

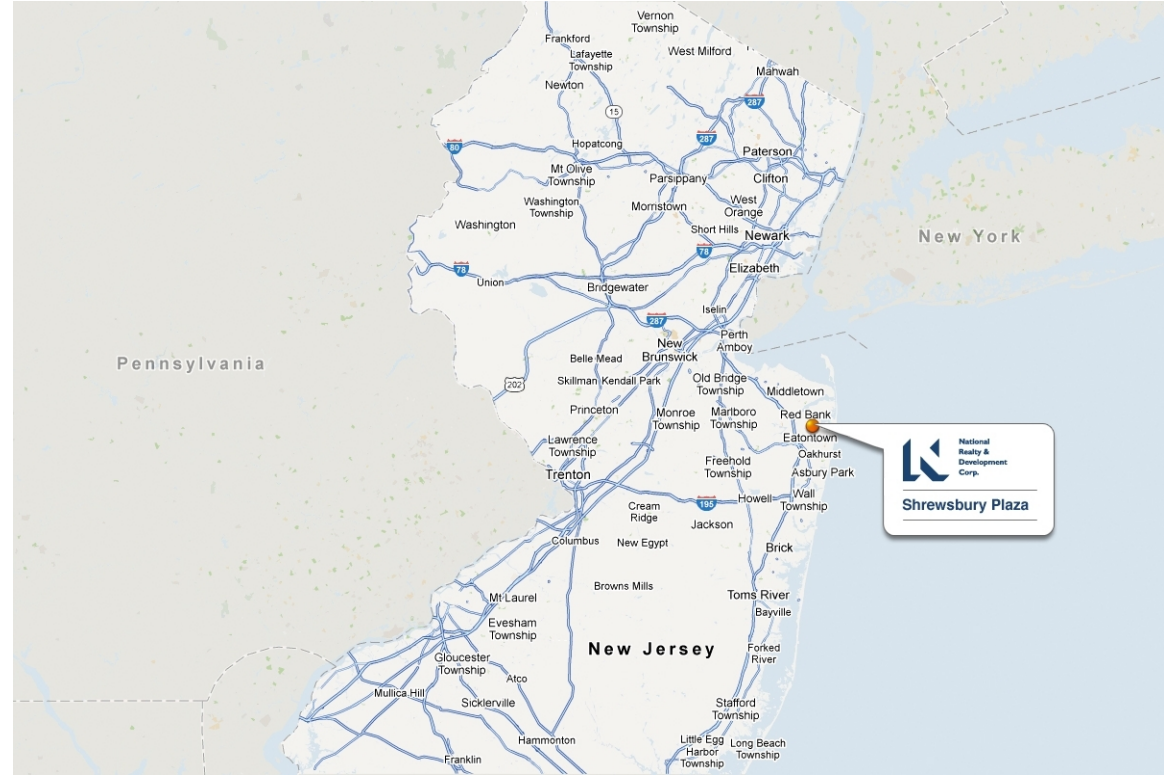
Shrewsbury Plaza

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

- | | |
|---------------------|--------------------|
| 10 10,760 sf | 21 2,542 sf |
| 11 3,000 sf | 27 2,125 sf |
| 13 2,200 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 |
| 8 CVS | 28 The UPS Store |
| 9 HomeGoods | 29 Party Land |
| 12 Great Clips | 30 Top Nails |
| 14 UFC Gym | 31 Chicken Kitchen |
| 15 A.C. Moore | 32 Imperial Tile |
| 16 My Gym | 33 ShopRite Supermarket |
| 17 Encore Dental | A Panera Bread |
| 18 IMA Medical Care | |

