For Lease

RIPCO
RETAIL LEASING

# 1040 NJ 35

Middletown, NJ

## 2,500 SF - Former T-Mobile Space

Restaurant / Medical / Retail Space

# Center Photos

| | |
|---|---|
| **Size** | 2,500 SF - Former T-Mobile Space |
| **Rent** | Upon request |
| **NNN** | $8.70 |
| **Co-Tenants** | Tanning Salon Soleil Tans, Hot Worx, Hand & Foot Massage Party Fair, Harmony Foods (vitamin store), Sports Clips, Mav's Buns, Chocolate Sweets, Panko Pizza, Bottle King, Atlantic Physical Therapy, J&M Bakery, Florentino's Glam House Salon, Elite Nails, Jovi Jewelers, Neelam Restaurant, Little Birdy Play Café |
| **Neighbors** | Applebee's, Smoothie King, Columbia Bank, TJMaxx, CVS, Mr Tire Auto Service Centers, Chevrolet |
| **Comments** | 40,934 VPD on NJ-35<br>Neighborhood Center<br>70,000 SF - GLA<br>New Facade on Building |

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**Contact Exclusive Agents**

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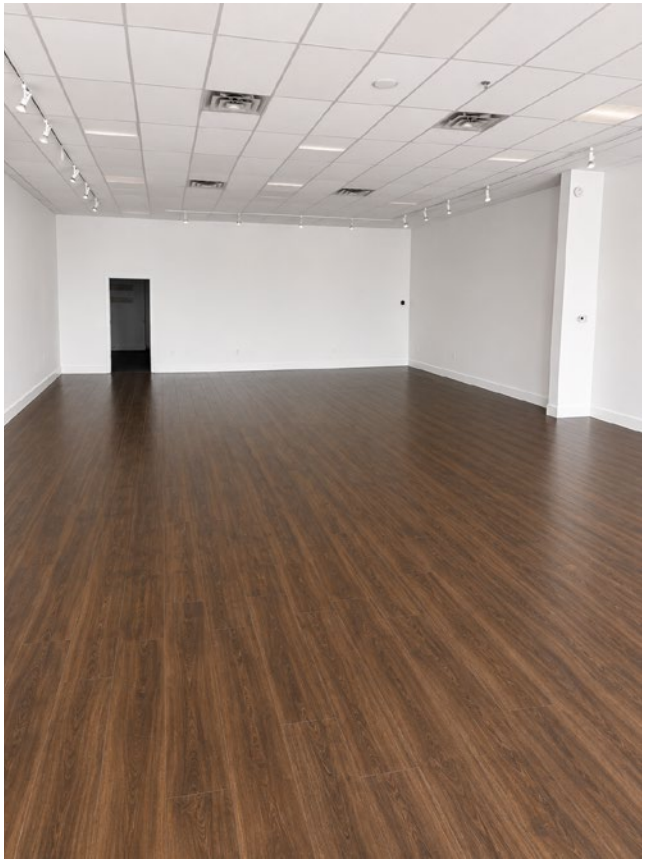
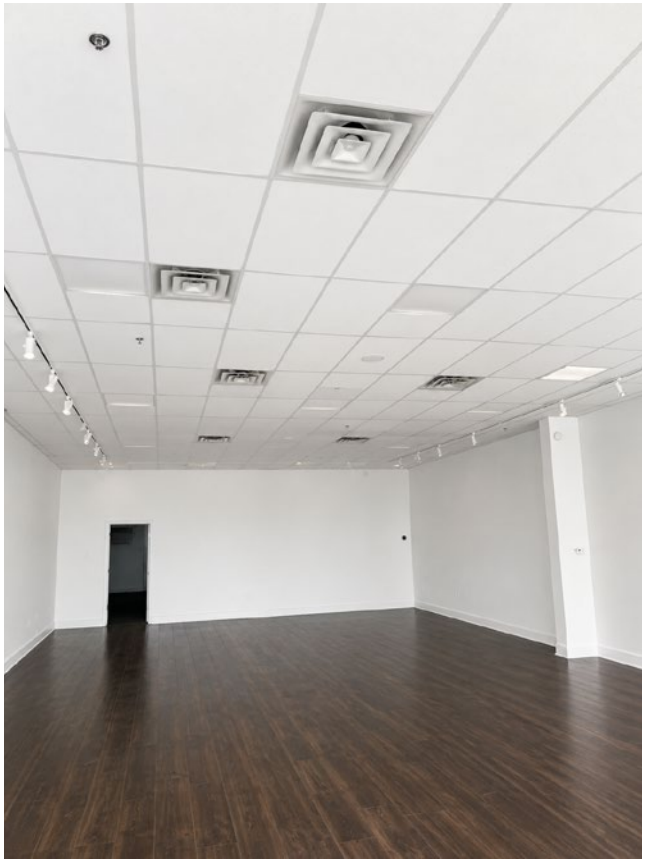
**10 Broad Street, Suite 201, Red Bank, NJ 07701 | ripconj.com**
Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Tenant must independently verify and assumes risk for inaccuracies.

