



# Investment Opportunity

8,000 Sq. Ft. Retail / Automotive Building  
59 Route 35 No. Eatontown , New Jersey



## AREA RETAILERS:

Petco, Acme, Lowes, Chilis, TGI Friday's, Olive Garden, Marshalls, WOW, Borders, Sleepy's, TJ Maxx, 6th Ave, Vitamin Shoppe, Toys R Us, AC Moore, Pet Smart, Macy's, CVS, JC Penney, A&P, 7-11 Dunkin Donuts, Wachovia, Buy Rite Liquors, Walgreens, Charlie Browns, Advance Auto, K-mart, Omni Fitness



Please Contact Exclusive Broker:

**PETER GALLICCHIO / President**  
pgallicchio@remcorealty.net  
(732) 253-0888 Ext: 11  
Cell: (732) 713-0227

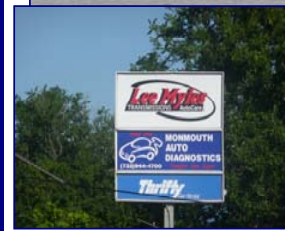


The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



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## INVESTMENT SALE OPPORTUNITY:

Fully leased 8,000sf free standing Auto/Retail building on 1.26 acres with 184' of frontage. B-1 Commercial zone permits most retail uses. Three position Pylon Signage. Long term triple net leases with annual increase.

**Sale Price: \$1,430,000 Cap Rate: 8% NOI: \$114,687**

## LEE MYLES, THRIFTY CAR RENTAL, MONMOUTH AUTO

Located in one of the State's busiest retail corridors between the Monmouth Mall and the Grove @ Shrewsbury. Just 1.5 miles south of the Rt.35 / Rt.36 circle

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2008 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,352	65,218	149,786
Total Households	3,184	25,332	60,411
Median Household Income	\$70,986	\$79,917	\$81,501
Traffic Count: US. Route 35	31,000 VPD		Source: ESRI

525 Milltown Road, Suite 101 North Brunswick, NJ 08902  
Ph: 732-253-0888 Fax: 732-253-0887 www.remcorealty.net

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