

**Stafford
Smith
Realty**



#3200 ~ Broad Street Office Space ~ Lease

**630 Broad Street
Shrewsbury, NJ 07702**

Office / Professional

**Block: 24
Lot: 13**

**Land Size: 179 x 148
Building Size: 4,000 Sq. Ft.**

Zoning: B-1 ~ Business Zone

Remarks: 3,000-4000 Sq. Ft. Space in a Beautifully Appointed Office Building. Kitchen, Conference Room, 12 offices, 3 Bathrooms, Private Deck and Fenced Yard. Plenty of On-Site Parking. Corner Property on Route 35 across from The Grove Shopping Center.

Price: \$ 25./Sq. Ft. ~ Lease

Please call **Ray S. Smith/Broker** of **Stafford Smith Realty** at **(732) 747-1000** for further details.

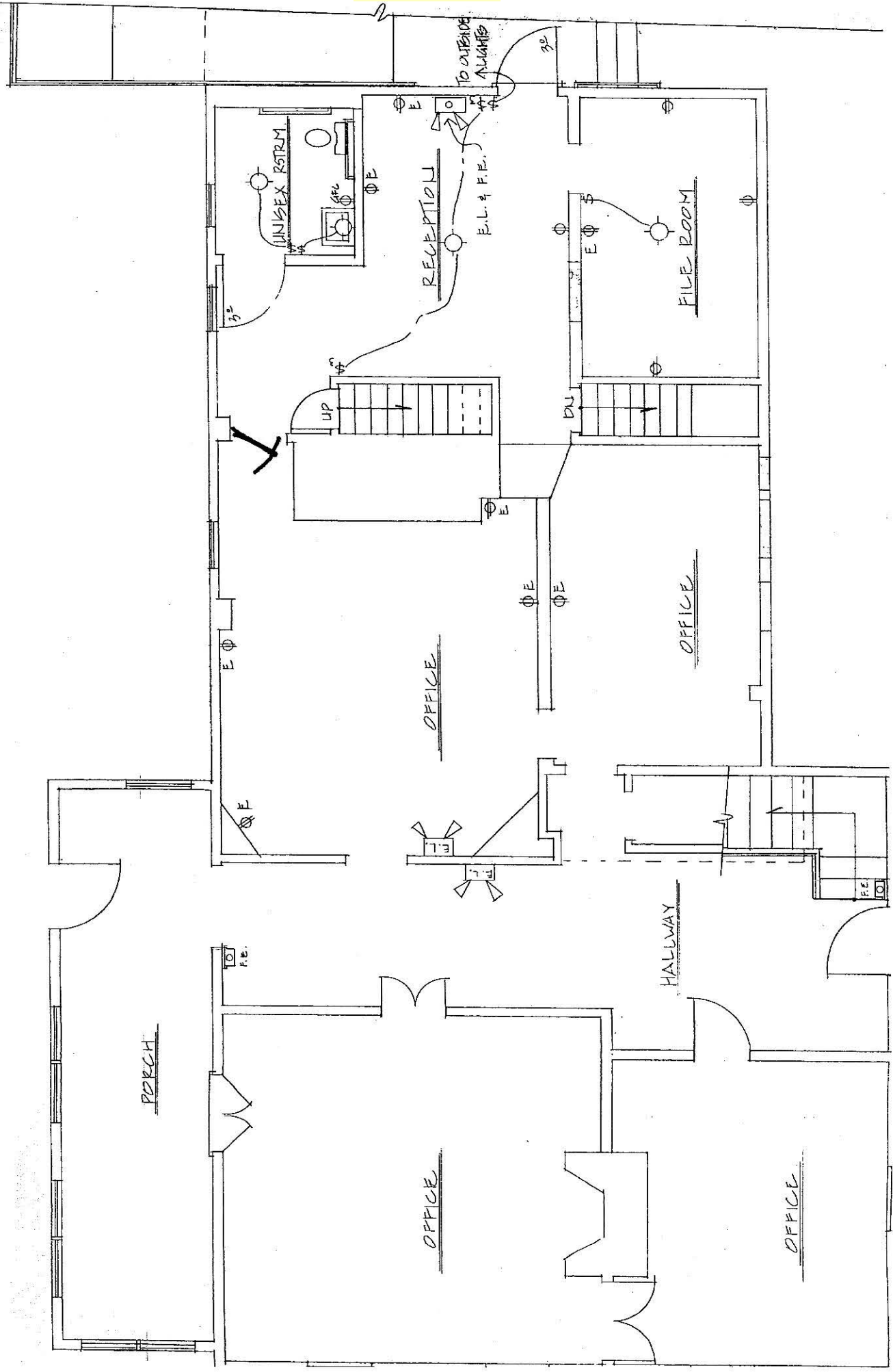
As we are representing the owner(s) of this offering, we ask that you do not enter the property without us and that you do not discuss the offering with tenants nor attempt to contact the owner(s). All information regarding property for sale, rental or financing is from sources deemed reliable. No representation is made as to the accuracy thereof and is submitted subject to errors, omissions, changes of price, rental, commission or other conditions, prior sale, lease, financing or withdrawal without notice.

