



FOR SALE: Prime Highway Commercial Opportunity on Route 36

934 Route 36 | Leonardo/Middletown, NJ 07737

OFFERING MEMORANDUM



Seth Katz
BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com

Chris Axentiou, Jr.
EXECUTIVE DIRECTOR
C | 973.420.0410
Chris@legacyrealtynj.com





EXCLUSIVELY LISTED BY:

Seth Katz

BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com

Chris Axentiou, Jr.

EXECUTIVE DIRECTOR
C | 973.420.0410
Chris@legacyrealtynj.com



TABLE OF CONTENTS:

3	EXECUTIVE SUMMARY
4	PROPERTY OVERVIEW
5	REGIONAL MAP
6	MARKET AERIAL
7	INTERIOR PHOTOS
8	DISCLAIMER

Position your business for success at **934 Route 36 in Leonardo/Middletown, New Jersey**, a highly visible commercial property situated along one of Monmouth County's most heavily traveled corridors. Offering exceptional frontage and exposure on Route 36, this location provides outstanding accessibility to local residents, commuters, and visitors traveling throughout the Bayshore region.

Strategically located just minutes from the Garden State Parkway, the Highlands–Sea Bright Bridge, and the NYC ferry service in nearby Atlantic Highlands, the property benefits from strong regional connectivity and a steady flow of daily traffic. The surrounding area features an established mix of retail, service businesses, residential neighborhoods, and recreational destinations, creating a diverse and consistent customer base.

Whether you're seeking space for retail, professional office, medical, showroom, or service-oriented operations, 934 Route 36 offers an exceptional opportunity to establish or expand your business in a growing market.

KEY HIGHLIGHTS

- » High-visibility location on Route 36 with excellent signage potential
- » Strong daily traffic counts and prominent roadside presence
- » Convenient access to the Garden State Parkway, Route 35, and surrounding shore communities
- » Minutes from Atlantic Highlands ferry service to Manhattan
- » Centrally positioned to serve Middletown, Highlands, Atlantic Highlands, Leonardo, Belford, and neighboring communities
- » Ample parking and easy customer access (subject to site configuration)
- » Ideal for owner-users, investors, or businesses seeking maximum exposure

