

FOR LEASE | RETAIL AND OFFICE

FOUNTAIN RIDGE SHOPPING CENTER

1652-1708 Route 35 North | Middletown, NJ 07748



PROPERTY SUMMARY

Available SF:	± Fully Leased
Lease Rate:	N/A
Lot Size:	± 3.57 Acres
Building Size:	± 30,399 SF
Cross Streets:	Magnolia Lane

PROPERTY OVERVIEW

Retail and office space available for lease in Fountain Ridge Shopping Center

LOCATION OVERVIEW

Located on heavily traveled Route 35, South in Middletown, with easy access to Highway 36 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Fountain Ridge is a three-building office/retail center
- Amenities include outdoor seating areas and fountain
- In a heavily populated area with great demographics
- Co-tenants include CKO Kickboxing, martial arts studio, hair salon, Italian restaurant, Kessler Physical Therapy, and First Steps preschool

	1 Mile	3 Miles	5 Miles
Total Households:	2,300	20,122	40,080
Total Population:	6,572	57,484	114,492
Average HH Income:	\$123,456	\$121,257	\$120,261

FOR MORE INFORMATION, PLEASE CONTACT:

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1481 Oak Tree Road
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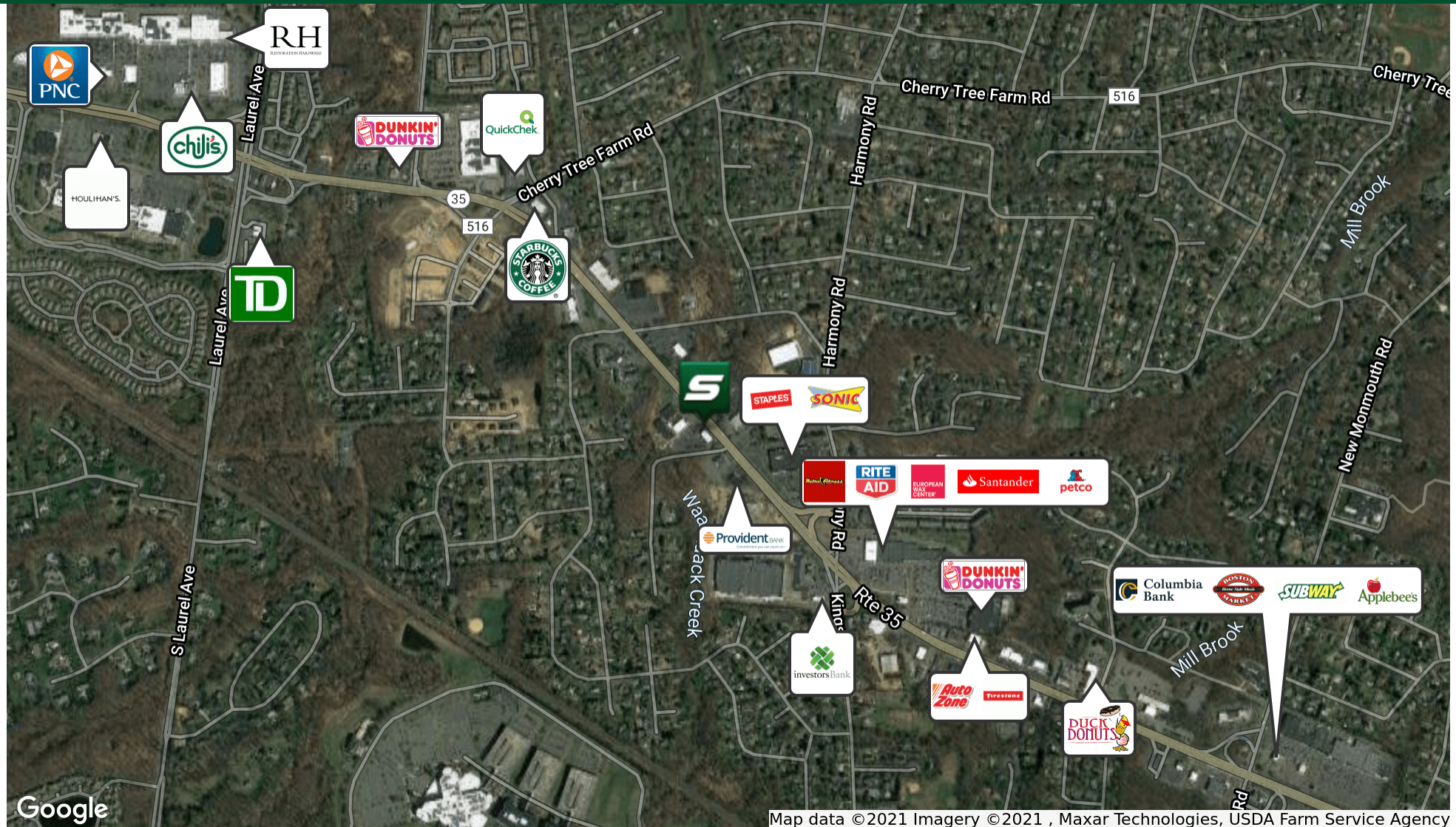


