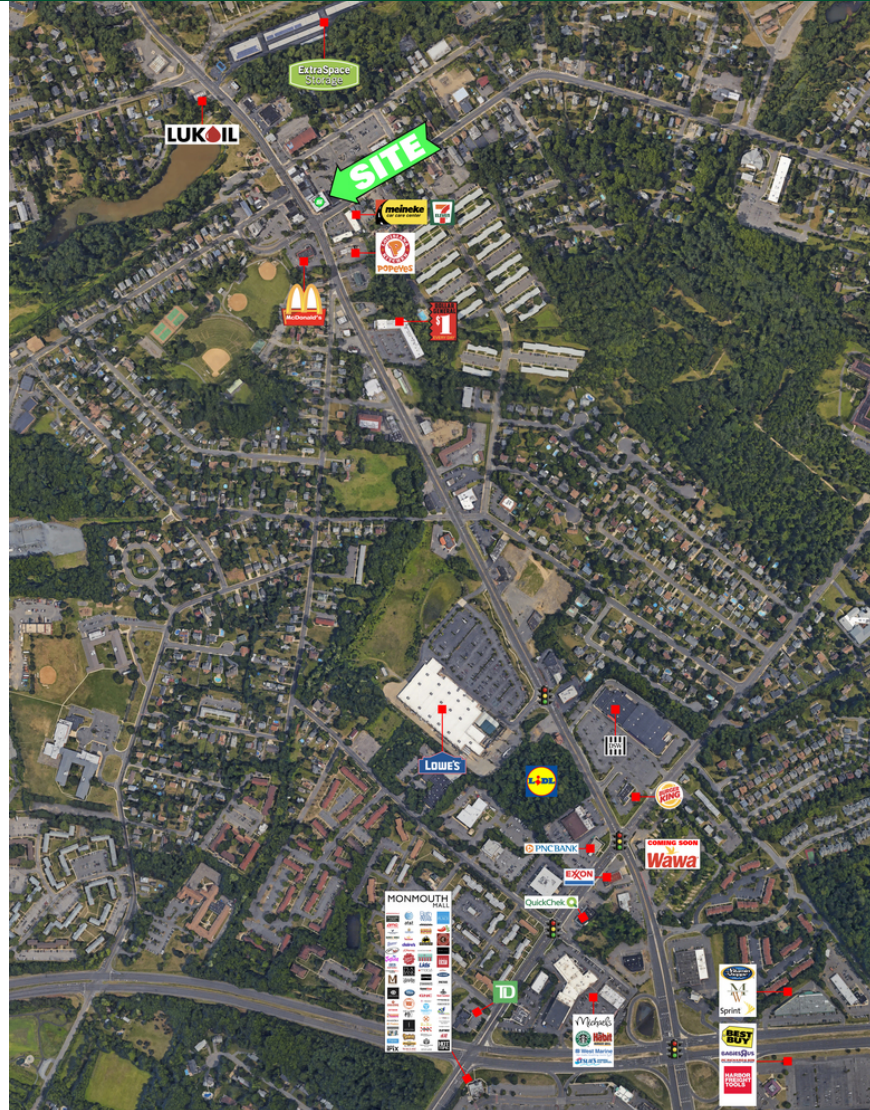
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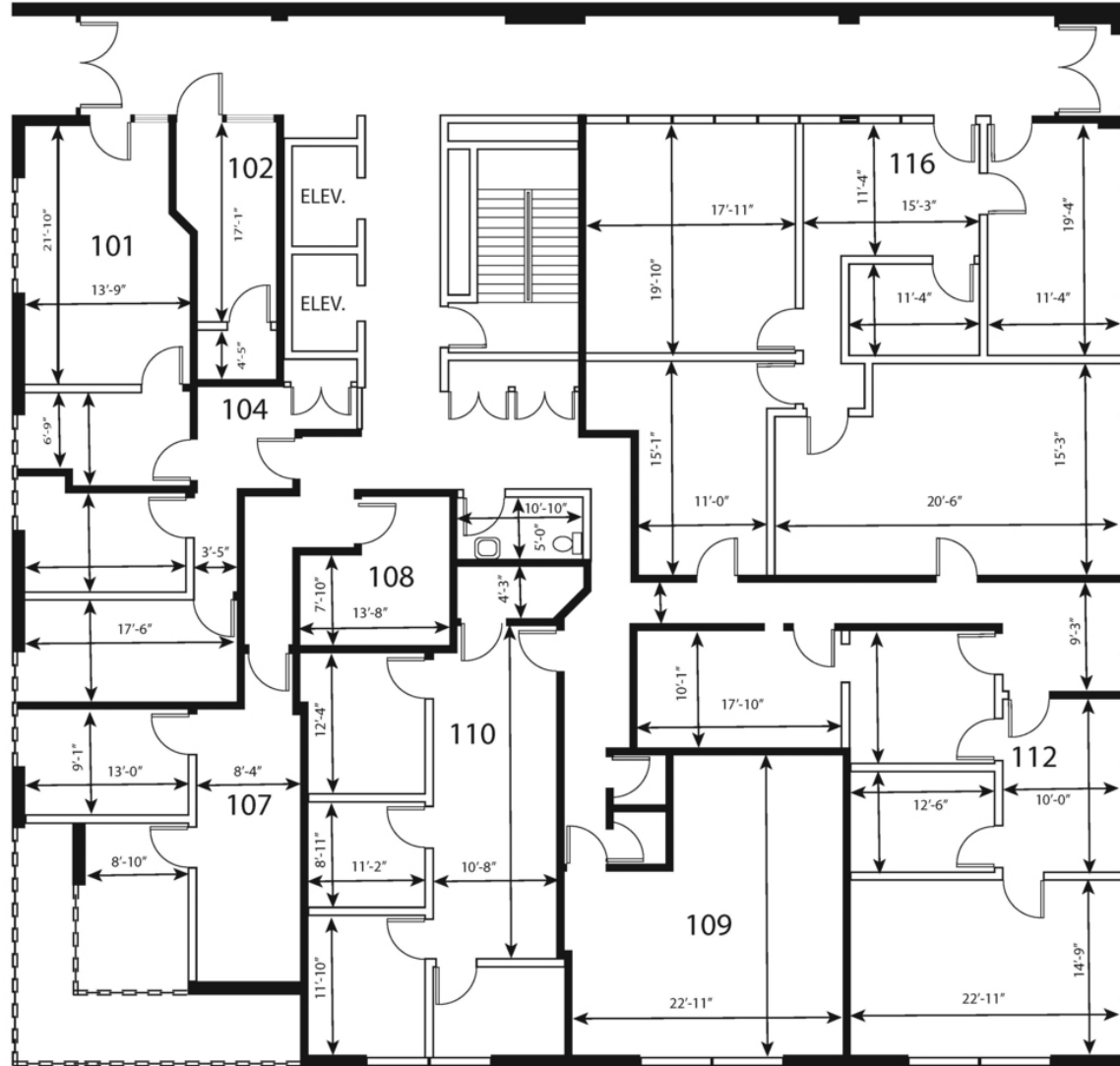


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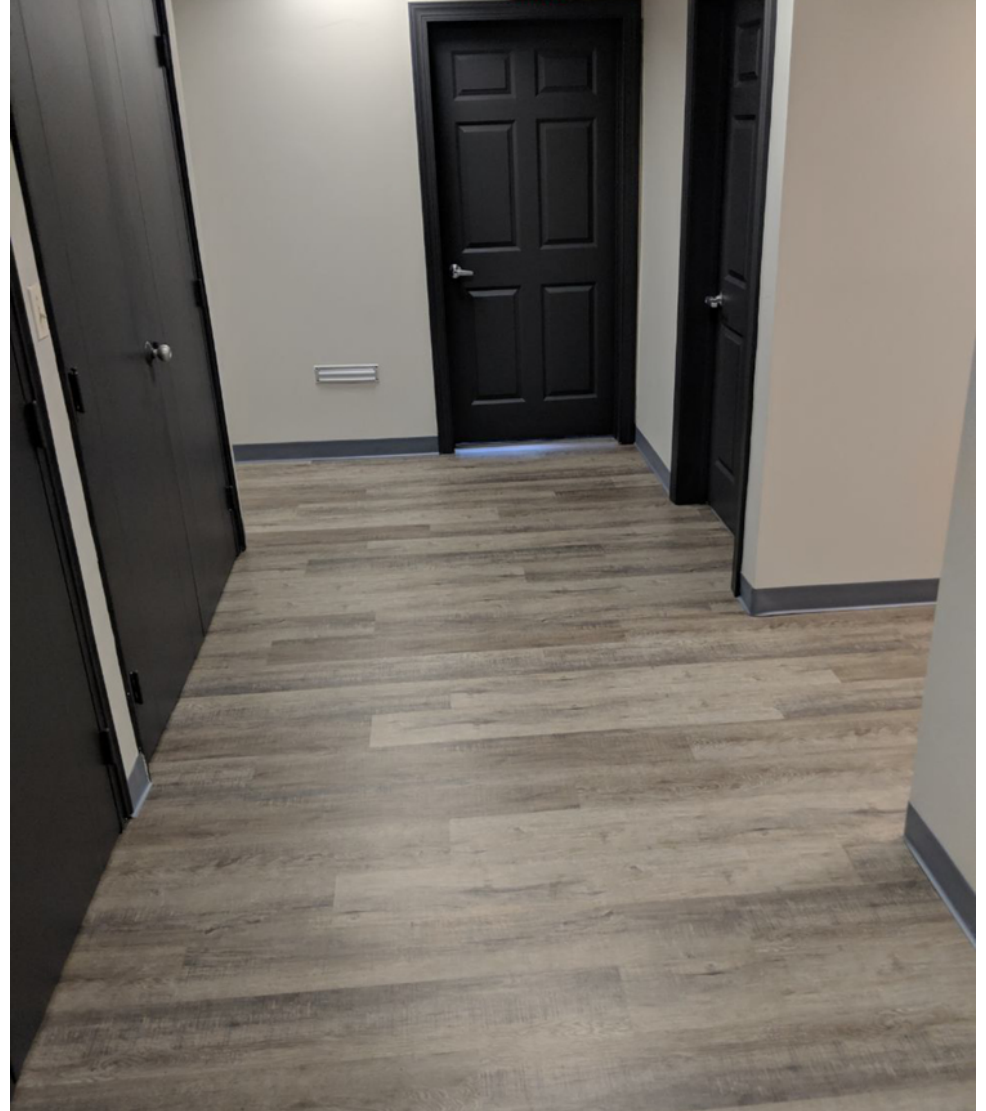