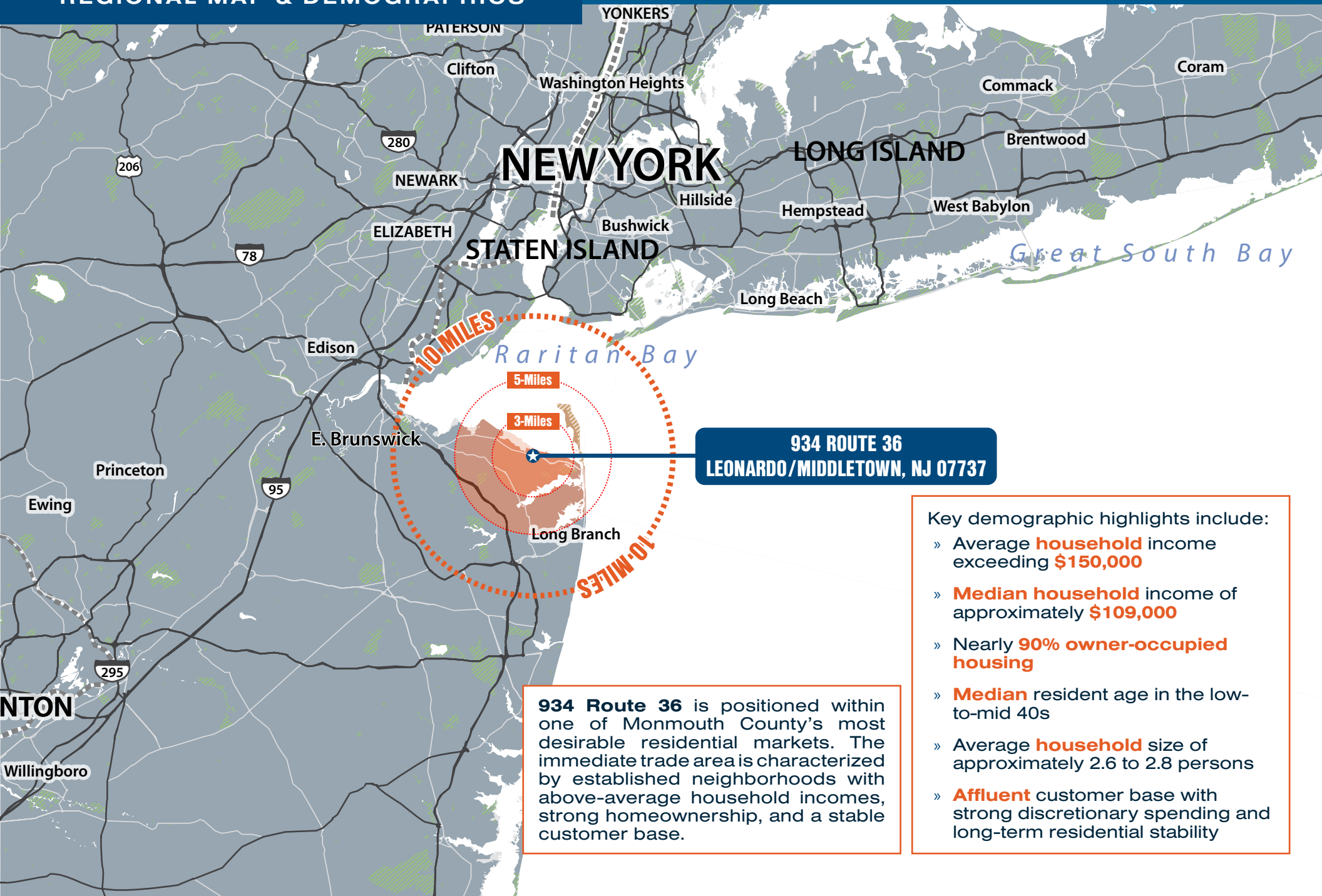
PROPERTY OVERVIEW

PROPERTY FACTS

- » **Price:** \$550,000
- » **Address:** 934 Route 36, Leonardo/Middletown, NJ 07737
- » **Property Type:** Office
- » **Total Square Feet:** ±2,100 SF
- » **Stories:** 2
- » **Lot Size:** 0.34 AC
- » **Year Built:** 1968
- » **Delivery:** 100 % Vacant
- » **Zoning:** R-10, seller obtained a use variance in 2025 for business office use at the property. Current uses are pre-existing non-conforming. Professional office space



REGIONAL MAP & DEMOGRAPHICS



934 ROUTE 36
LEONARDO/MIDDLETOWN, NJ 07737

934 Route 36 is positioned within one of Monmouth County's most desirable residential markets. The immediate trade area is characterized by established neighborhoods with above-average household incomes, strong homeownership, and a stable customer base.

Key demographic highlights include:

- » Average **household** income exceeding **\$150,000**
- » **Median household** income of approximately **\$109,000**
- » Nearly **90% owner-occupied housing**
- » **Median** resident age in the low-to-mid 40s
- » Average **household** size of approximately 2.6 to 2.8 persons
- » **Affluent** customer base with strong discretionary spending and long-term residential stability

MARKET AERIAL



934 ROUTE 36, LEONARDO/MIDDLETOWN, NJ 07737

INTERIOR PHOTOS



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the here in referenced "Property". This brochure was prepared by Legacy Commercial Realty, L.L.C. and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of LCR, L.L.C. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, LCR, L.L.C. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or LCR, L.L.C. It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. LCR, L.L.C. does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.



FOR SALE: Prime Highway Commercial Opportunity on Route 36

934 Route 36 | Leonardo/Middletown, NJ 07737

OFFERING MEMORANDUM



Seth Katz
BROKER OF RECORD / CEO
C | 732.333.6380
Seth@legacyrealtynj.com

Chris Axentiou, Jr.
EXECUTIVE DIRECTOR
C | 973.420.0410
Chris@legacyrealtynj.com

