



**FLORHAM**  
REALTY MANAGEMENT LLC

Florham Realty Management, LLC  
1075 Route 34, Suite G  
Aberdeen, New Jersey 07747

P: (732) 583-1200 F: (732) 583-5050  
email: [info@florhamrealty.com](mailto:info@florhamrealty.com)  
[www.florhamrealty.com](http://www.florhamrealty.com)

## THE ORCHARDS AT WALL SHOPPING CENTER

Route 35 North | Wall Township, New Jersey | **MONMOUTH COUNTY**

2,520SF AVAILABLE



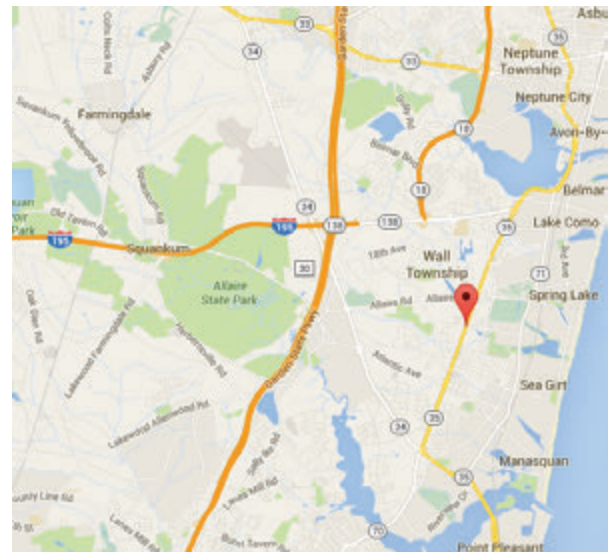
Interior Views  
Ceci Nails

Via Veneto II  
Pasta Ravioli

Richmond Tile & Design Center

## AT A GLANCE

Type:	Neighborhood Center
Rent Economics:	Base Rent - Prevailing market rent
Tenant Concessions:	Negotiable
Tenants:	6
GLA:	22,504 SF
Parking:	100 Surface Spaces
Features:	Freeway Visibilty
Frontage:	Rt 35 218'
Features:	Freeway Visibility
Land Acres:	3.94 AC
Frontage:	Rt 35 218'
Floors:	1
Location Score:	Excellent Location (77)



### Landlord Construction:

Standard work letter (includes accoustical ceiling, HVAC, sheet rock walls ready for paint, glass storefront, bathroom, hot water heater). Additional fit up negotiable.