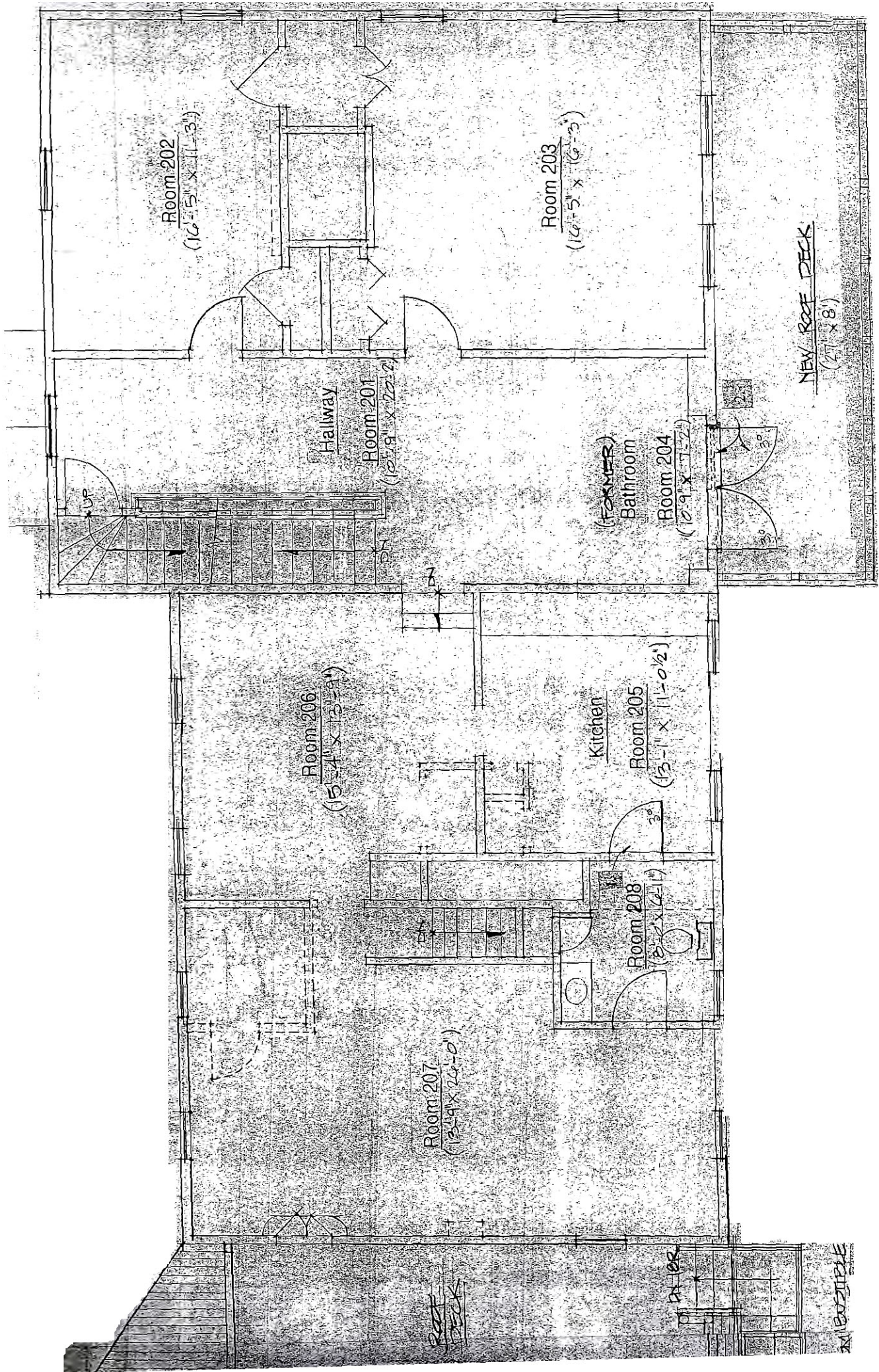
630 Broad Street, Shrewsbury, New Jersey 07702-4118
4440 PGA Blvd., Ste. 600, Palm Beach Gardens, Florida 33410-6542
732-747-1000 • Ray@SSRealty.com • www.SSRealty.com



