



40 CHRISTOPHER WAY

Eatontown, NJ 07724



PROPERTY DESCRIPTION

Discover a versatile leasing opportunity at 40 Christopher Way, Eatontown, NJ, 07724. The building is located in the Eatontown Industrial Park on a quiet cul de sac off Industrial Way East. Located within minutes of Garden State Parkway Exit 105, Routes 18, 35, 36 and I-195. Numerous area amenities include Monmouth Mall, Seaview Square Mall, Jersey Shore Premium Outlets, Eatontown Sheraton Hotel, Courtyard Marriott Hotel plus as well as area hospitals.

PROPERTY HIGHLIGHTS

- Located in the Eatontown Industrial Park
- Furnished
- Immediate occupancy
- Abundant natural light
- Elevator Access
- Ample Parking
- Professional landscaping

OFFERING SUMMARY

Lease Rate:	\$23.50 SF/yr (Gross Plus TE)
Available SF:	Suite 201: 8,839 SF Suite 202: 12,481 SF Total combined: 21,320 SF
Parking:	204 Spaces
Zoning:	BP2 Zone

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	511	2,666
Total Population	349	1,500	7,482
Average HH Income	\$126,424	\$129,258	\$127,921

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

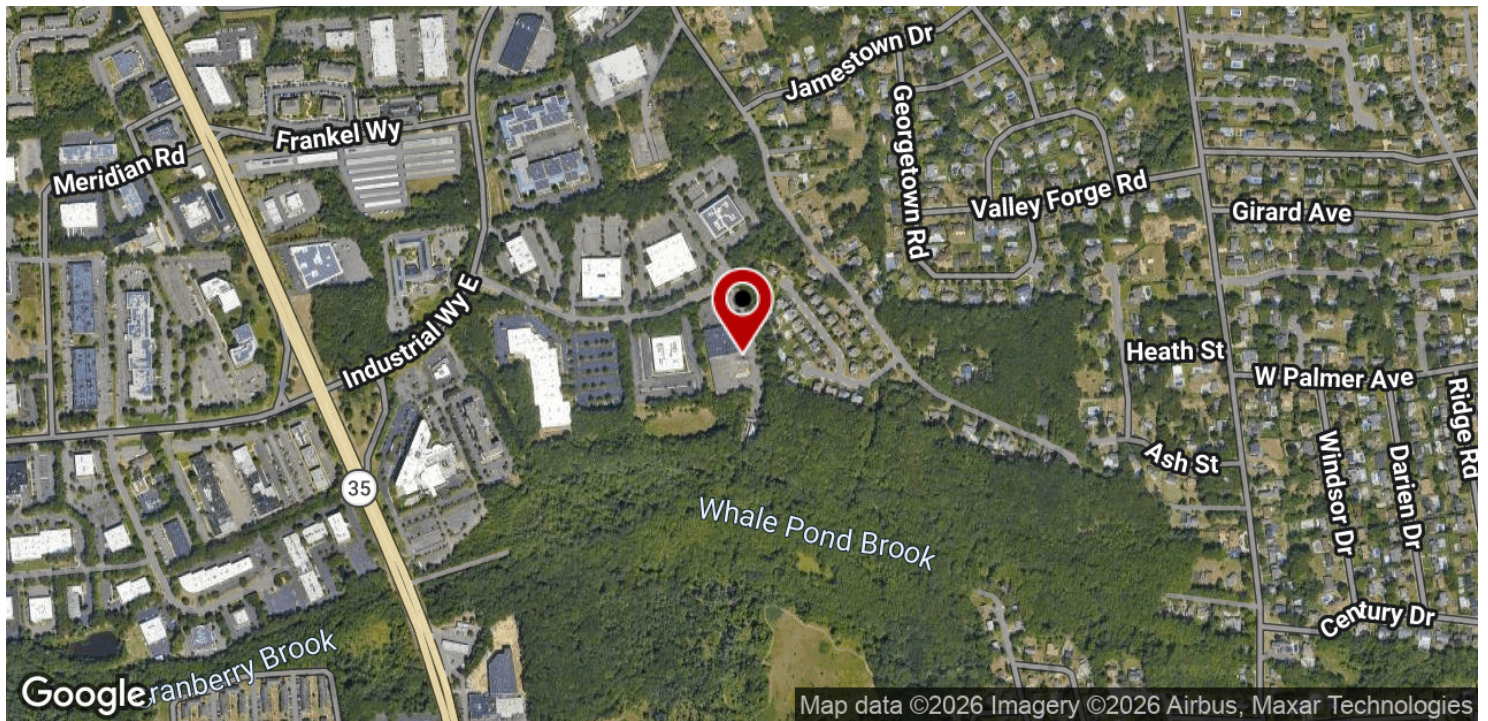
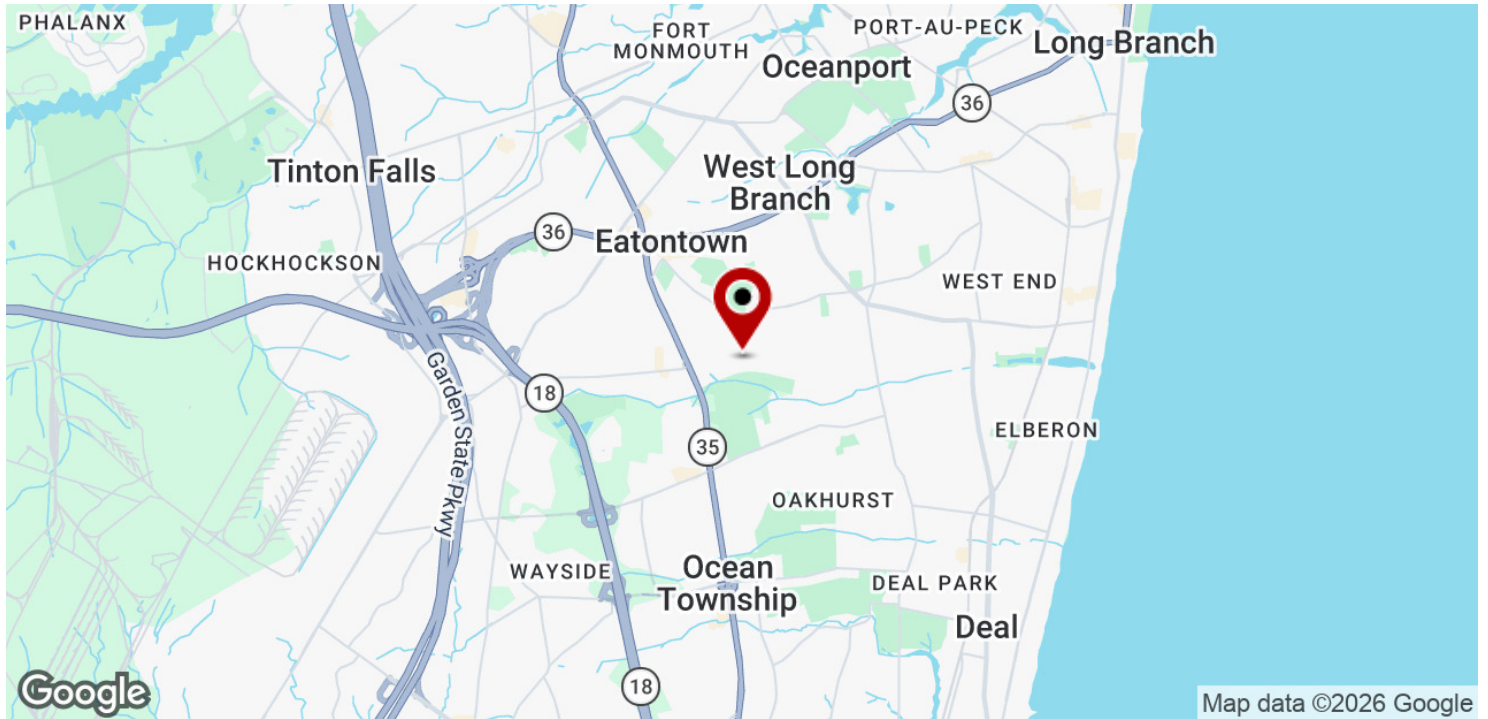
GLENN JAFFE
Commercial Sales & Leasing Agent
O: 732.704.4033
C: 732.688.9736
gjaffe@kw.com
NJ #068096

