PARAMOUNT REALTY

OCEAN COMMONS

MIXED USE DEVELOPMENT - Corner of Route 35 & Deal Road, Ocean, NJ

MONMOUTH COUNTY | GLA: 300,000 SF

TURNING POINT breakfast, brunch & lunch

MILLER'S ALE HOUSE

Residence Inn Marriott

Chick-fil-A

Wawa

- 2,000 SF on Pad - LAST SPACE LEFT!
- Strong retail trade area located within close proximity to the Garden State Parkway, Route 18, Route 36, and Route 66
- New Mixed-Use Development will include 70 Upscale Residential Townhomes & Hotel
- In-fill location serving Ocean Township, Eatontown, Oakhurst, Long Branch, Neptune, Allenhurst, and Deal
- 37,817 Average Daily Traffic Count on Route 35

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	8,815	79,533	166,538
Average HH Income	$150,831	$150,708	$140,472
Households	3,813	32,864	70,187

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