

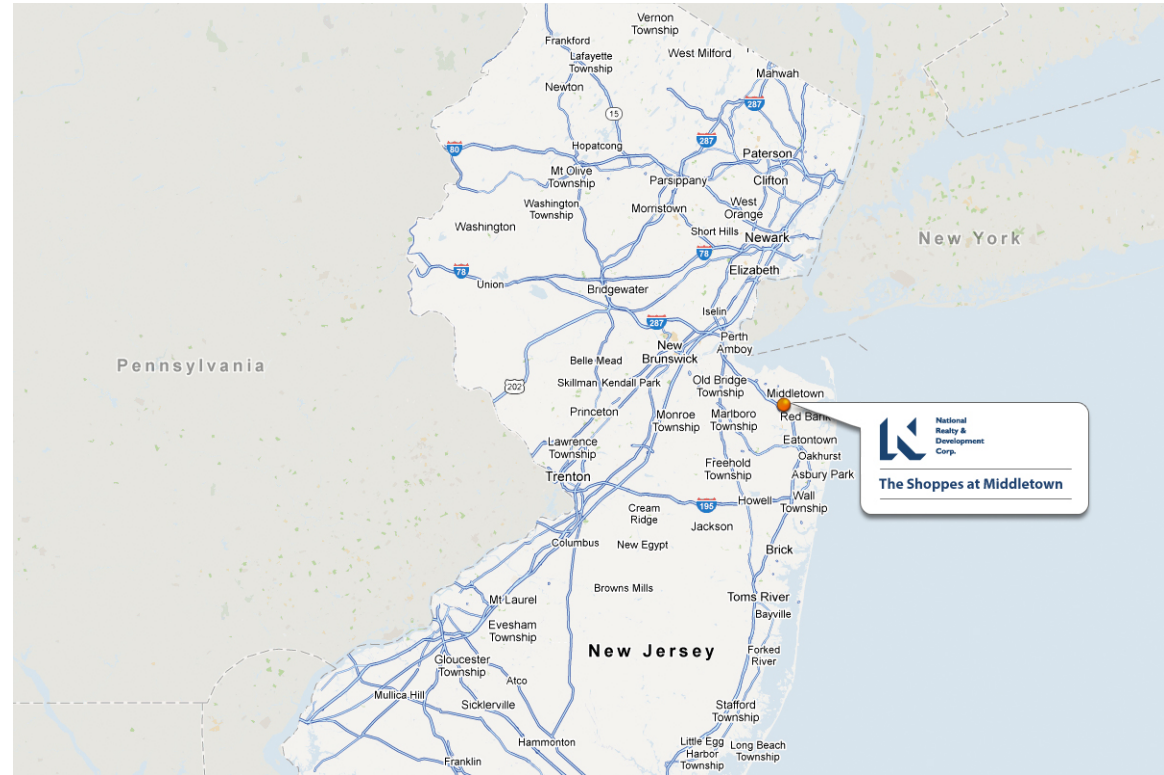
The Shoppes at Middletown

835 Route 35
Middletown, NJ 07748



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GROSS LEASABLE AREA
340,000 sf

PARKING
1,643

PARKING RATIO
4.8/1,000

Demographics	3 miles			5 miles			7 miles		
Daytime Population	17,265	56,515	83,623						
Population	50,857	131,663	203,929						
Households	19,448	50,578	79,712						
Avg HH Income	\$147,079	\$148,950	\$147,592						
Med HH Income	\$114,655	\$107,570	\$104,685						

Details

- A new town center featuring specialized entertainment, dining discoveries, gourmet grocery, office uses and an innovative mix of lifestyle retail.
- Prime location on Route 35 and Kings Highway East, serves 2,200 feet of frontage and two traffic-controlled intersections delivering easy north and southbound access.
- Anchored by the award-winning Wegmans, CMX Cinemas, a luxury dine-in movie experience and
- This community gathering place is a local escape to make new memories, one that exceeds the typical shopping center experience. This "downtown," is a perfect place for visitors to relax at outdoor dining areas, stroll wide sidewalks to shop, catch up with friends over coffee or see the latest movie.
- Fully approved by Township; construction begins Spring 2020.
- Visit www.shoppesatmiddletown.com for more information.