# Interior Photos

2,500 SF - Former T-Mobile Space





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# Market Aerial

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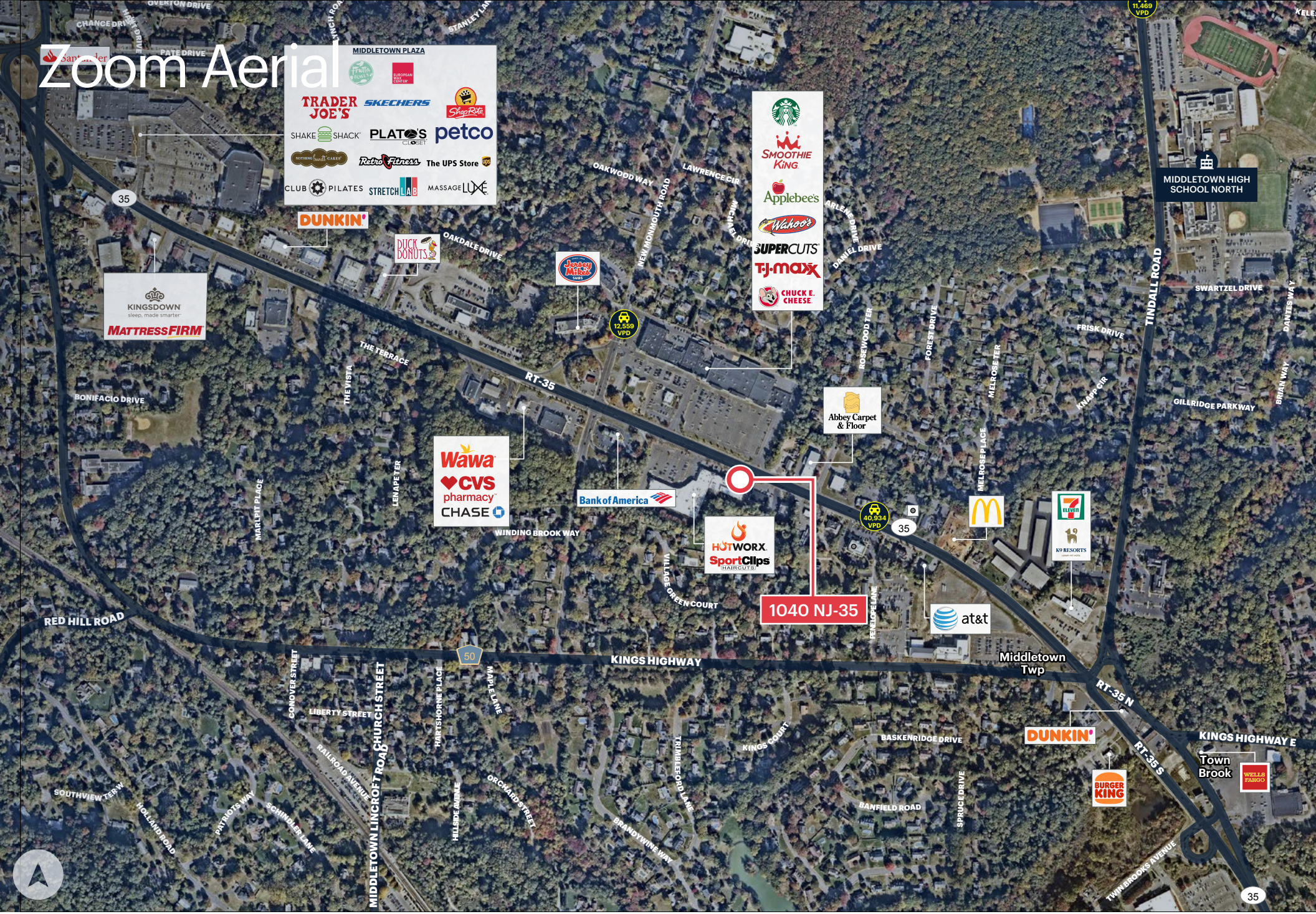
# Zoom Aerial





