

# FOR LEASE

S



## 2345-2399 Highway 36 Middletown, NJ

2,400 SF MINIMUM AND UP TO 8,400 SF CONTIGUOUS |  
1.5 ACRE PAD SITE  
AVAILABLE FOR LEASE

**Danielle McCoy**  
mccoy@sabre.life  
T 212.324.0025

**Justin Korinis**  
korinis@sabre.life  
T 201.249.8911x1545

# SABRE

# FOR LEASE

12345-2399 Highway 36  
Middletown, NJ



## Retail Space At Eastpointe Plaza Available | **FOR LEASE**

**ADDRESS:** 2345-2399 Highway 36  
Middletown, NJ 07716

**SPACE AVAILABLE:**  
2,400 SF minimum and up to 8,400 SF  
contiguous | 1.5 acre pad site

**ASKING RENT:** Upon Request

**CO-TENANTS:** Jungle Jim & Jane, The Bagel Nook, Eastpointe Health and Fitness, USPS, The Reaction Lab, and Hounds Town

**AREA RETAIL:** CVS, Goodwill, Jersey Mike's, Super Foodtown, Starbucks, 7-11, Wells Fargo, PNC Bank, and many more...

Demographics	1 mile	3 miles	5 miles
Population	22,300	56,003	131,316
Median HHI	\$146,213	\$158,440	\$140,155
Daytime Population	6,315	19,067	55,534

- High Traffic Center with ample parking. Two means of ingress with access to both east and westbound Route 36
- Strong population density and income levels
- 1.2 miles from the Seastreak Ferry terminals (45 minutes direct route to NYC)
- Pad site: Ownership is open to a ground lease, leasing the building as-is, or build to suit opportunities

# SABRE

**Danielle McCoy**  
mccoy@sabre.life  
T 212.324.0025

**Justin Korinis**  
korinis@sabre.life  
T 201.249.8911x1545

sabre.life

# FOR LEASE

12345-2399 Highway 36  
 Middletown, NJ

## SITE PLAN

SPACE #	TENANT
1	THE BAGEL NOOK
2	THE REACTION LAB
3	OBGYN
4	LC NAILS
5	OCCUPIED
6	EASTPOINTE CLEANERS
7	COLOR BAR FIFTY ONE
8	EASTPOINTE HEALTH & FITNESS
9	US POST OFFICE
10	SMOKE & CIGAR SHOP
11	AVAILABLE (8,400 SF)
12	AMICI PIZZERIA (2,000 SF)
13	KYOTO SUSHI & HIBACHI (2,000 SF)
14	EASTPOINTE MEDICAL
15	HOUNDS TOWN
16	JUNGLE JIM & JANE
17	AVAILABLE (1.5 ACRE PAD SITE)

**COMING SOON 2027**  
**46 LUXURY RESIDENTIAL UNITS**



PLOT PLAN (SCHEME 1111)  
 SCALE: 1" = 20' - 0"

# FOR LEASE

12345-2399 Highway 36  
Middletown, NJ

ZOOMED IN AERIAL



# SABRE

**Danielle McCoy**  
mccoy@sabre.life  
T 212.324.0025

**Justin Korinis**  
korinis@sabre.life  
T 201.249.8911x1545

sabre.life

# FOR LEASE

12345-2399 Highway 36  
Middletown, NJ

AERIAL



**SABRE**

**Danielle McCoy**  
mccoy@sabre.life  
T 212.324.0025

**Justin Korinis**  
korinis@sabre.life  
T 201.249.8911x1545

SABRE Real Estate Group, LLC | 500 Old Country Road Garden City NY 11530

© SABRE Real Estate Group, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

sabre.life