DEMOGRAPHICS

1 Mile

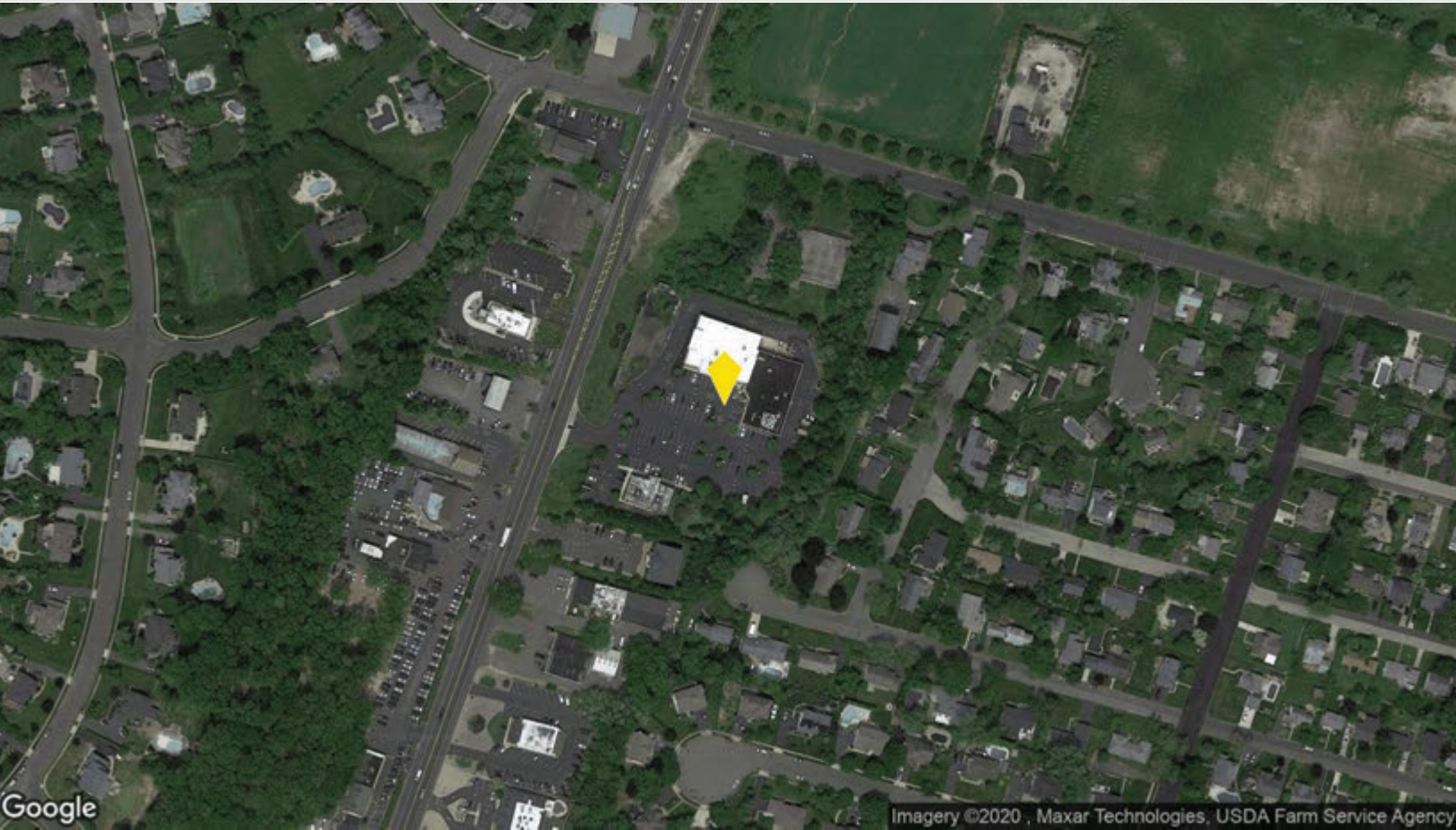
Population: 9,585  
Avg Household Income: \$119,083

