



For Lease

RIPCO
RETAIL LEASING

Mounts Corner Shopping Center

220 Mounts Corner Drive,
Freehold, NJ



1,800 SF Former Restaurant
& 3,400 SF Inline

Located at the signalized intersection of Route 537
(W. Main Street) and Wemrock Road

Contiguous and internally connected to the Rain Tree
Towne Center Shopping Plaza

Less than one-half mile from Atlantic Health
CentraState Medical Center and less than
1 mile from the Freehold Raceway Mall

Contact Exclusive Agents

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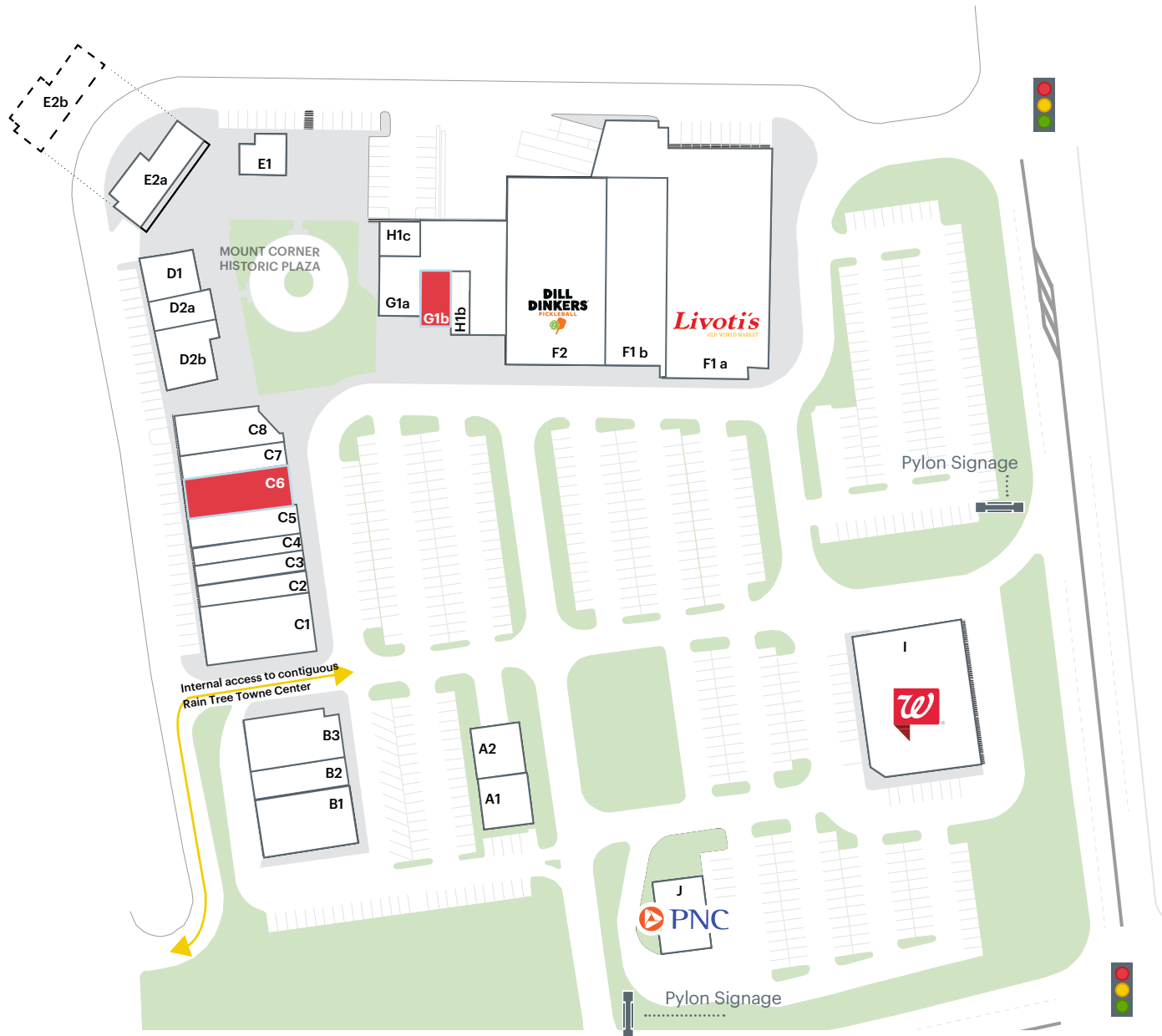
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Space Details