WILLIAM KLEIN
PRESIDENT
O: 732.918.1148
capklein10@gmail.com

KW COMMERCIAL
750 Broad Street
Shrewsbury, NJ 07702

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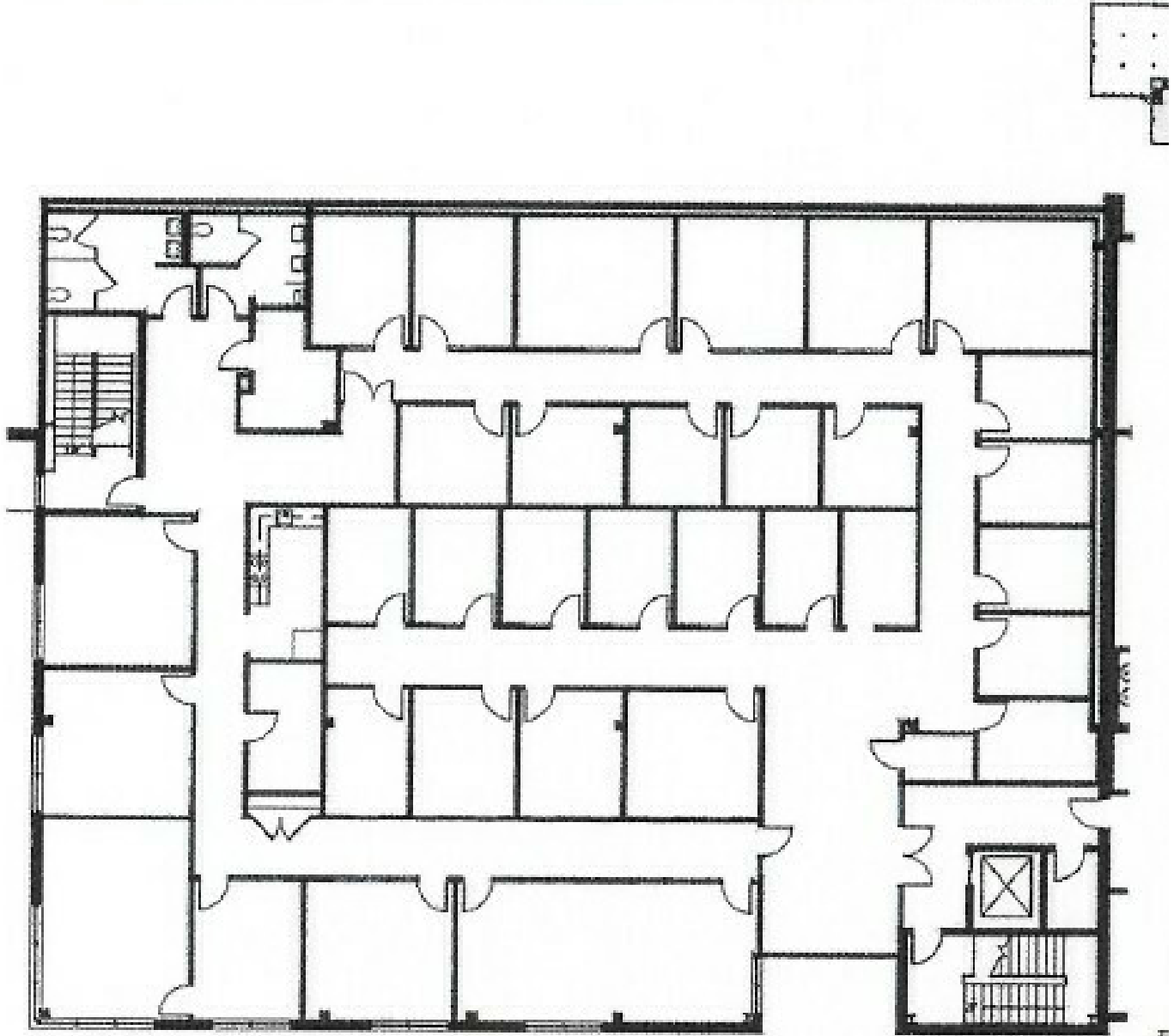
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2ND FLOOR - SUITE # 201 RSF: 8,839

