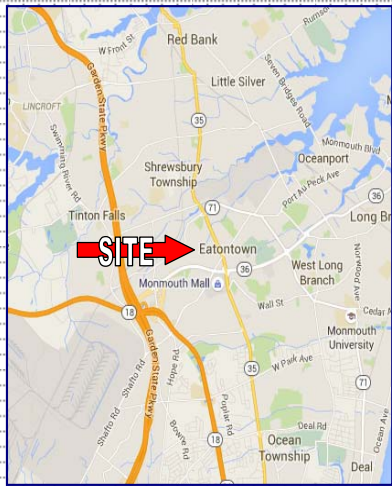




R *Another Remco Exclusive Offering!* **R**



Comments: The subject property best serves the vehicle related and general commercial type users, who may need the ability to bring vehicles and or product into the building.

Users can purchase and offset their mortgage with the rents from VK Transmission & Monmouth Automotive. The property features a large 3 panel highway pylon sign, and is surrounded by major retailers.

Few opportunities exist in this trade area to purchase or lease a small free-standing building.

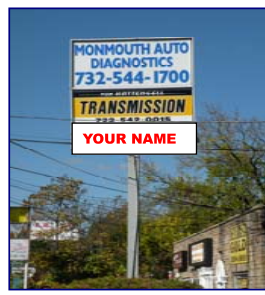
Ideal Uses: New car prep facility, Pools & Patio, Flooring & Tile, Plate Glass, Electronics, Kitchen & Bath, Metal Fabrication, Overhead Doors, Sign Company, Appliances, HVAC, Plumbing, Electrical, Roofing & Painting Contractors, Printing, Lighting Showroom, Pumps & Generators, Equipment & Party Rentals, Automotive Equipment and Pest Control, etc.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VERIFIED INDEPENDENTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice.