Stafford
Smith
Commercial Realty
Upper office
201-451-1111
481-1111

FIRST FLOOR





Room 202
(16'-5" x 11'-3")

Room 203
(16'-5" x 6'-3")

Hallway
Room 201
(10'-9" x 22'-2")

(FORMER)
Bathroom
Room 204
(10'-9" x 7'-2")

NEW ROOF DECK
(27' x 8')

Room 206
(15'-4" x 13'-9")

Kitchen
Room 205
(13'-1" x 11'-0 1/2")

Room 207
(13'-9" x 24'-0")

Room 208
(8'-2" x 6'-11")

ROOF DECK

ROOF DECK



Maple Rd

Shadow Brook Rd

630 Broad Street, Shrewsbury, NJ



Image NASA
© 2007 Navteq

© 2007 Sanborn

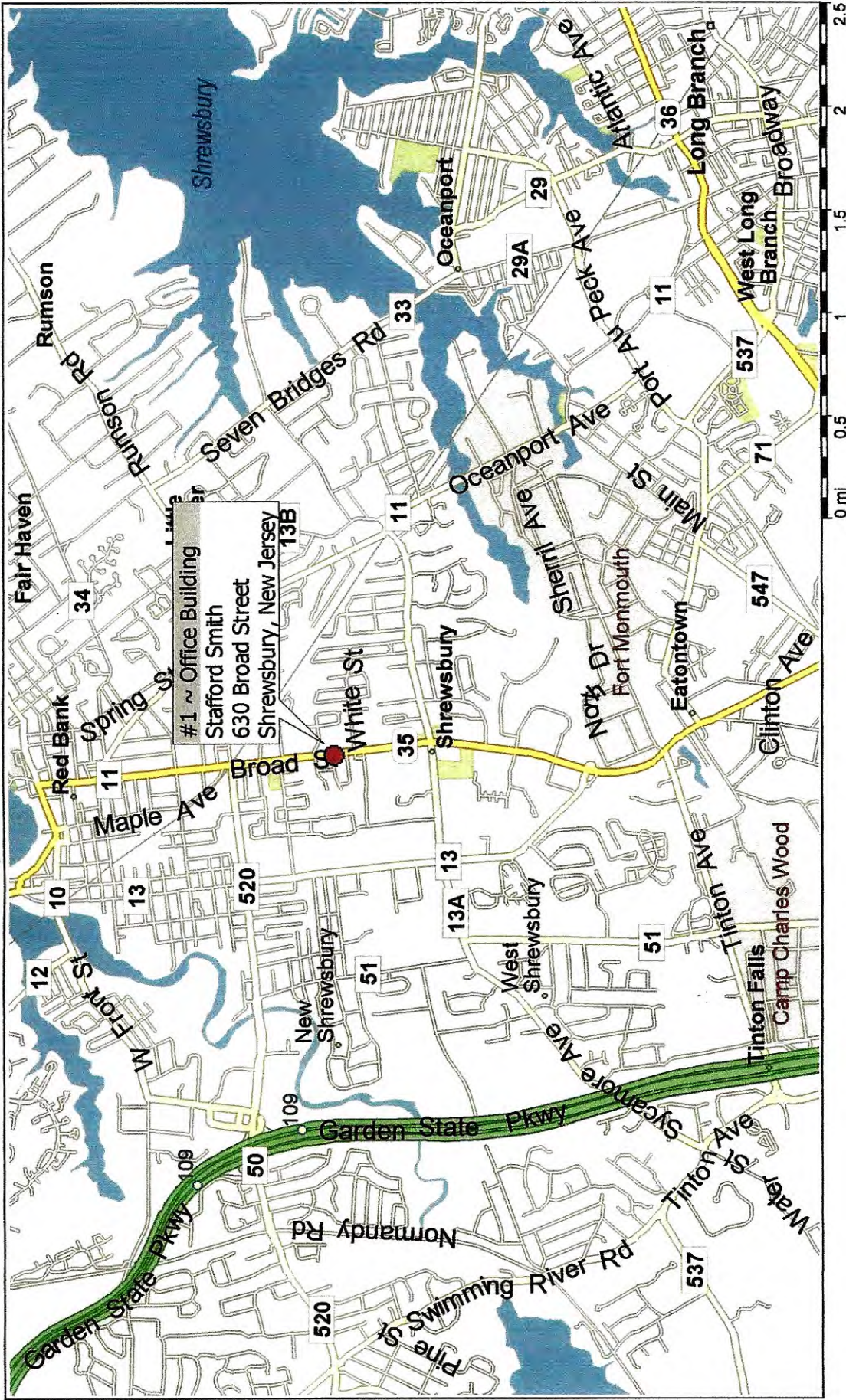
Google

Pointer 40°19'50.22" N 74°03'45.70" W elev 38 ft

Streaming 100%

Eye alt 1026 ft

Shrewsbury ~ Monmouth County ~ New Jersey



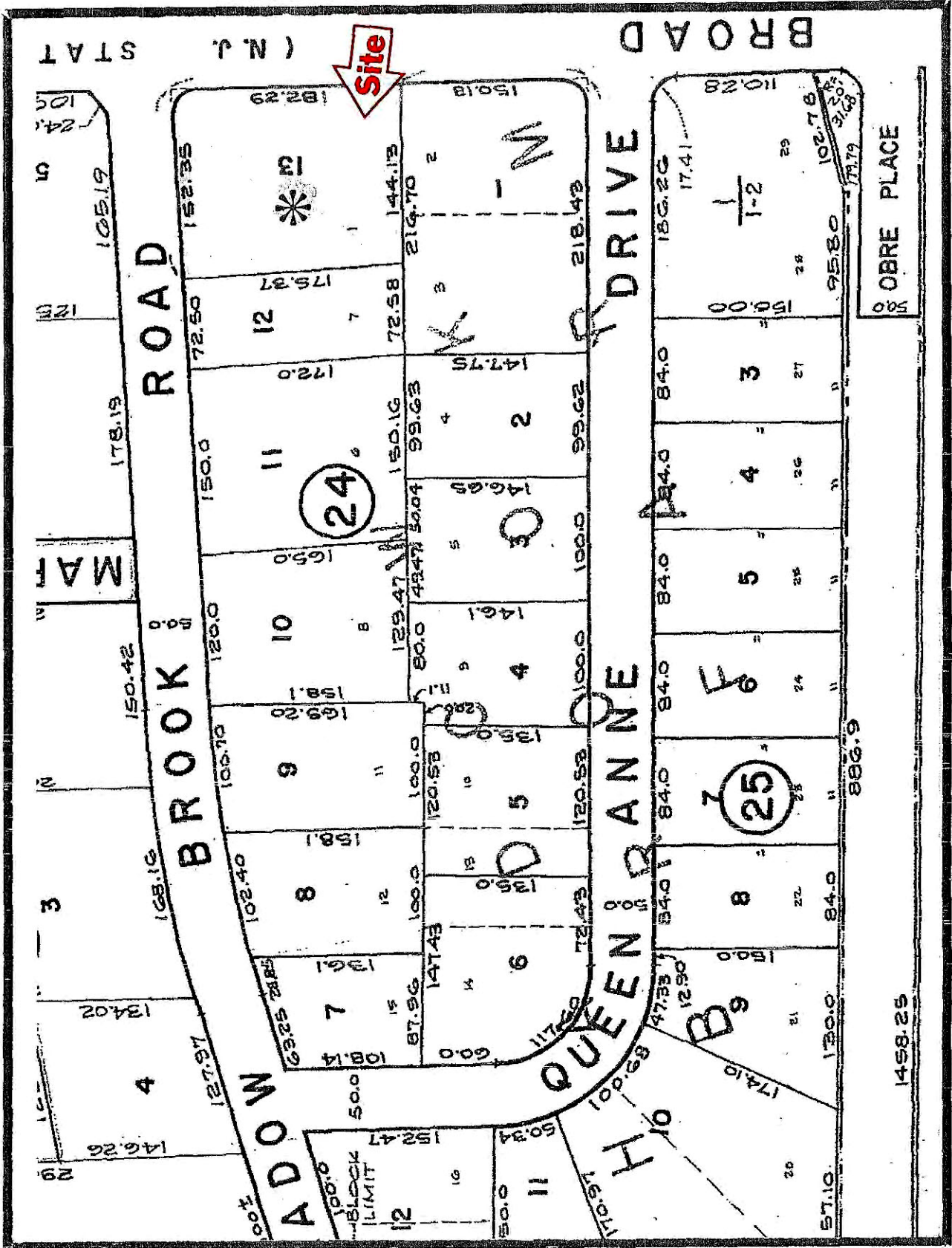
Copyright © and (P) 1988-2006 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/mappoint/>
 Portions © 1990-2005 Intel/Shell Software Corporation. All rights reserved. Certain mapping and direction data © 2005 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2005 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

Shrewsbury ~ Monmouth County ~ New Jersey



Copyright © and (P) 1988-2006 Microsoft Corporation and/or its suppliers. All rights reserved. <http://www.microsoft.com/maps/>
Portions © 1996-2005 IntelShield Software Corporation. All rights reserved. Certain mapping and direction data © 2005 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario, NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2005 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc.