40 CHRISTOPHER WAY, EATONTOWN, NJ
MARKETING PLAN

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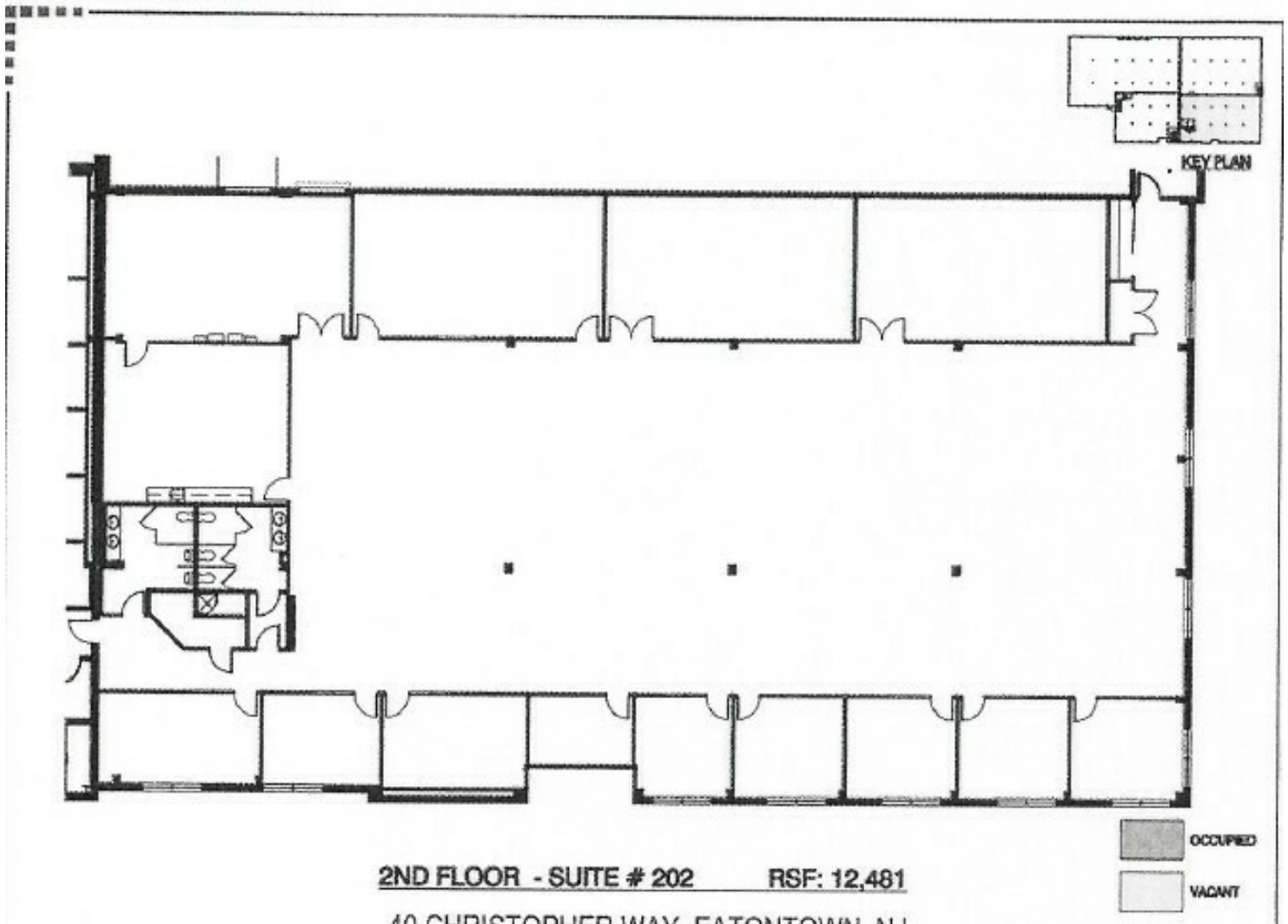
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OFFICE FOR LEASE

