

Shrewsbury Plaza

1026 Broad Street
Shrewsbury, NJ 07702



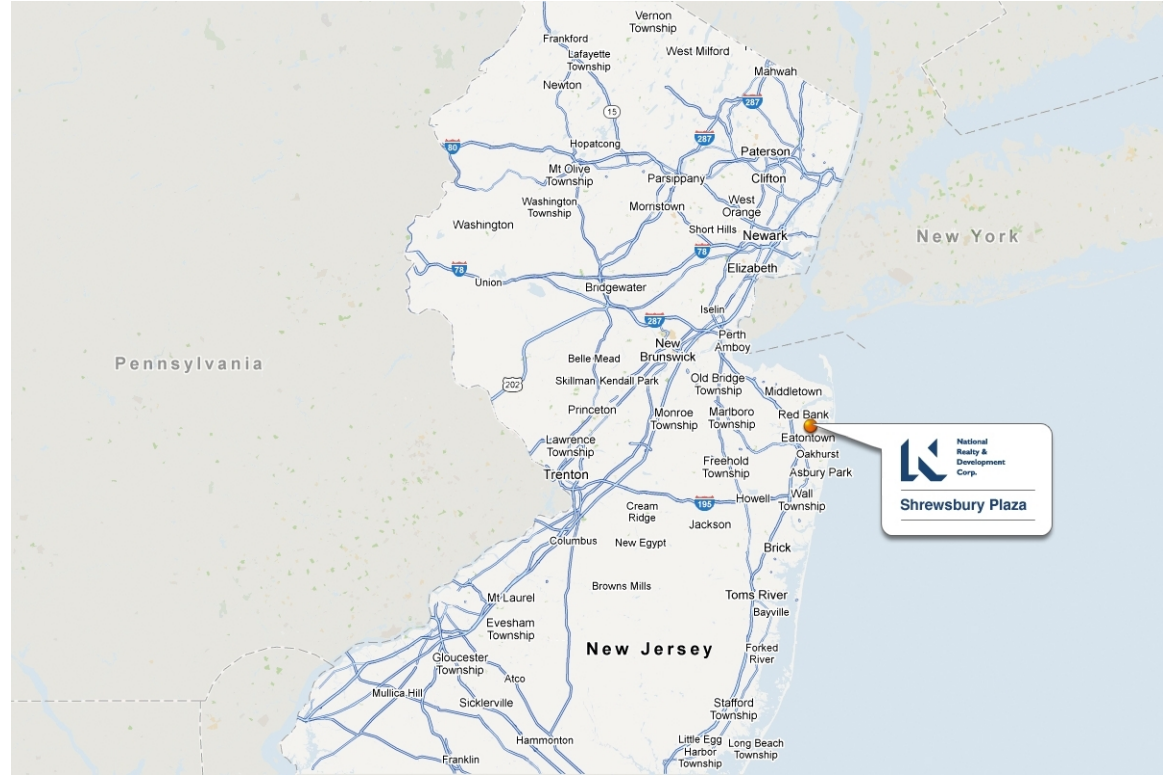
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GROSS LEASABLE AREA	PARKING	PARKING RATIO
309,283 sf	1,454	4.7/1,000

Demographics	3 miles			5 miles			10 miles		
Daytime Population	52,030	88,788	176,206						
Population	56,566	144,155	356,205						
Households	23,037	57,670	142,213						
Avg HH Income	\$139,988	\$133,663	\$130,867						
Med HH Income	\$96,886	\$90,564	\$91,188						



Details

- ShopRite now open!
- 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 **34,665 vehicles per day** on Route 35 (Broad Street).
- Traffic counts of **30,683 vehicles per day** on Shrewsbury Avenue (Route 13).
- Serving the communities of Shrewsbury, Rumson, Little Silver, Tinton Falls, and Eatontown.