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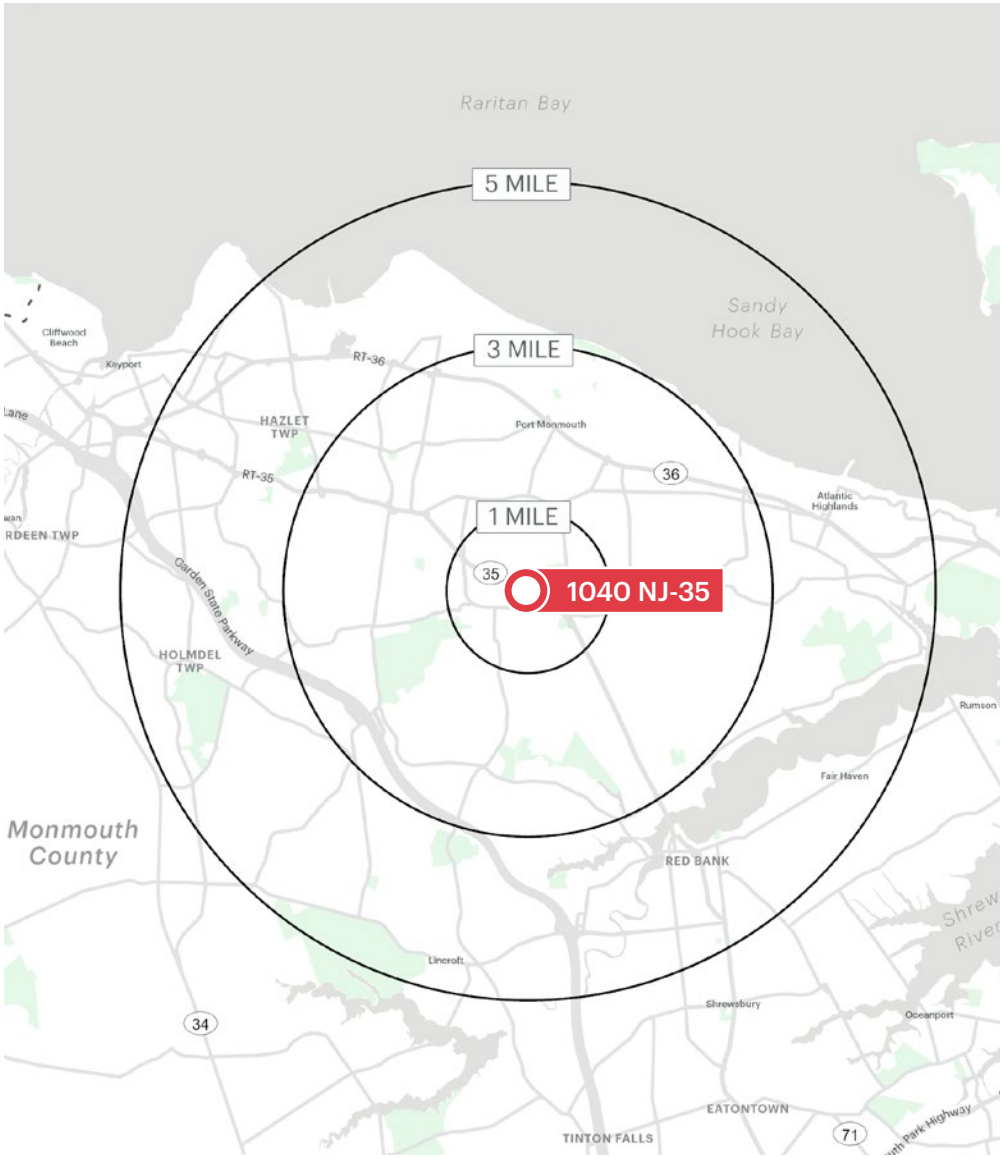
# Area Demographics

2026 ESRI Summary Report




1040 NJ-35, Middletown, NJ

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **Total Population** | 5,911 | 56,730 | 141,348 |
| **Total Households** | 2,303 | 20,785 | 53,856 |
| **Average Household Income** | $193,073 | $217,261 | $202,698 |
| **Median Household Income** | $139,875 | $148,767 | $133,242 |
| **% Population with Bachelors +** | 57.26% | 53.76% | 51.07% |
| **Daytime Population** | 7,407 | 47,402 | 131,126 |
| **Total Daytime Employees** | 4,361 | 18,998 | 60,521 |
| **Total Businesses** | 336 | 1,653 | 5,873 |

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