3 Miles

Population: 53,905  
Avg Household Income: \$106,474

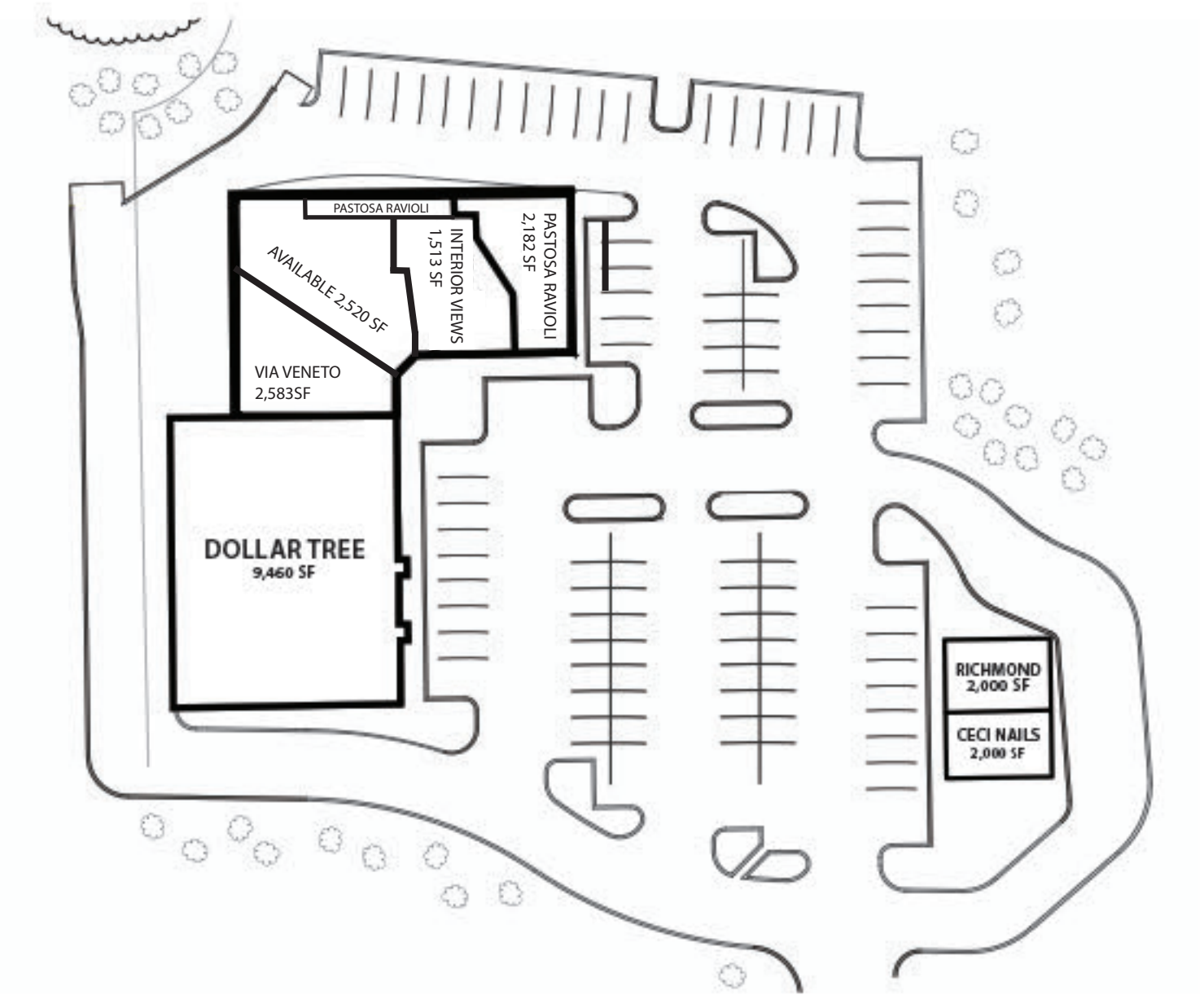
5 Miles

Population: 131,530  
Avg Household Income: \$98,946



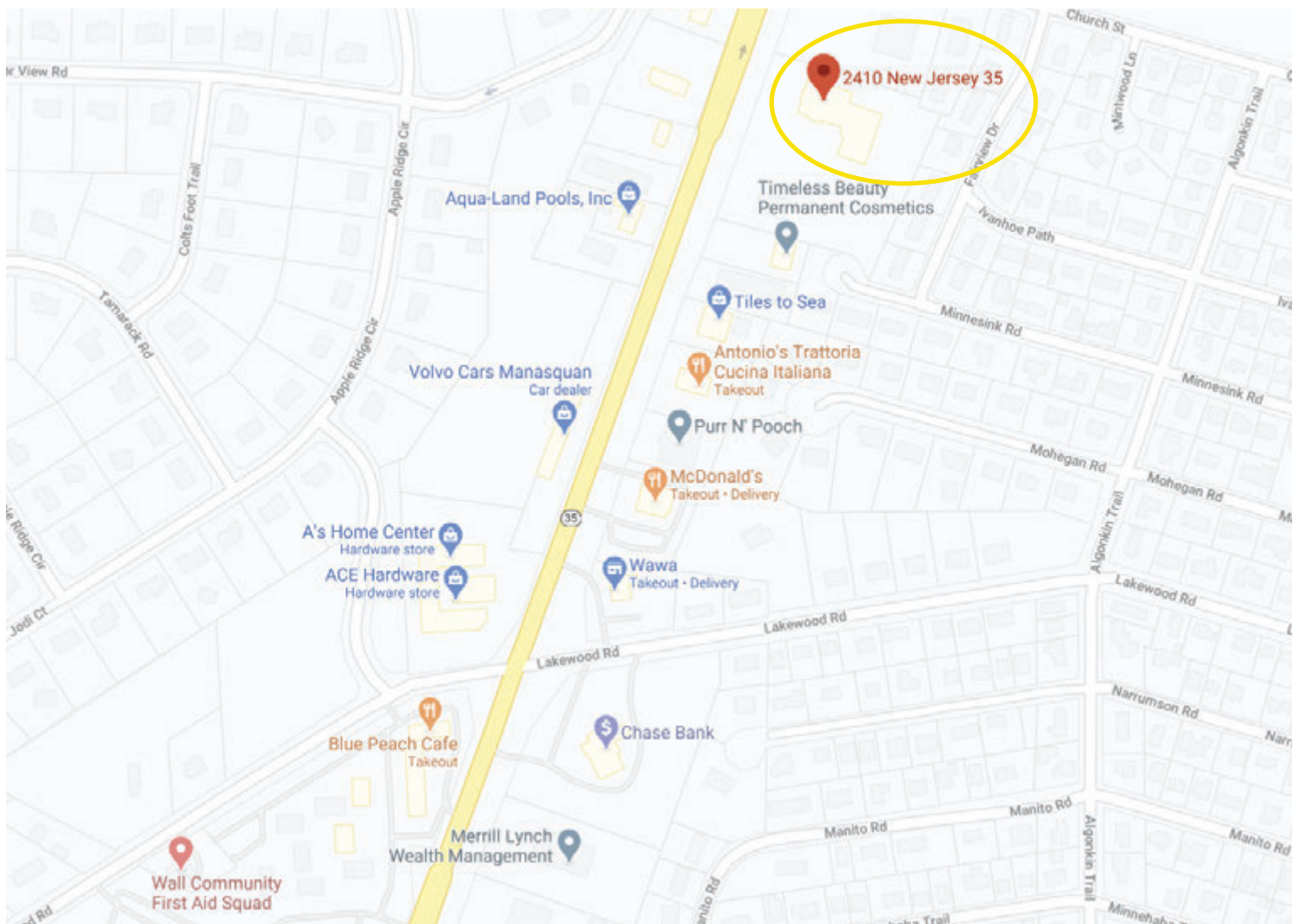
# TENANTS

2410 Highway 35	SF Occupied	Chain	Store Type	Available
Dollar Tree	9,460	Yes	General Merchandise	No
Pastosa Ravioli	2,182	No	Food / Dining	No
Interior Views	1,513	No	Services	No
Via Veneto Ristorante	2,583	No	Food / Dining	No
Ceci Nail Salon	2,000	No	Services	No





Route 35 North | Wall Township, New Jersey







**FLORHAM**  
REALTY MANAGEMENT LLC

## CONTACT

Listing Broker

Florham Realty Group, Inc.

Phone (732) 583-1200 Fax (732) 583-5050

Contacts

Karen Dolan Ext - 3

Theresa Bocchino Ext - 5

Florham Realty Management, LLC

1075 Route 34, Suite G

Aberdeen, New Jersey 07747

P: (732) 583-1200 F: (732) 583-5050

email: [info@florhamrealty.com](mailto:info@florhamrealty.com)

[www.florhamrealty.com](http://www.florhamrealty.com)

