

AVAILABLE FOR SALE
OFFERING PRICE UPON REQUEST

1400 STATE ROUTE 35

Middletown, NJ 07748 | **Route 35 Retail
Corridor**

±7.06 ACRE
REDEVELOPMENT
OPPORTUNITY
SEVEN-PARCEL
ASSEMBLAGE AT A
SIGNALIZED
INTERSECTION



RIPCO
REAL ESTATE

PROPERTY HIGHLIGHTS

#1

PROPERTY OVERVIEW

Offering summary, property specifications, and investment highlights.

#2

Rt-35 & KINGS HWY ASSEMBLAGE

Seven-parcel assemblage overview including ownership, lot configuration, and redevelopment opportunity.

#3

RETAIL MAP

Regional retail positioning and proximity to major commercial anchors and traffic generators.

#4

ASSEMBLAGE CONFIGURATION

Tax map exhibit illustrating the precise lot configuration and boundaries of the seven-parcel assemblage.

#5

PROPERTY PHOTOS

Site photography highlighting visibility, access, and existing improvements.

#6

MARKET OVERVIEW

Overview of market fundamentals, development trends, and economic drivers within Monmouth County.

#7

AREA DEMOGRAPHICS

Demographic and consumer profile of the surrounding trade area.



PROPERTY OVERVIEW

RIPCO Real Estate has been exclusively retained to arrange the sale of the **Route 35 & Kings Highway Assemblage**, a rare ±7.06-acre redevelopment opportunity located at the signalized intersection of Route 35 and Kings Highway in Middletown Township, Monmouth County, New Jersey (the "Property").

The assemblage consists of seven contiguous parcels, including 1400 Route 35, 187 Kings Highway, 179 Kings Highway, 177 Kings Highway, 175 Kings Highway, Hose Lane (Lot 15.02), and Hose Lane (Lot 17) offering a substantial land position within one of Monmouth County's most heavily traveled commercial corridors. Strategically positioned along Route 35, the Property benefits from exceptional visibility, multiple points of ingress and egress, and direct access to a dense and affluent consumer base.

Located directly across from Middletown Plaza and surrounded by national retailers, service providers, residential neighborhoods, and other commercial development, the site enjoys strong traffic counts and consumer activity. The assemblage's size, frontage, and signalized corner location create a compelling opportunity for a variety of redevelopment scenarios, including mixed-use, retail, medical, hospitality, multifamily, senior housing, and self-storage uses, subject to municipal approvals.

Located minutes from Route 36 and the Garden State Parkway, the Property offers convenient access to the broader Monmouth County market and Jersey Shore region. The Route 35 & Kings Highway Assemblage presents a rare opportunity to acquire a strategically located redevelopment site with significant scale, visibility, and long-term value creation potential.

PROPERTY SUMMARY

THE OFFERING

Property Name	Route 35 & Kings Highway Assemblage
Block / Lots	805-15.02, 805-17, 805-14, 805-15.01, 805-16, 805-19 & 805-20
Assemblage	7 Contiguous Parcels
Included Properties	1400 Route 35, 175 Kings Hwy, 177 Kings Hwy, 179 Kings Hwy, 187 Kings Hwy, Hose Lane (Lot 15.02), and Hose Lane (Lot 17)
Total Site Area	±307.5K SF (7.06 acres)
Municipality	Middletown Township
County	Monmouth County

SITE INFORMATION

Existing Building Area	±9,631 SF
Existing Use	Add On Pools Showroom & Storage
Year Built	1959
Parking	12 Surface Spaces
Frontage	±300' on RT-35 & ±950' on Kings Hwy
Access	Signalized Intersection

ZONING INFORMATION

Commercial Zoning	B-3
Residential Zoning	R-22
Commercial Parcels	1400 Route 35 & 187 Kings Highway
Residential Parcels	179, 177 & 175 Kings Highway, Hose Lane (Lot 15.02), and Hose Lane (Lot 17)
Redevelopment Potential	Mixed-Use, Retail, Medical, Residential & Other Uses*
Entitlements	Subject to Municipal Approvals

PROPERTY VALUATION

Total Assessed Value	\$5,876,100
Total Land Assessment	\$3,859,800
Total Improvement Assessment	\$2,016,300
Number of Tax Lots	7

RT-35 & KINGS HWY ASSEMBLAGE

PROPERTY ADDRESS	BLOCK	LOT	LOT SIZE	ASSESSED VALUE	COMMENTS
1400 Route 35	805	20	2.38 AC (103,673 SF)	\$3,346,100	Corner parcel with Route 35 frontage
187 Kings Highway	805	19	0.71 AC (30,912 SF)	\$701,000	Included in assemblage
179 Kings Highway	805	16	1.23 AC (53,361 SF)	\$563,900	Included in assemblage
177 Kings Highway	805	15.01	0.51 AC (22,400 SF)	\$314,300	Included in assemblage
175 Kings Highway	805	14	1.07 AC (46,400 SF)	\$652,800	Included in assemblage
Hose Lane	805	15.02	0.51 AC (22,400 SF)	\$143,500	Included in assemblage; vacant land parcel
Hose Lane	805	17	0.61 AC (26,681 SF)	\$154,500	Included in assemblage; vacant land parcel

ASSEMBLAGE HIGHLIGHTS

DESCRIPTION	DETAILS
Number of Parcels	7
Frontage	Route 35 & Kings Highway
Municipality	Middletown Township
County	Monmouth County
Existing Improvements	Commercial & Residential Structures
Development Opportunity	Assemblage Redevelopment Potential
Access	Signalized Intersection at Route 35 & Kings Highway
Visibility	Excellent Exposure Along Route 35 Corridor

**1400 ROUTE 35, MIDDLETOWN, NJ
FOR SALE**

RETAIL MAP



ASSEMBLAGE CONFIGURATION



1400 ROUTE 35, MIDDLETOWN, NJ
FOR SALE

PROPERTY PHOTOS



MARKET OVERVIEW

Middletown Township is one of Monmouth County's most desirable communities, offering a strong residential base, high household incomes, and convenient access to New York City and the Jersey Shore. The Property is located along the Route 35 retail corridor, a major commercial thoroughfare serving Middletown, Holmdel, Hazlet, and Red Bank.

Surrounded by national retailers, restaurants, medical offices, and established residential neighborhoods, the area generates significant consumer activity and benefits from strong long-term market fundamentals. Accessibility via Route 35, Route 36, the Garden State Parkway, and nearby NJ Transit service further supports the area's continued growth and redevelopment potential.

Opportunities to acquire large-scale redevelopment sites within established Monmouth County communities are increasingly rare. With approximately ±7.06 acres spanning seven contiguous parcels at a signalized intersection, the Route 35 & Kings Highway Assemblage offers a unique opportunity to control one of the area's most prominent development sites. Its combination of scale, visibility, and accessibility creates significant potential for future mixed-use, residential, retail, medical, and other redevelopment initiatives, subject to municipal approvals.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Population	6,016	61,947	138,996
Number of Households	2,120	22,886	52,797
Average Household Income	\$183,142	\$184,679	\$179,904
Median Household Income	\$141,984	\$135,235	\$126,563
Daytime Population	6,524	50,474	124,638
Total Businesses	328	1,793	5,555
Bachelor's Degree or Higher	55.0%	48.3%	47.9%
Traffic Count Hwy 35:	34,754 ADT		
Traffic Count Kings Hwy:	7,736 ADT		

CONTACT EXCLUSIVE AGENTS

FOR SALE INQUIRIES

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