EATONTOWN, NEW JERSEY

Free Standing Commercial Building

59 Route 35 North - Near Broad Street



SALE / LEASE = 8,075sf. Retail Building



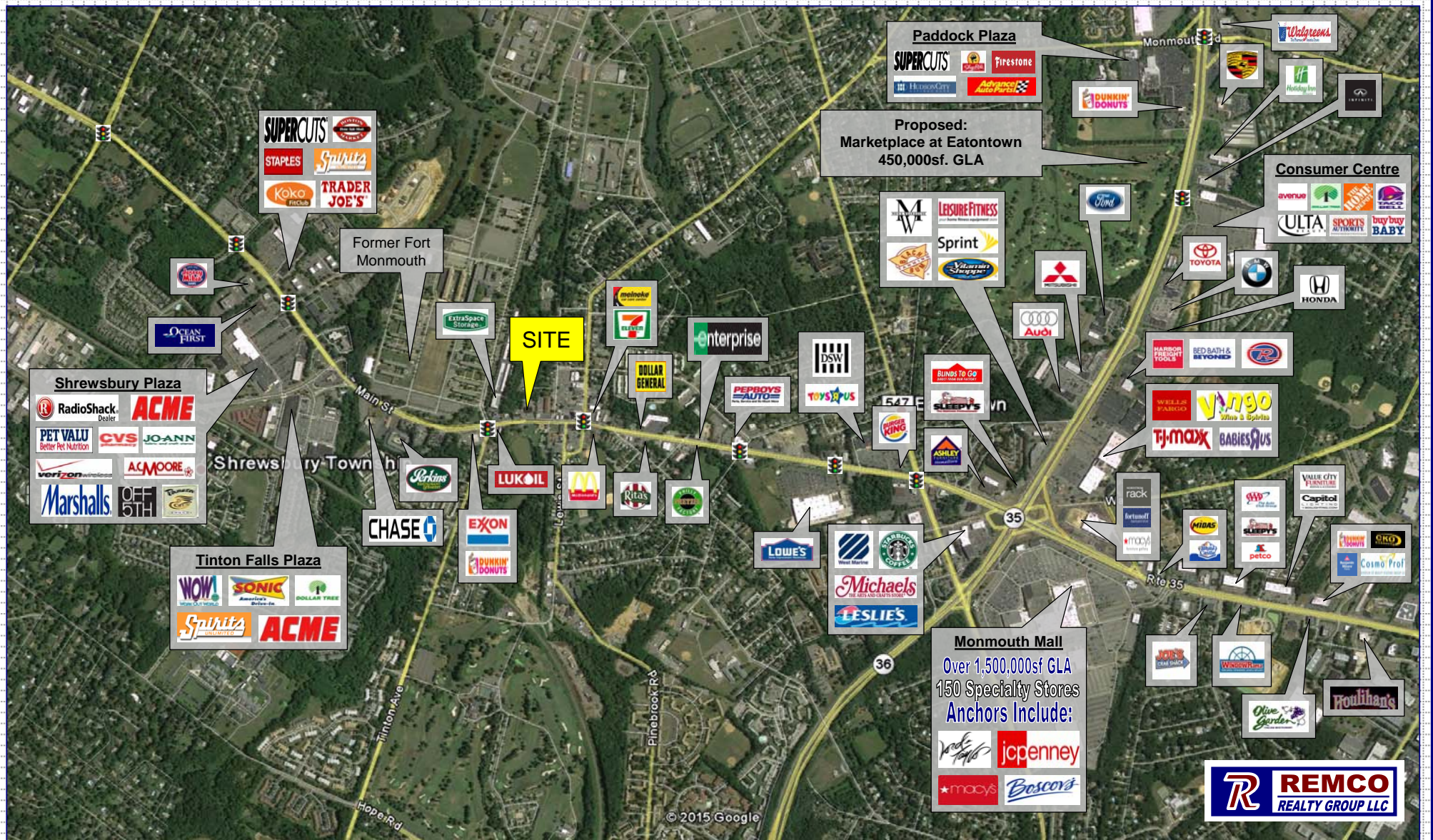
- ❖ Free-Standing = 8,075sf. (95' wide x 85' deep)
- ❖ Available = 2,125sf. (middle unit)
- ❖ Join: VK Transmissions & Monmouth Auto
- ❖ User-Investor = Occupy and collect rent
- ❖ Three Panel Pylon Signage
- ❖ Site = 1.26 Acres (184' frontage)
- ❖ Parking = 40 on-site (possible expansion)
- ❖ Property Taxes = \$26,695.55 (2014)
- ❖ Zoned = (B-1) Business Zone
- ❖ 1.5 miles from the Rt.35 / Rt. 36 Circle

Please Contact:
PETER GALLICCHIO
 President Ext: 11
 Cell: 732-713-0227
 pgallicchio@RemcoRealty.net

2015 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,547	57,827	147,846
Total Households	3,340	22,060	56,784
Median Household Income	\$62,627	\$96,716	\$103,377
Traffic Count: Route 35	AADT: 27,952 (NJ-DOT) Demos by: Geolytics		



1215 Livingston Ave, Suite # 2, North Brunswick, NJ 08902
 T: 732-253-0888 F: 732-253-0887 www.RemcoRealty.net



SUPERCUTS
STAPLES
Spritz
Koko Pickles
TRADER JOE'S

Former Fort Monmouth

SITE

**Proposed:
Marketplace at Eatontown
450,000sf. GLA**

Paddock Plaza
SUPERCUTS
Firestone
Advance Auto Parts

Consumer Centre
AVENUE
WALMART
ULTA
SPORTS AUTHORITY
buy buy BABY

Shrewsbury Plaza
RadioShack Dealer
ACME
PET VALU
Better Pet Nutrition
CVS
JO-ANN
verizon
ALMOORE
Marshall's
OFF 511

Tinton Falls Plaza
WOW!
SONIC
DOLLAR TREE
Spritz
ACME

Monmouth Mall
Over 1,500,000sf GLA
150 Speciality Stores
Anchors Include:
jcpenney
macy's
Boscov's

REMCO REALTY GROUP LLC