

# Shrewsbury Plaza

1026 Broad Street  
Shrewsbury, NJ 07702

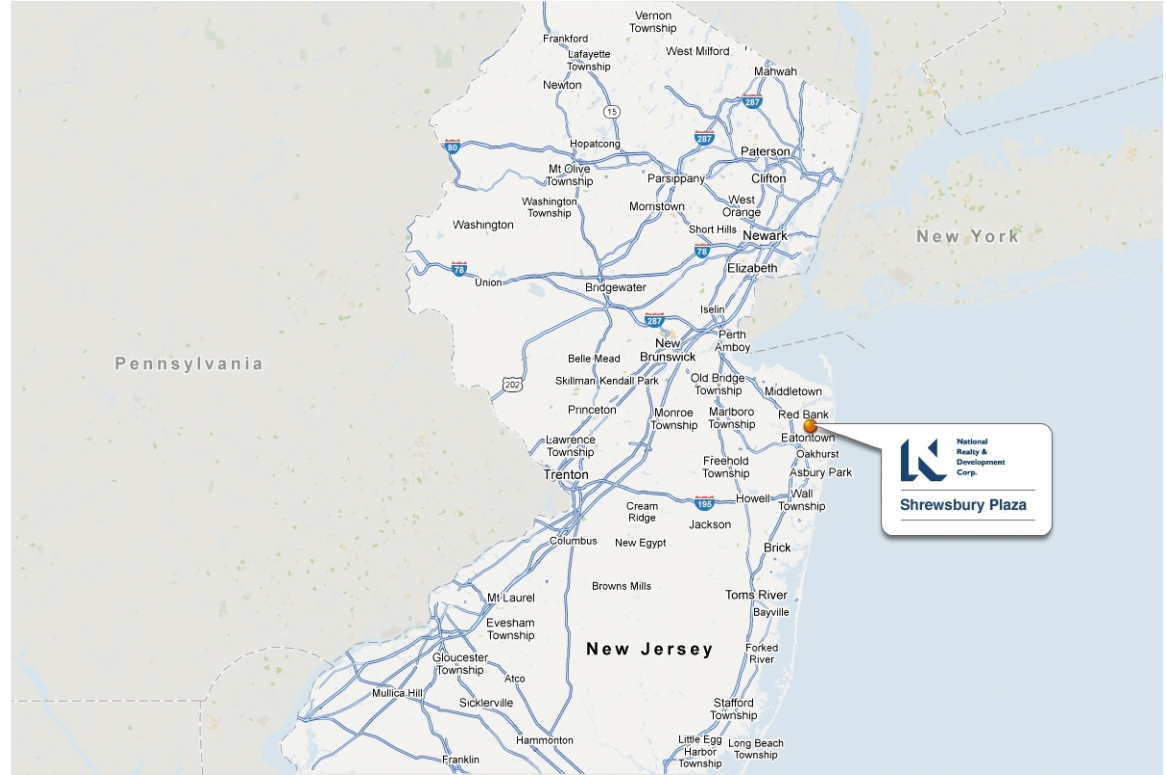


GROSS LEASABLE AREA  
**309,283 sf**

PARKING  
**1,454**

PARKING RATIO  
**4.7/1,000**

Demographics	3 miles			5 miles			10 miles		
Daytime Population	48,889	84,548	168,556						
Population	56,778	144,382	355,038						
Households	23,401	58,424	143,406						
Avg HH Income	\$140,813	\$135,240	\$133,395						
Med HH Income	\$98,259	\$92,129	\$92,353						



## 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 **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

- |    |          |    |           |
|----|----------|----|-----------|
| 5  | 2,000 sf | 15 | 21,751 sf |
| 8  | 9,600 sf | 21 | 2,542 sf  |
| 11 | 3,000 sf | 23 | 3,500 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      | 24 | petvalu                        |
| 6  | European Wax Center | 25 | Jenny Craig Weight Loss Center |
| 7  | Massage Envy        | 26 | Orange Theory                  |
| 9  | HomeGoods           | 27 | Greens & Grains                |
| 10 | Salons by JC        | 28 | The UPS Store                  |
| 12 | Great Clips         | 29 | Party Land                     |
| 13 | Club Pilates        | 30 | Top Nails                      |
| 14 | Zephyr Fitness      | 31 | Chicken Kitchen                |
| 16 | My Gym              | 32 | Imperial Tile                  |
| 17 | Encore Dental       | 33 | ShopRite Supermarket           |
| 18 | IMA Medical Care    | A  | Panera Bread                   |



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## Leasing Contacts



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