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Space Available

- 8 9,600 sf
- 10 10,580 sf
- 11 3,000 sf
- 13 2,200 sf
- 21 2,542 sf

Current Tenants

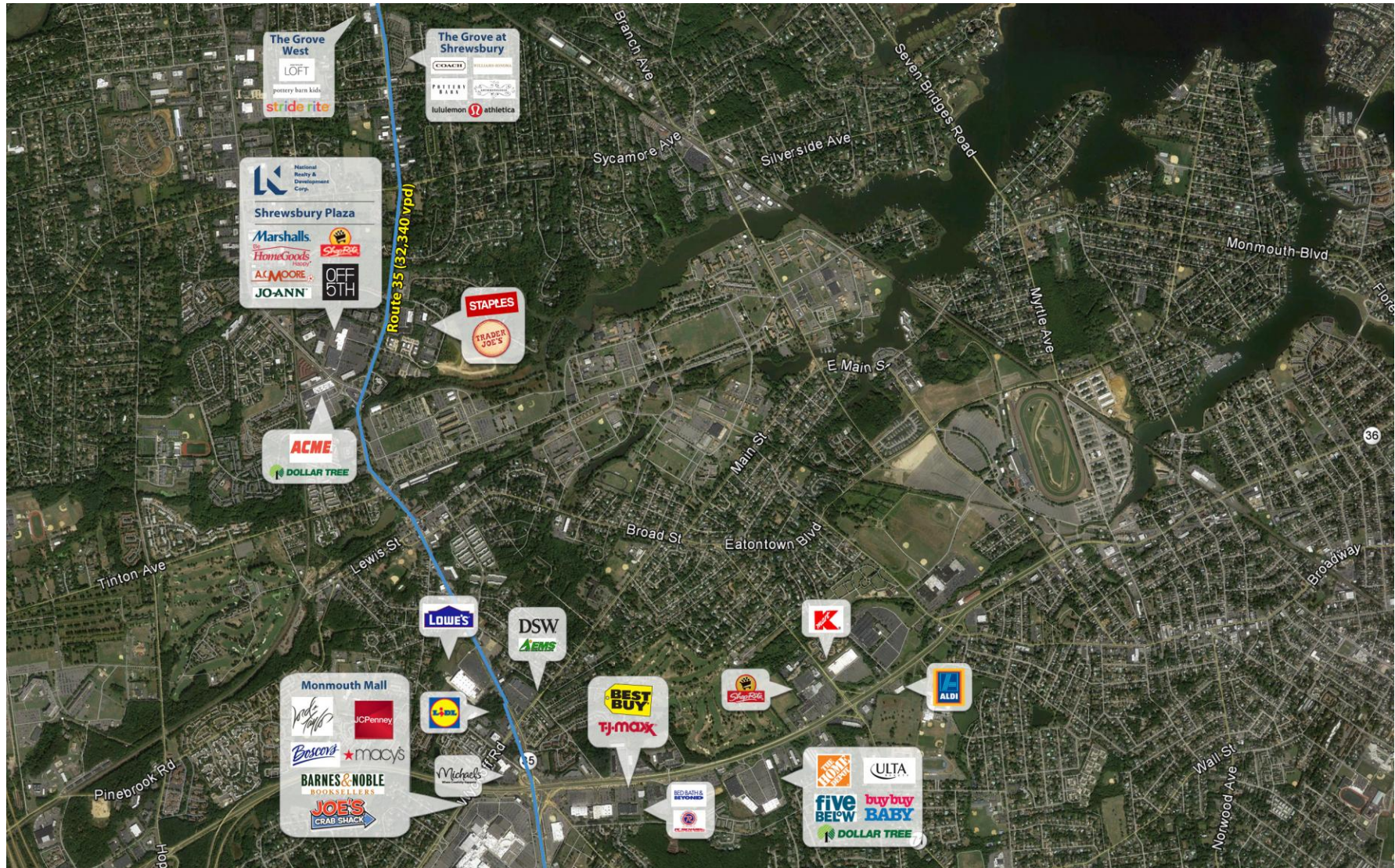
- 1 Visionworks
- 2 Marshalls
- 3 Saks OFF Fifth
- 4 Jo-Ann Fabrics
- 5 Liquor Store
- 6 European Wax Center
- 7 Massage Envy
- 9 HomeGoods
- 12 Great Clips
- 14 Zephyr Fitness
- 15 A.C. Moore
- 16 My Gym
- 17 Encore Dental
- 18 IMA Medical Care
- 19 Federico's Pizza
- 20 Jersey Mike's Sub Shop
- 22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



