

Shrewsbury Plaza

1026 Broad Street
Shrewsbury, NJ 07702



GROSS LEASABLE AREA	PARKING	PARKING RATIO
225,027 sf	1,041	4.6/1,000

Demographics	3 miles			5 miles			10 miles		
Daytime Population	52,340	89,216	183,512						
Population	58,410	147,055	363,490						
Households	23,258	57,646	142,267						
Avg HH Income	\$120,259	\$120,417	\$118,536						
Med HH Income	\$89,216	\$82,433	\$84,242						



Details

- Complementary mix of national, regional, and local tenants.
- Signalized intersection at Route 35 (Broad Street) and Shrewsbury Avenue.
- New facade renovations complete.
- Traffic counts of **32,340 vehicles per day** on Route 35 (Broad Street).
- Serving the communities of Shrewsbury, Rumson, Little Silver, Tinton Falls, and Eatontown.

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Space Available

8	9,600 sf	13	2,200 sf
10	10,760 sf	21	2,542 sf
11	3,000 sf	27	2,125 sf

Current Tenants

1	Visionworks	19	Federico's Pizza
2	Marshalls	20	Jersey Mike's Sub Shop
3	Saks OFF Fifth	22	Verizon Wireless
4	Jo-Ann Fabrics	23	OceanFirst Bank
5	Liquor Store	24	petvalu
6	European Wax Center	25	Jenny Craig Weight Loss Center
7	Massage Envy	26	Orange Theory
9	HomeGoods	28	The UPS Store
12	Great Clips	29	Party Land
14	UFC Gym	30	Top Nails
15	A.C. Moore	31	Chicken Kitchen
16	My Gym	32	Imperial Tile
17	Encore Dental	33	ShopRite Supermarket
18	IMA Medical Care	A	Panera Bread