TAX MAP LOCATION





#1 in Commercial Real Estate Online



Demographics for Shrewsbury, NJ 07702

Broad Street,

	1-mi.	3-mi.	5-mi.
Population			
2011 Male Population	2,906	29,280	70,145
2011 Female Population	2,983	30,353	73,434
% 2011 Male Population	49.35%	49.10%	48.85%
% 2011 Female Population	50.65%	50.90%	51.15%
2011 Total Adult Population	4,371	46,811	111,571
2011 Total Daytime Population	14,390	74,975	148,263
2011 Total Daytime Work Population	10,663	45,870	81,062
2011 Median Age Total Population	39	39	38
2011 Median Age Adult Population	47	46	46
2011 Age 0-5	536	4,436	10,815
2011 Age 6-13	693	5,567	14,065
2011 Age 14-17	290	2,819	7,128
2011 Age 18-20	194	2,158	6,142
2011 Age 21-24	165	2,632	7,217
2011 Age 25-29	256	4,001	9,046
2011 Age 30-34	340	4,019	9,272
2011 Age 35-39	432	4,170	9,519
2011 Age 40-44	464	4,383	10,462
2011 Age 45-49	483	4,638	11,309
2011 Age 50-54	494	4,443	10,575
2011 Age 55-59	377	3,681	9,033
2011 Age 60-64	301	2,972	7,394
2011 Age 65-69	222	2,461	5,881
2011 Age 70-74	166	2,105	4,931
2011 Age 75-79	189	1,992	4,275
2011 Age 80-84	168	1,594	3,387
2011 Age 85+	119	1,561	3,129
% 2011 Age 0-5	9.10%	7.44%	7.53%
% 2011 Age 6-13	11.77%	9.34%	9.80%
% 2011 Age 14-17	4.92%	4.73%	4.96%
% 2011 Age 18-20	3.29%	3.62%	4.28%
% 2011 Age 21-24	2.80%	4.41%	5.03%
% 2011 Age 25-29	4.35%	6.71%	6.30%
% 2011 Age 30-34	5.77%	6.74%	6.46%
% 2011 Age 35-39	7.34%	6.99%	6.63%
% 2011 Age 40-44	7.88%	7.35%	7.29%
% 2011 Age 45-49	8.20%	7.78%	7.88%
% 2011 Age 50-54	8.39%	7.45%	7.37%
% 2011 Age 55-59	6.40%	6.17%	6.29%
% 2011 Age 60-64	5.11%	4.98%	5.15%
% 2011 Age 65-69	3.77%	4.13%	4.10%
% 2011 Age 70-74	2.82%	3.53%	3.43%
% 2011 Age 75-79	3.21%	3.34%	2.98%
% 2011 Age 80-84	2.85%	2.67%	2.36%
% 2011 Age 85+	2.02%	2.62%	2.18%
2011 White Population	5,384	48,444	116,717
2011 Black Population	209	4,492	10,406
2011 Asian/Hawaiian/Pacific Islander	148	2,095	4,753
2011 American Indian/Alaska Native	7	182	406
2011 Other Population (Incl 2+ Races)	143	4,419	11,296
2011 Hispanic Population	267	7,440	19,193
2011 Non-Hispanic Population	5,622	52,193	124,386
% 2011 White Population	91.39%	81.24%	81.29%
% 2011 Black Population	3.55%	7.53%	7.25%
% 2011 Asian/Hawaiian/Pacific Islander	2.51%	3.51%	3.31%
% 2011 American Indian/Alaska Native	0.12%	0.31%	0.28%
% 2011 Other Population (Incl 2+ Races)	2.43%	7.41%	7.87%
% 2011 Hispanic Population	4.53%	12.48%	13.37%
% 2011 Non-Hispanic Population	95.47%	87.52%	86.63%
2000 Non-Hispanic White	5,059	47,779	111,700
2000 Non-Hispanic Black	270	5,813	12,524
2000 Non-Hispanic Amer Indian/Alaska Native	16	61	137
2000 Non-Hispanic Asian	136	2,342	4,674
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	21	21
2000 Non-Hispanic Some Other Race	4	191	420
2000 Non-Hispanic Two or More Races	55	805	2,295
% 2000 Non-Hispanic White	91.32%	83.81%	84.77%
% 2000 Non-Hispanic Black	4.87%	10.20%	9.50%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.29%	0.11%	0.10%
% 2000 Non-Hispanic Asian	2.45%	4.11%	3.55%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.04%	0.02%
% 2000 Non-Hispanic Some Other Race	0.07%	0.34%	0.32%
% 2000 Non-Hispanic Two or More Races	0.99%	1.41%	1.74%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishmnts	n/a	n/a	n/a
2011 Total Population	5,890	59,633	143,579
2011 Total Households	2,117	23,253	54,073
Population Change 1990-2011	834	284	7,738
Household Change 1990-2011	258	530	2,974
% Population Change 1990-2011	16.50%	0.48%	5.70%
% Household Change 1990-2011	13.88%	2.33%	5.82%
Population Change 2000-2011	228	-1,309	-79
Household Change 2000-2011	79	-686	-593
% Population Change 2000-2011	4.03%	-2.15%	-0.05%