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Trade Area



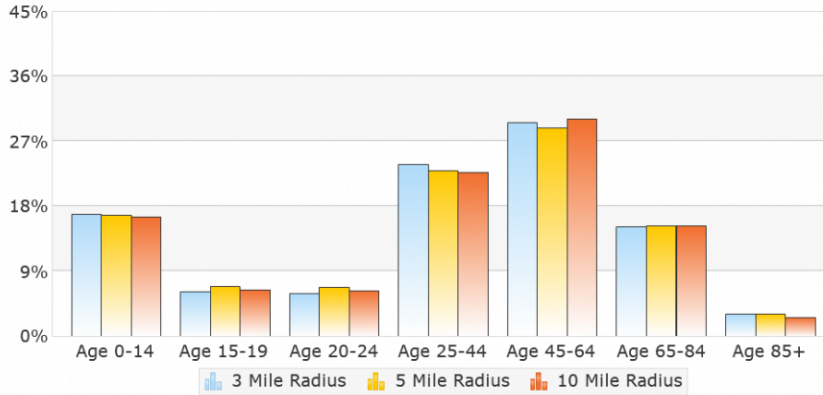
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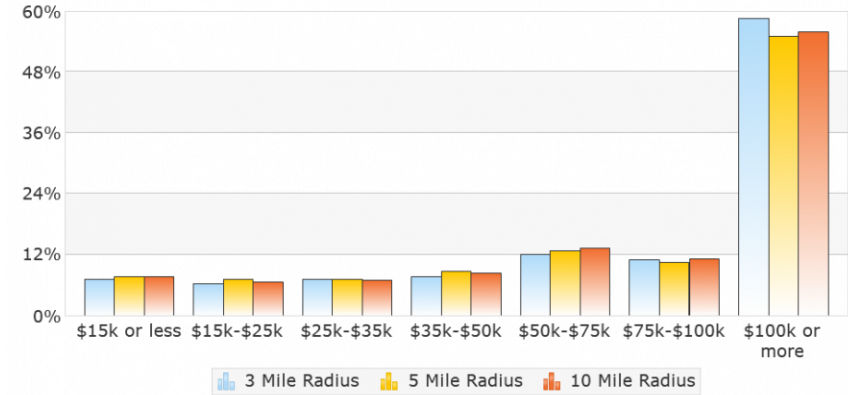
Demographic Summary Report

TOTAL POPULATION (2018)

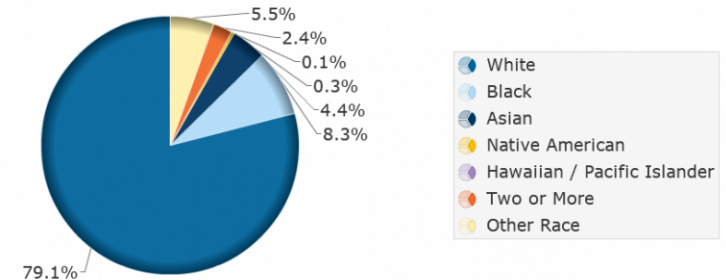


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	59,319	147,296	361,152
2010 Census	58,230	146,567	360,250
2018 Projection	56,566	144,155	356,205
2023 Projection	56,115	143,262	355,432
Growth 2000-2010	-1.80%	-0.50%	-0.20%
Daytime Population	52,030	88,788	176,206
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$139,988	\$133,663	\$130,867
Median Household Income	\$96,886	\$90,564	\$91,188
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2018 Projection	23,037	57,670	142,213
2023 Projection	23,605	59,221	146,703
HOUSEHOLDS BY TENURE (2018)	3 MILES	5 MILES	10 MILES
Owner Occupied	16,386	38,637	99,526
Renter Occupied	6,651	19,032	42,687
Vacant	971	4,286	12,209
Total	24,008	61,955	154,422

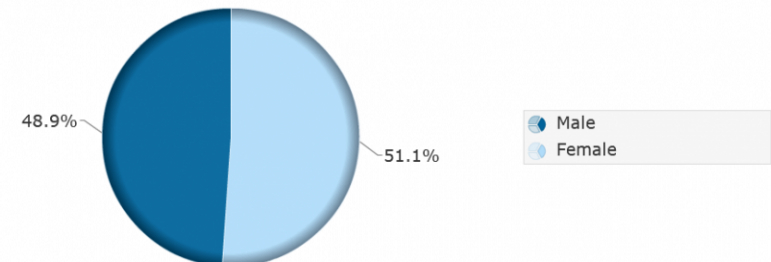
HOUSEHOLDS BY INCOME (2018)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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Leasing Contacts



Nick Hrvatin

914.272.8037

nick.hrvatin@nrdc.com

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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.

