

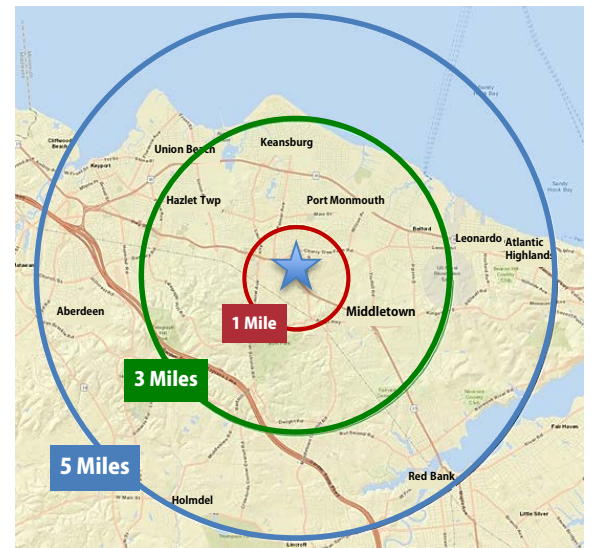


Fountain Ridge Shopping Center 1686 State Route 35

Middletown, New Jersey

Property Features

- **2 Units for Lease**
 - 1,600 Sq. Ft. Retail Unit
 - 3,300 Sq. Ft. Restaurant Space
 - Fully equipped former Italian restaurant
 - Turnkey operation
- Located on Route 35
- 3 building office/retail shopping center with outdoor seating and fountain
- Ample parking
- Good traffic count (37,252 vehicles per day)
- Strong demographics
- Located in successful shopping center along heavily travelled retail corridor



For more information Contact Exclusive Brokers:

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FOR LEASE

2 Retail Units

3,300 SF and 1,600 SF



3,300 Sq. Ft. Fully Equipped Restaurant Available



Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,520	66,634	129,366
Avg Household Income	\$96,169	\$96,798	\$93,130
Traffic Count	37,252 Vehicles Per Day		

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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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