% Households Change 2000-2011	3.88%	-2.87%	-1.08%
Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	2,073	25,250	57,893
2000 Occupied Housing Units	2,032	23,888	54,496
2000 Owner Occupied Housing Units	1,831	16,847	37,043
2000 Renter Occupied Housing Units	201	7,041	17,453
2000 Vacant Housing Units	41	1,361	3,397
% 2000 Occupied Housing Units	98.02%	94.61%	94.13%
% 2000 Owner Occupied Housing Units	88.33%	66.72%	63.99%
% 2000 Renter Occupied Housing Units	9.70%	27.89%	30.15%
% 2000 Vacant Housing Units	1.98%	5.39%	5.87%
Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$102,328	\$81,129	\$79,970
2011 Per Capita Income	\$52,062	\$46,850	\$46,435
2011 Average Household Income	\$144,848	\$120,148	\$123,298
2011 Household Income < \$10,000	21	719	2,084
2011 Household Income \$10,000-\$14,999	22	842	1,810
2011 Household Income \$15,000-\$19,999	53	603	1,696
2011 Household Income \$20,000-\$24,999	45	698	1,980
2011 Household Income \$25,000-\$29,999	50	893	2,073
2011 Household Income \$30,000-\$34,999	49	702	1,703
2011 Household Income \$35,000-\$39,999	88	783	1,667
2011 Household Income \$40,000-\$44,999	124	1,098	2,189
2011 Household Income \$45,000-\$49,999	63	778	2,126
2011 Household Income \$50,000-\$59,999	154	1,798	4,055
2011 Household Income \$60,000-\$74,999	141	1,959	4,431
2011 Household Income \$75,000-\$99,999	224	3,075	6,146
2011 Household Income \$100,000-\$124,999	263	2,853	5,851
2011 Household Income \$125,000-\$149,999	219	1,769	4,230
2011 Household Income \$150,000-\$199,999	209	1,993	4,918
2011 Household Income \$200,000-\$249,999	119	880	2,648
2011 Household Income \$250,000-\$499,999	175	1,248	2,971
2011 Household Income \$500,000+	98	563	1,494
2011 Household Income \$200,000+	392	2,691	7,113
% 2011 Household Income < \$10,000	0.99%	3.09%	3.85%
% 2011 Household Income \$10,000-\$14,999	1.04%	3.62%	3.35%
% 2011 Household Income \$15,000-\$19,999	2.50%	2.59%	3.14%
% 2011 Household Income \$20,000-\$24,999	2.13%	3.00%	3.66%
% 2011 Household Income \$25,000-\$29,999	2.36%	3.84%	3.83%
% 2011 Household Income \$30,000-\$34,999	2.31%	3.02%	3.15%
% 2011 Household Income \$35,000-\$39,999	4.16%	3.37%	3.08%
% 2011 Household Income \$40,000-\$44,999	5.86%	4.72%	4.05%
% 2011 Household Income \$45,000-\$49,999	2.98%	3.35%	3.93%
% 2011 Household Income \$50,000-\$59,999	7.27%	7.73%	7.50%
% 2011 Household Income \$60,000-\$74,999	6.66%	8.42%	8.19%
% 2011 Household Income \$75,000-\$99,999	10.58%	13.22%	11.37%
% 2011 Household Income \$100,000-\$124,999	12.42%	12.27%	10.82%
% 2011 Household Income \$125,000-\$149,999	10.34%	7.61%	7.82%
% 2011 Household Income \$150,000-\$199,999	9.87%	8.57%	9.10%
% 2011 Household Income \$200,000-\$249,999	5.62%	3.78%	4.90%