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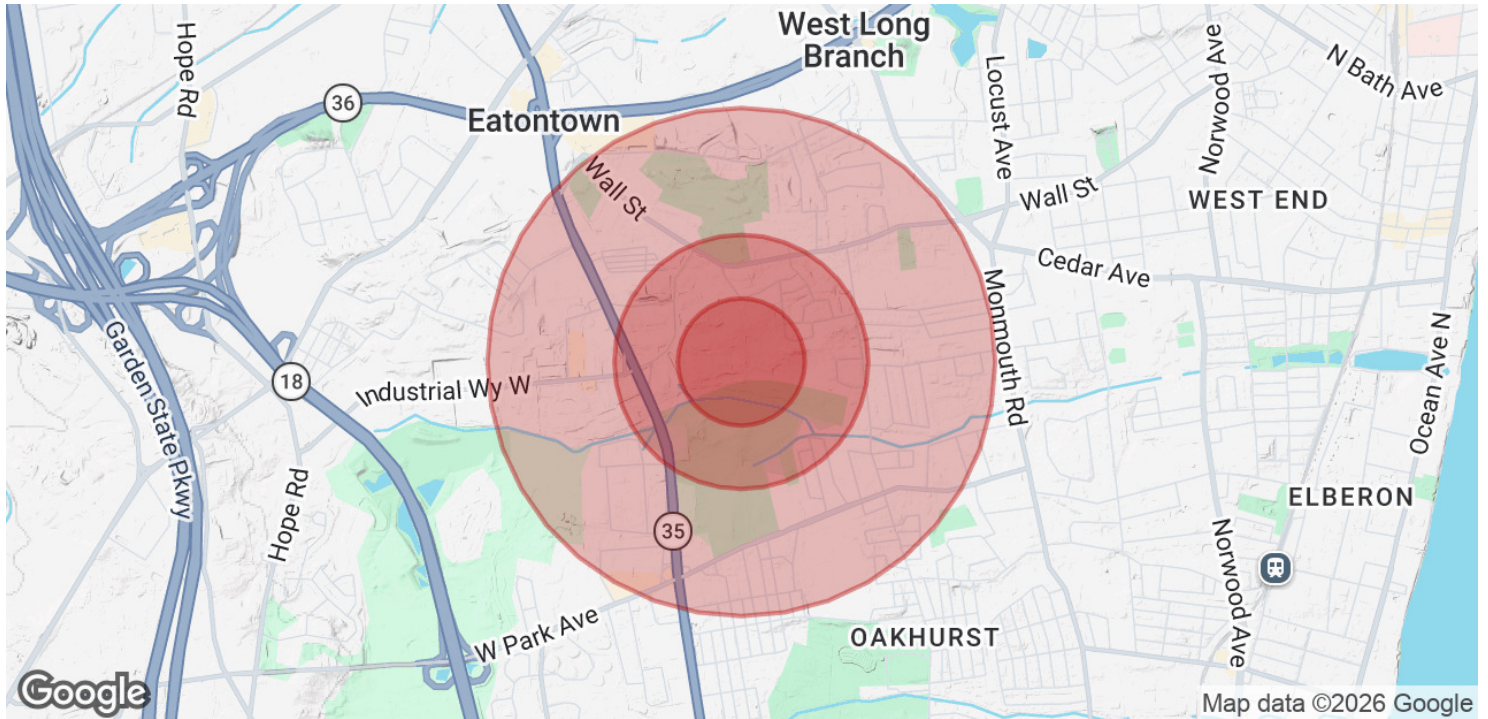
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	349	1,500	7,482
Average Age	50.3	45.3	39.0
Average Age (Male)	43.3	39.3	37.0
Average Age (Female)	54.6	49.2	39.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	124	511	2,666
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$126,424	\$129,258	\$127,921
Average House Value	\$578,466	\$581,724	\$641,823

2023 American Community Survey (ACS)

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