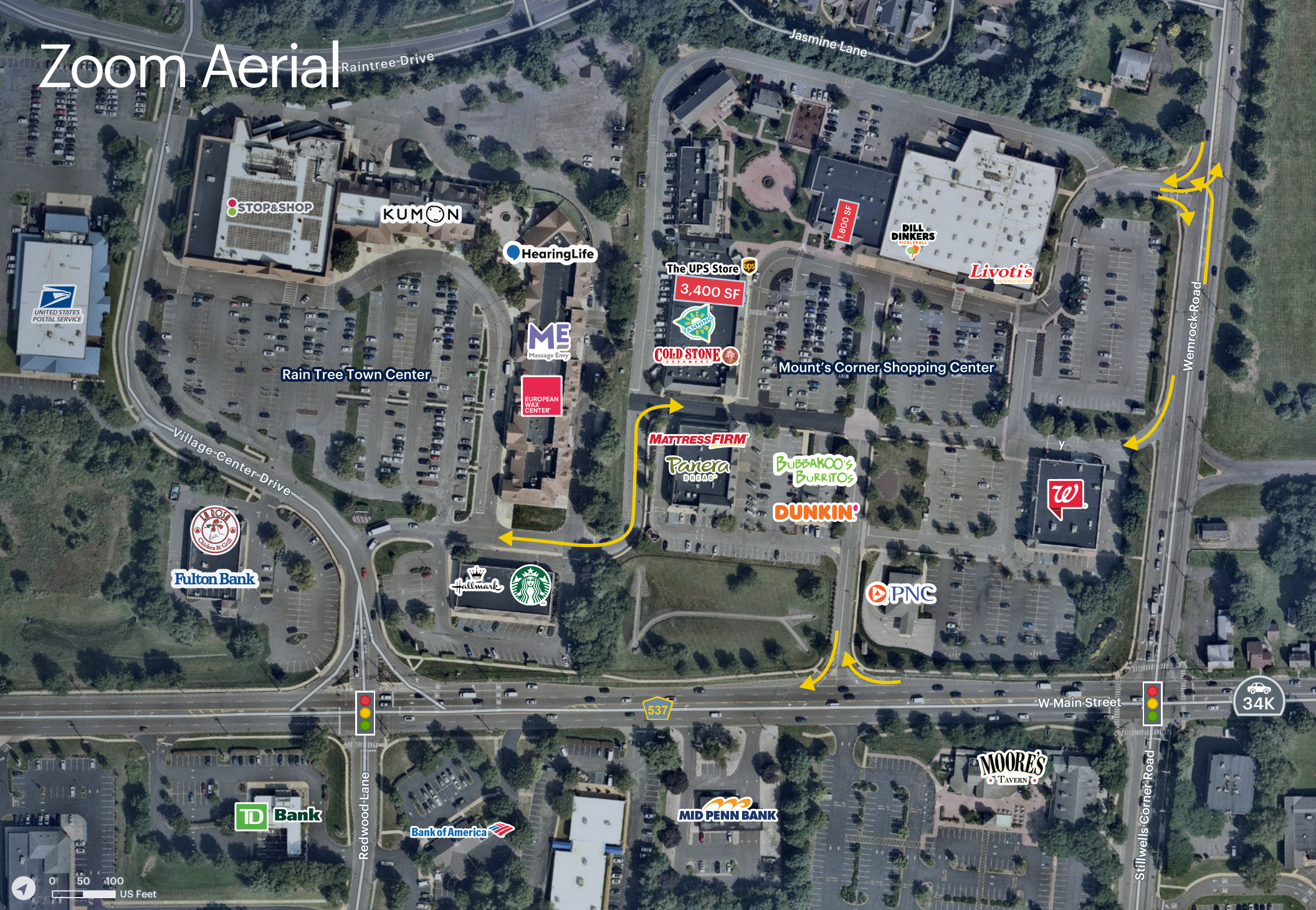
Size	1,800 SF Former Restaurant 3,400 SF Former Martial Arts Studio (Column Free)
Possession	Immediate
Term	Long term
Rent	Upon request
GLA	±138,115 SF
Parking	±667 spaces
Major Tenants	Livoti's Old Word Market, Walgreen's, PNC, Dill Dinker's Pickleball Club, Panera, Bubbakoo's Burritos, Dunkin
Neighbors	Stop & Shop, Walmart Supercenter, Sam's Club, Atlantic Health Centrastate Medical Center, Bank of America, Starbucks, AMC, Lidl, Ashley
Comments	Interior road connection to Raintree Town Center with Stop & Shop

Site Plan



Suite	Tenant	Size
A1	Dunkin'	
A2	Bubbakoo's Burritos	
B1	Panera Bread	
B2	Nara Thai	
B3	Mattress Firm	
C1	Mahzu Japanese Restaurant	
C2	Cold Stone	
C3	Beach Bum Tanning	
C4	Venus Nails & Spa	
C5	Tops N Town Cleaners	
C6	Former Martial Arts Studio Available	3,400 SF
C7	The UPS Store	
C8	Baco's Pizza	
D1	Oakwood Dental Arts	
D2a	Music University	
D2b	Vincent's Italian Restaurant	
E2a	Skillet Restaurant	
E2b	The Jewish Heritage Museum	
E1	Around the Corner Art Center	
F1a	Livoti's Old World Market	
F1b	Woodhaven Design Center	
F2	Dill Dinkers Pickleball	
G1a	Alliance Orthopedics and Physical Therapy	
G1b	Former Restaurant Available	1,800 SF
H1b	Great Clips	
H1c	Quest Diagnostics	
I	Walgreens	
J	PNC Bank	