% 2011 Household Income \$250,000-\$499,999	8.27%	5.37%	5.49%
% 2011 Household Income \$500,000+	4.63%	2.42%	2.76%
% 2011 Household Income \$200,000+	18.52%	11.57%	13.15%
Retail Sales Volume	1-mi.	3-mi.	5-mi.
2011 Children/Infants Clothing Stores	\$1,634,457	\$14,615,967	\$34,528,058
2011 Jewelry Stores	\$1,181,265	\$10,240,014	\$23,818,549
2011 Mens Clothing Stores	\$2,324,316	\$20,702,840	\$48,805,597
2011 Shoe Stores	\$2,202,321	\$20,111,759	\$47,910,184
2011 Womens Clothing Stores	\$3,896,138	\$34,864,676	\$82,097,848
2011 Automobile Dealers	\$26,178,413	\$236,047,082	\$551,854,519
2011 Automotive Parts/Acc/Repair Stores	\$3,361,693	\$30,065,905	\$70,591,588
2011 Other Motor Vehicle Dealers	\$1,069,441	\$9,696,254	\$23,022,949
2011 Tire Dealers	\$902,385	\$7,891,646	\$18,337,299
2011 Hardware Stores	\$728,582	\$7,916,968	\$20,312,912
2011 Home Centers	\$2,749,972	\$27,296,860	\$66,519,991
2011 Nursery/Garden Centers	\$954,829	\$8,336,052	\$19,337,930
2011 Outdoor Power Equipment Stores	\$268,384	\$2,508,061	\$5,791,584
2011 Paint/Wallpaper Stores	\$93,999	\$901,089	\$2,143,997
2011 Appliance/TV/Other Electronics Stores	\$2,697,670	\$23,805,673	\$55,930,890
2011 Camera/Photographic Supplies Stores	\$432,709	\$3,954,858	\$9,381,633
2011 Computer/Software Stores	\$1,240,899	\$11,318,418	\$26,722,839
2011 Beer/Wine/Liquor Stores	\$1,768,995	\$15,957,589	\$37,856,095
2011 Convenience/Specialty Food Stores	\$2,735,412	\$30,816,756	\$77,905,670
2011 Restaurant Expenditures	\$17,246,427	\$181,172,878	\$443,683,994
2011 Supermarkets/Other Grocery excl Conv	\$18,674,229	\$171,024,897	\$405,644,020
2011 Furniture Stores	\$2,664,869	\$23,887,220	\$56,169,200
2011 Home Furnishings Stores	\$1,870,116	\$16,883,776	\$40,192,608
2011 Gen Merch/Appliance/Furniture Stores	\$23,888,880	\$215,108,158	\$507,640,278
2011 Gasoline Stations w/ Convenience Stores	\$14,956,784	\$141,687,790	\$342,085,061
2011 Other Gasoline Stations	\$12,221,372	\$110,871,030	\$264,179,383
2011 Department Stores excl Leased Depts	\$26,586,550	\$238,913,834	\$563,571,168
2011 General Merchandise Stores	\$21,224,009	\$191,220,937	\$451,471,080
2011 Other Health/Personal Care Stores	\$1,676,620	\$15,207,773	\$35,687,018
2011 Pharmacies/Drug Stores	\$8,879,683	\$80,974,697	\$191,544,732
2011 Pet/Pet Supplies Stores	\$1,262,579	\$11,714,709	\$27,912,756
2011 Book/Periodical/Music Stores	\$382,134	\$3,137,235	\$7,269,705
2011 Hobby/Toy/Game Stores	\$280,775	\$3,198,614	\$7,589,386
2011 Musical Instrument/Supplies Stores	\$238,731	\$2,136,992	\$5,004,296
2011 Sewing/Needlework/Piece Goods Stores	\$81,308	\$746,507	\$1,796,904
2011 Sporting Goods Stores	\$1,981,324	\$17,455,226	\$41,952,335
2011 Video Tape Stores - Retail	\$217,343	\$1,945,370	\$4,576,558