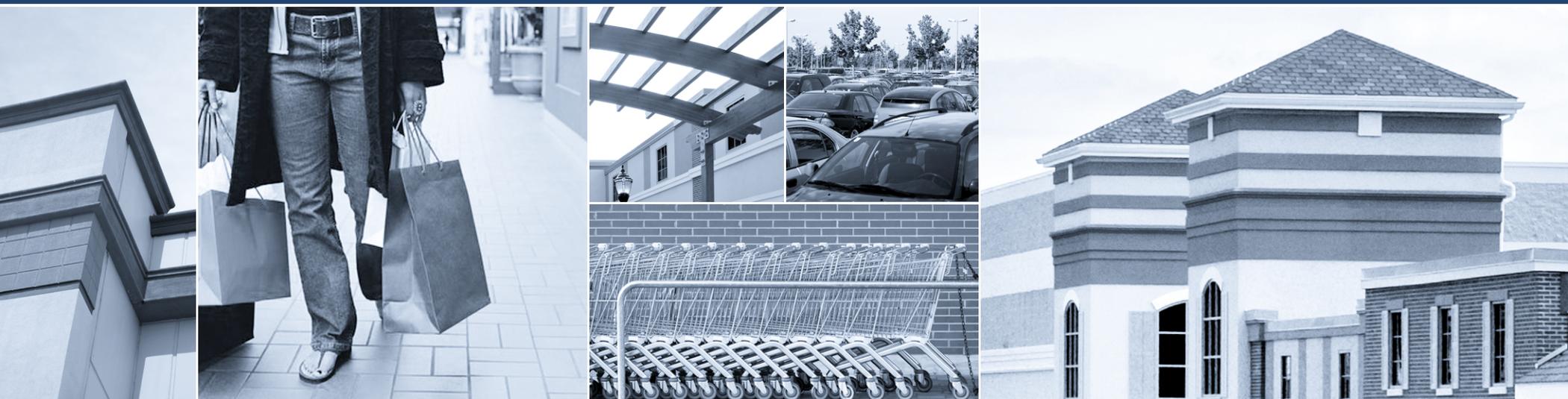


Kohl's Plaza

2145 Route 35
Holmdel, NJ 07733



Kohl's Plaza

2145 Route 35
Holmdel, NJ 07733



GROSS LEASABLE AREA	PARKING	PARKING RATIO
184,208 sf	926	5/1,000

Demographics	3 miles			5 miles			10 miles		
Daytime Population	23,948	45,212	171,324						
Population	72,551	138,997	531,333						
Households	27,114	52,038	194,932						
Avg HH Income	\$125,531	\$129,802	\$131,761						
Med HH Income	\$95,249	\$100,188	\$96,432						



Details

- Located at the busy intersection of Route 35 & Union Avenue; signalized jughandle access.
- Traffic counts of **42,695 vehicles per day** on Route 35.
- Strong national and regional tenant mix including Kohl's and Stein Mart.