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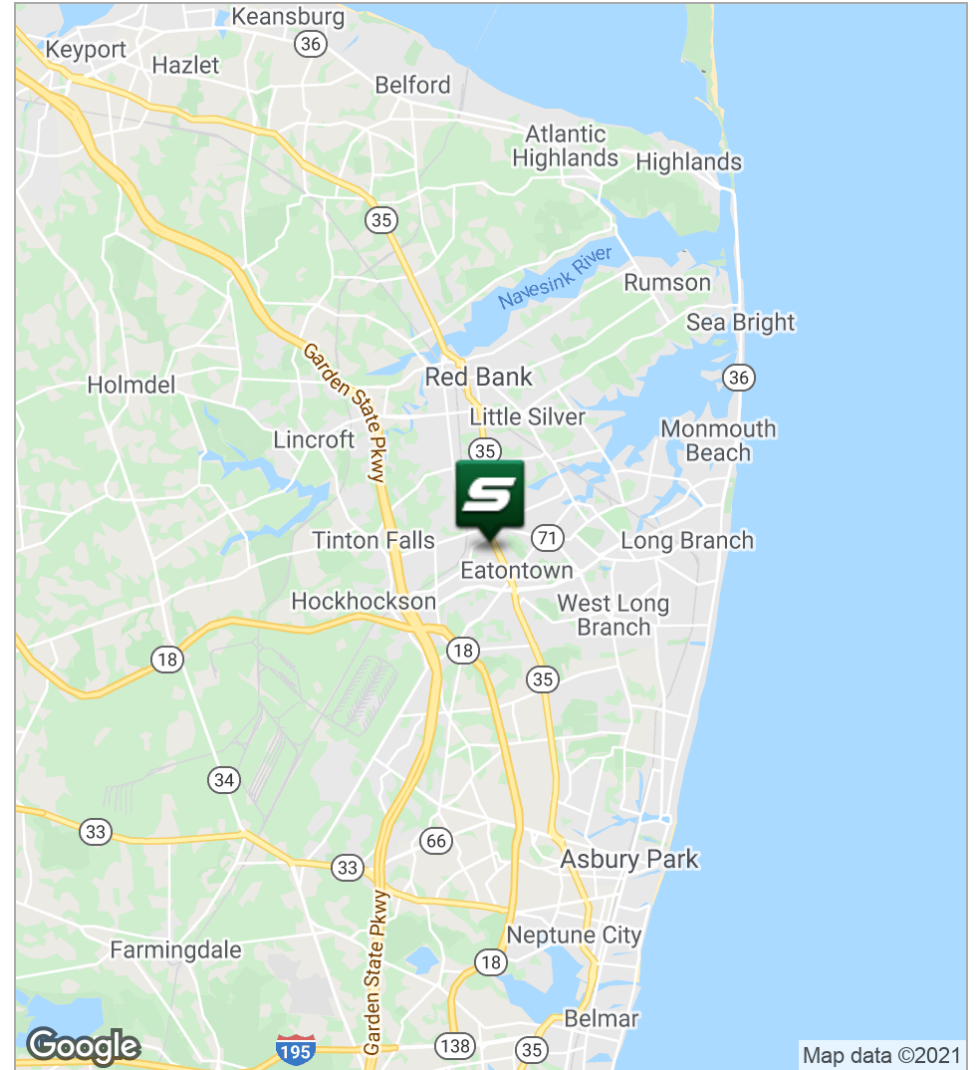
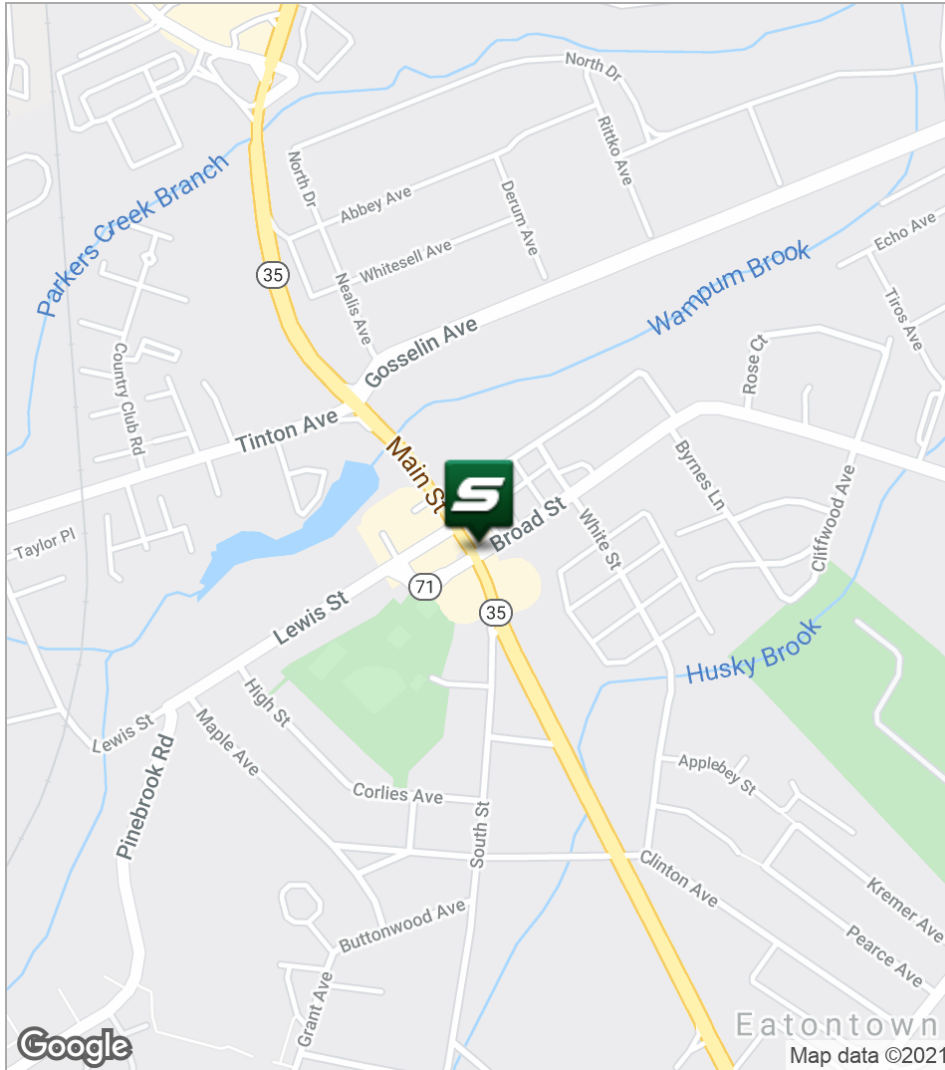


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