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Space Available

- A** Pad A
- B** Pad B
- C** Pad C
- D** Pad D

Current Tenants

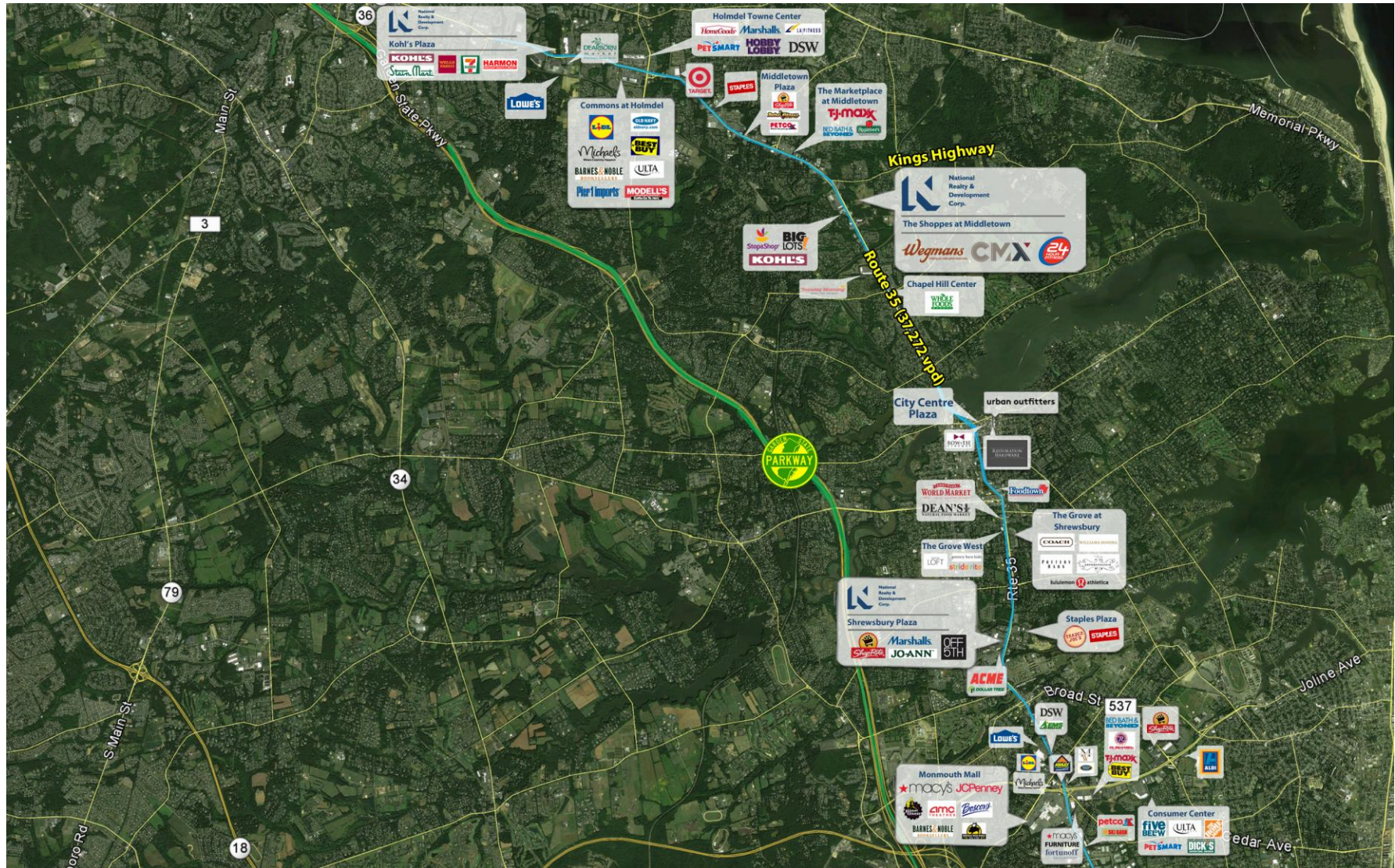
- 19** Pet Supplies Plus
- 24** Circus Liquors
- AN** Wegmans
- AN** CMX Cinemas
- AN** 24 Hour Fitness