Kohl's Plaza

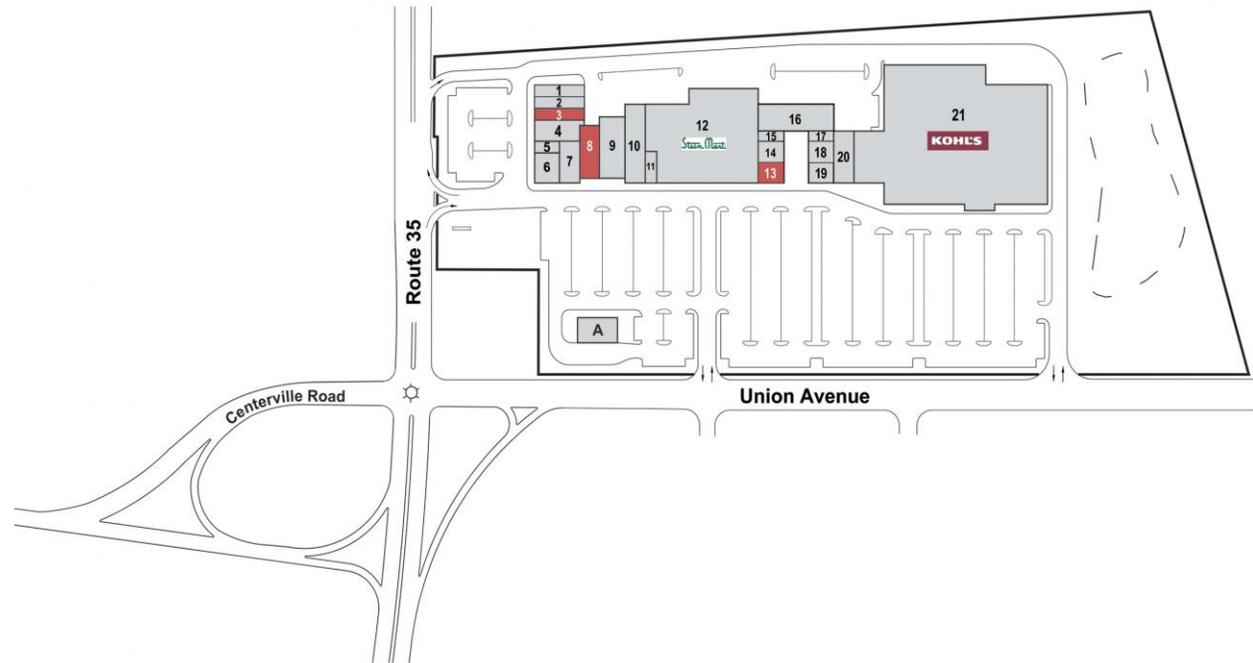
2145 Route 35
Holmdel, NJ 07733

Space Available

- 3 2,000 sf
- 8 4,200 sf
- 13 2,000 sf

Current Tenants

- 1 Twin Boro Physical Therapy
- 2 Jersey Mike's Sub Shop
- 4 Spare Pair Vision Center
- 5 Dry Cleaner
- 6 7-Eleven
- 7 Title Boxing
- 9 Harmon Stores
- 10 Beach Bum Tanning
- 11 Nail Salon
- 12 Stein Mart
- 14 Bella Dental
- 15 Advantage Health
- 16 Flynn & O'Hara Uniforms
- 17 Fresh New Angle Events
- 18 Painting with a Twist
- 19 Villa Restaurant
- 20 Avenue
- 21 Kohl's
- A Wells Fargo



Kohl's Plaza

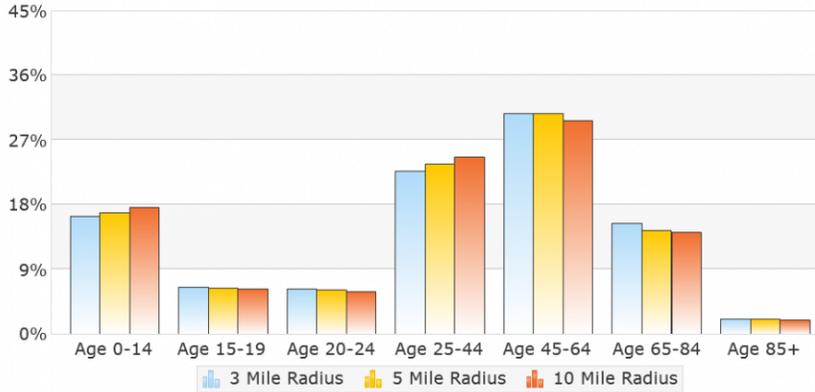
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Holmdel, NJ 07733

Trade Area



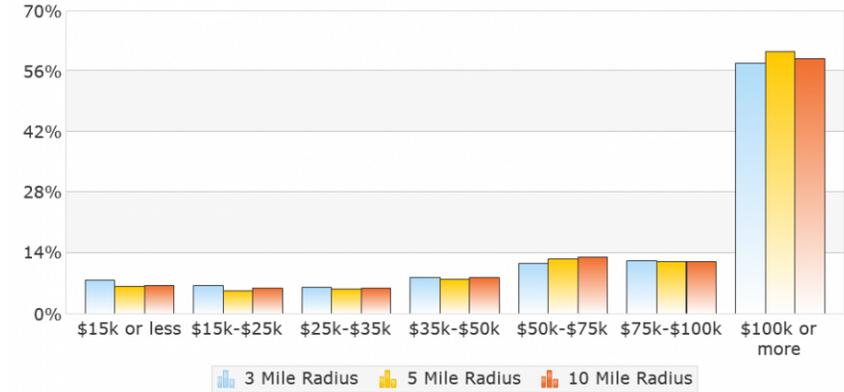
Demographic Summary Report

TOTAL POPULATION (2018)

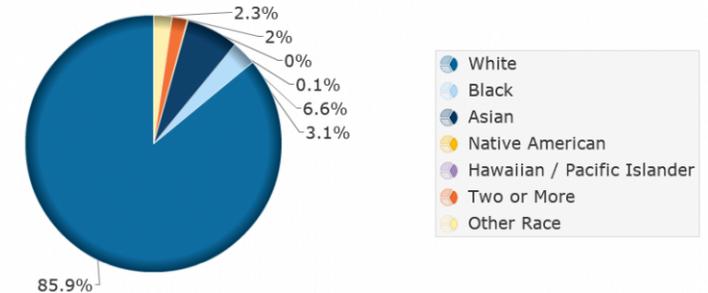


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	75,815	139,244	510,773
2010 Census	74,610	140,380	527,930
2018 Projection	72,551	138,997	531,333
2023 Projection	72,290	138,234	533,511
Growth 2000-2010	-1.60%	0.80%	3.40%
Daytime Population	23,948	45,212	171,324
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$125,531	\$129,802	\$131,761
Median Household Income	\$95,249	\$100,188	\$96,432
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2018 Projection	27,114	52,038	194,932
2023 Projection	27,942	53,502	200,988
HOUSEHOLDS BY TENURE (2018)	3 MILES	5 MILES	10 MILES
Owner Occupied	21,628	41,344	143,383
Renter Occupied	5,487	10,695	51,549
Vacant	937	1,641	7,298
Total	28,052	53,680	202,230

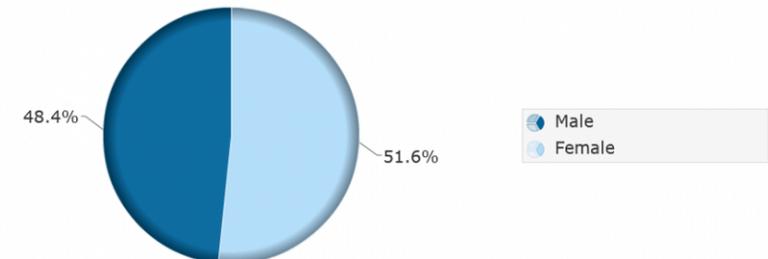
HOUSEHOLDS BY INCOME (2018)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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Leasing Contacts



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