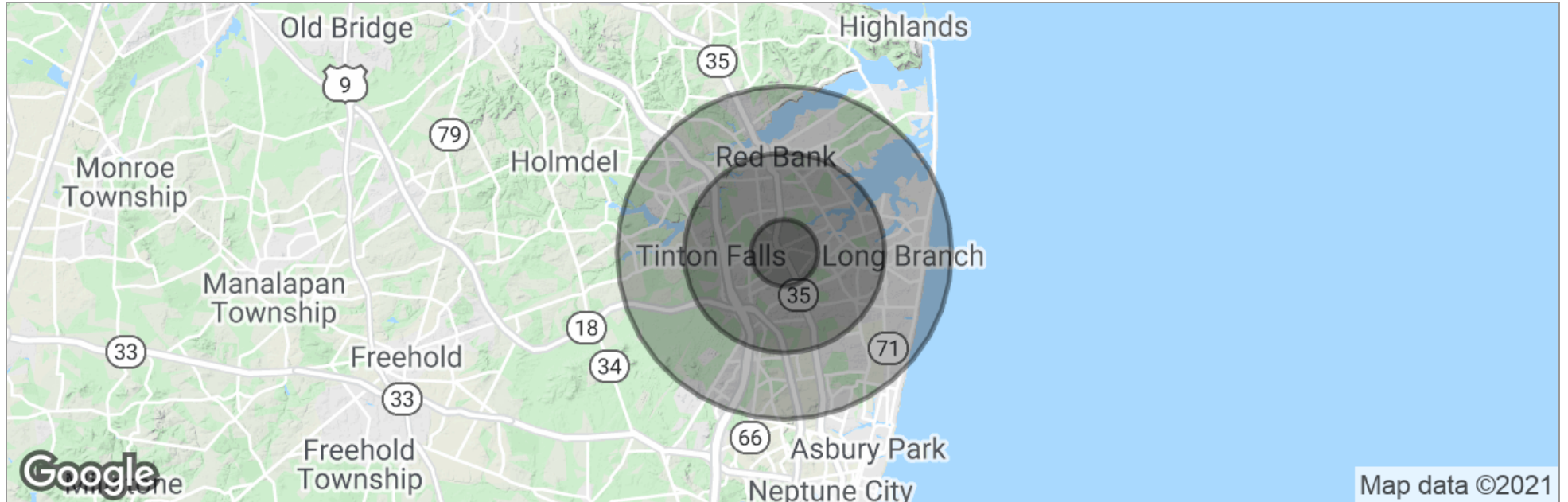


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Map data ©2021

	1 Mile	3 Miles	5 Miles
Total Population	8,635	59,845	163,107
Population Density	2,749	2,117	2,077
Median Age	37.7	41.1	40.2
Median Age (Male)	35.6	39.2	38.8
Median Age (Female)	39.6	42.9	41.7
Total Households	3,824	23,461	61,994
# of Persons Per HH	2.3	2.6	2.6
Average HH Income	\$73,508	\$100,960	\$105,970
Average House Value	\$416,538	\$481,716	\$516,997

* Demographic data derived from 2010 US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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