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Trade Area



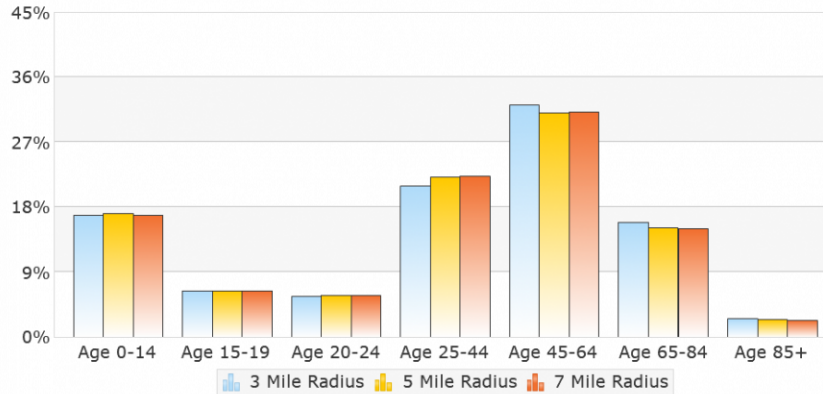
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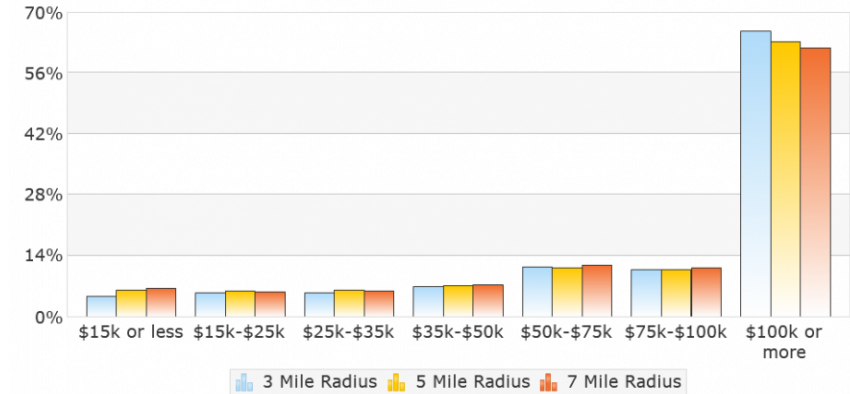


Demographic Summary Report

TOTAL POPULATION (2019)

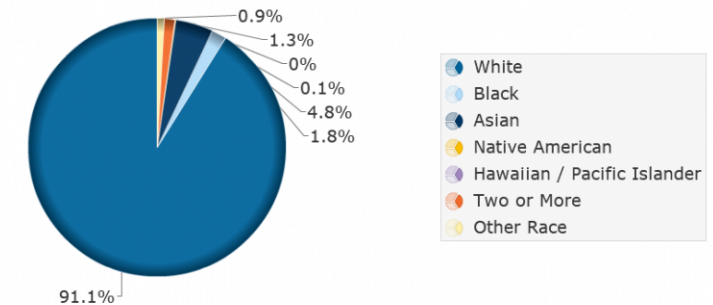


HOUSEHOLDS BY INCOME (2019)

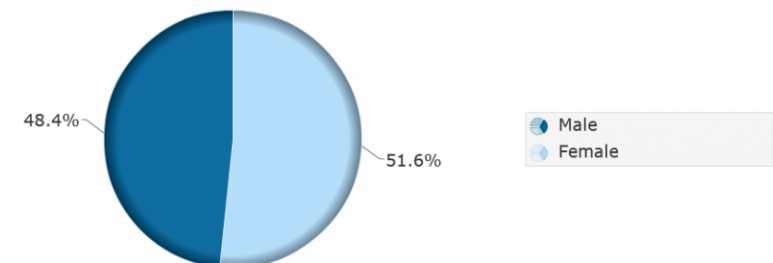


POPULATION	3 MILES	5 MILES	7 MILES
2000 Census	51,823	134,416	210,930
2010 Census	51,880	134,687	209,097
2019 Projection	50,857	131,663	203,929
2024 Projection	50,259	130,956	202,741
Growth 2000-2010	0.10%	0.20%	-0.90%
Daytime Population	17,265	56,515	83,623
INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$147,079	\$148,950	\$147,592
Median Household Income	\$114,655	\$107,570	\$104,685
HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2019 Projection	19,448	50,578	79,712
2024 Projection	19,616	51,352	80,892
HOUSEHOLDS BY TENURE (2019)	3 MILES	5 MILES	7 MILES
Owner Occupied	16,727	40,347	62,387
Renter Occupied	2,721	10,231	17,325
Vacant	455	1,800	3,283
Total	19,903	52,378	82,995

3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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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

Headquartered in Purchase, New York, the NRDC portfolio is comprised 75 projects throughout the Northeast, including large retail power centers, community shopping centers, corporate/ industrial business parks and luxury residential. 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 (HBC) located in Canada, which 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 (HBC) also purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. HBC's leading businesses across North America include Saks Fifth Avenue, Hudson's Bay, and Saks OFF 5TH.