Zoom Aerial



Market Aerial



Interior Photos

1,800 SF Former Restaurant



3,400 SF Former Martial Arts Studio



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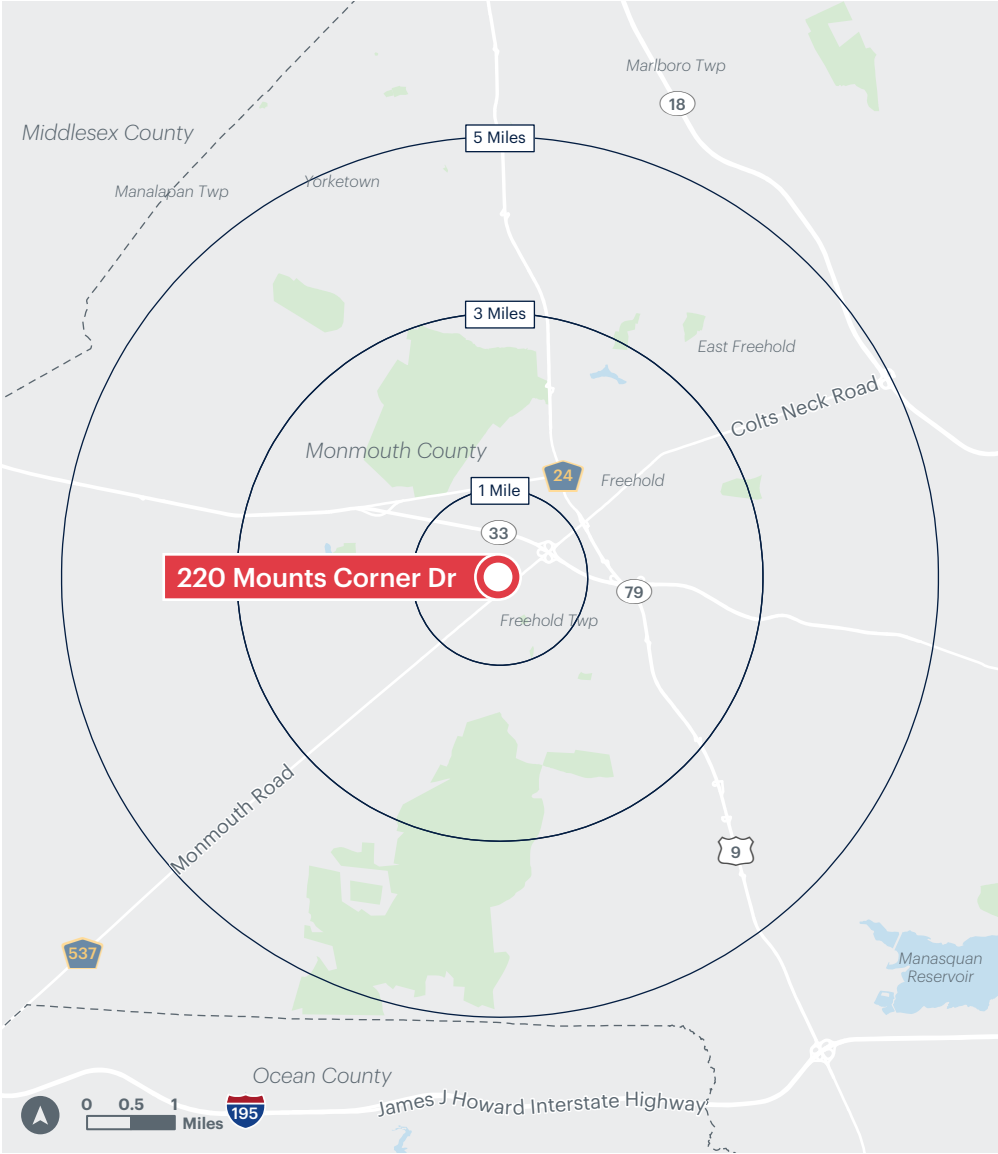
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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.

Area Demographics

2025 ESRI Summary Report



220 Mounts Corner Drive, Freehold, NJ

	1 mile	3 miles	5 miles
Total Population	5,902	45,890	97,984
Total Households	2,852	16,820	35,750
Average Household Income	\$131,437	\$159,389	\$176,322
Median Household Income	\$89,196	\$115,396	\$135,353
% Population with Bachelors +	50.53%	48.67%	52.84%
Daytime Population	16,183	53,223	96,022
Total Daytime Employees	13,269	31,467	49,731
Total Businesses	625	2,437	4,114