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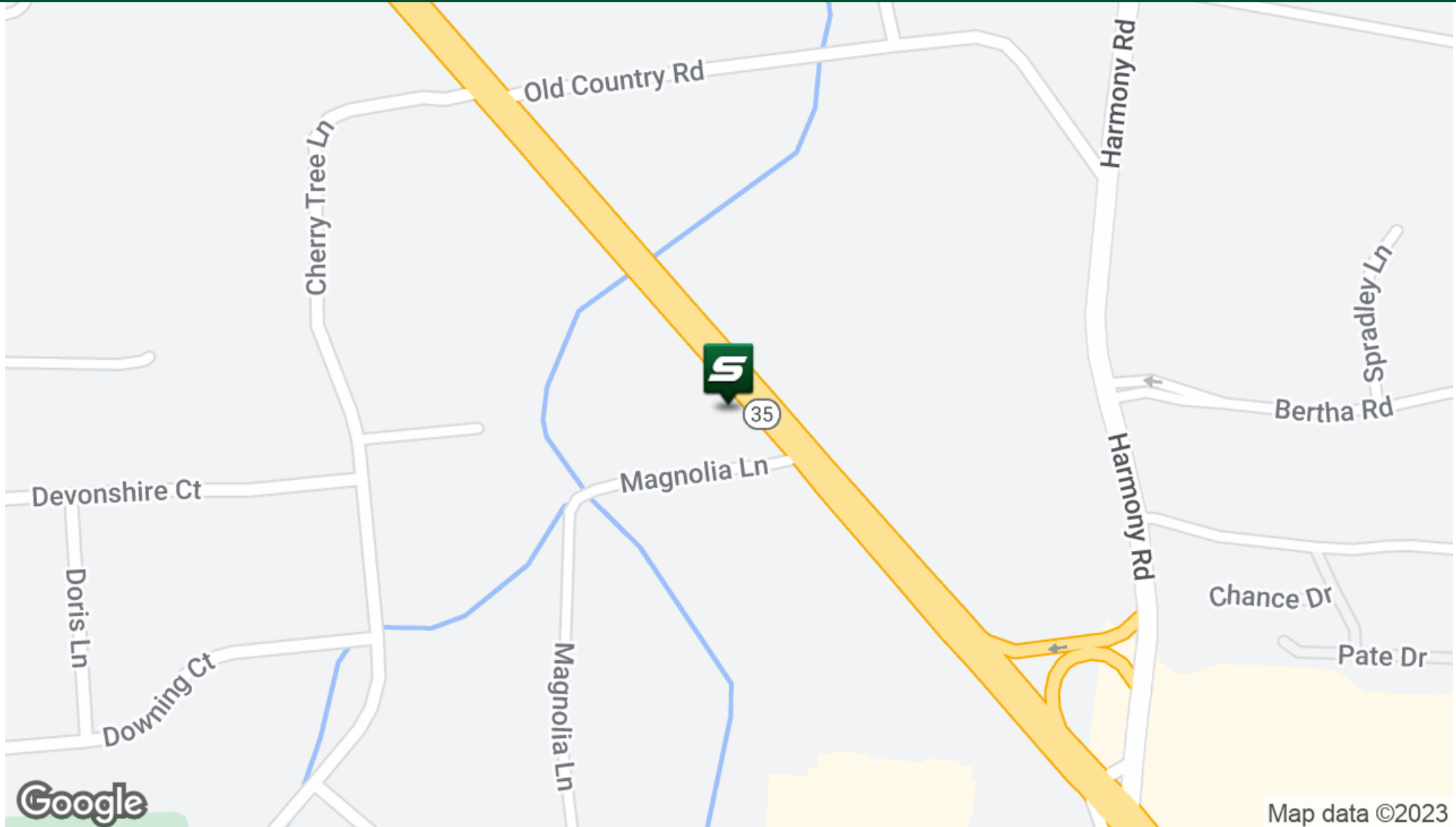


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Commercial Brokerage Leasing and Sales

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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