

RETAIL SPACE LEASED

# END CAP SPACE WITH DEDICATED PARKING CLOSE TO THE GROVE AT SHREWSBURY

674 Broad Street | Shrewsbury, NJ

CLICK TO VIEW  
VIDEO TOUR



EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

# Property Overview

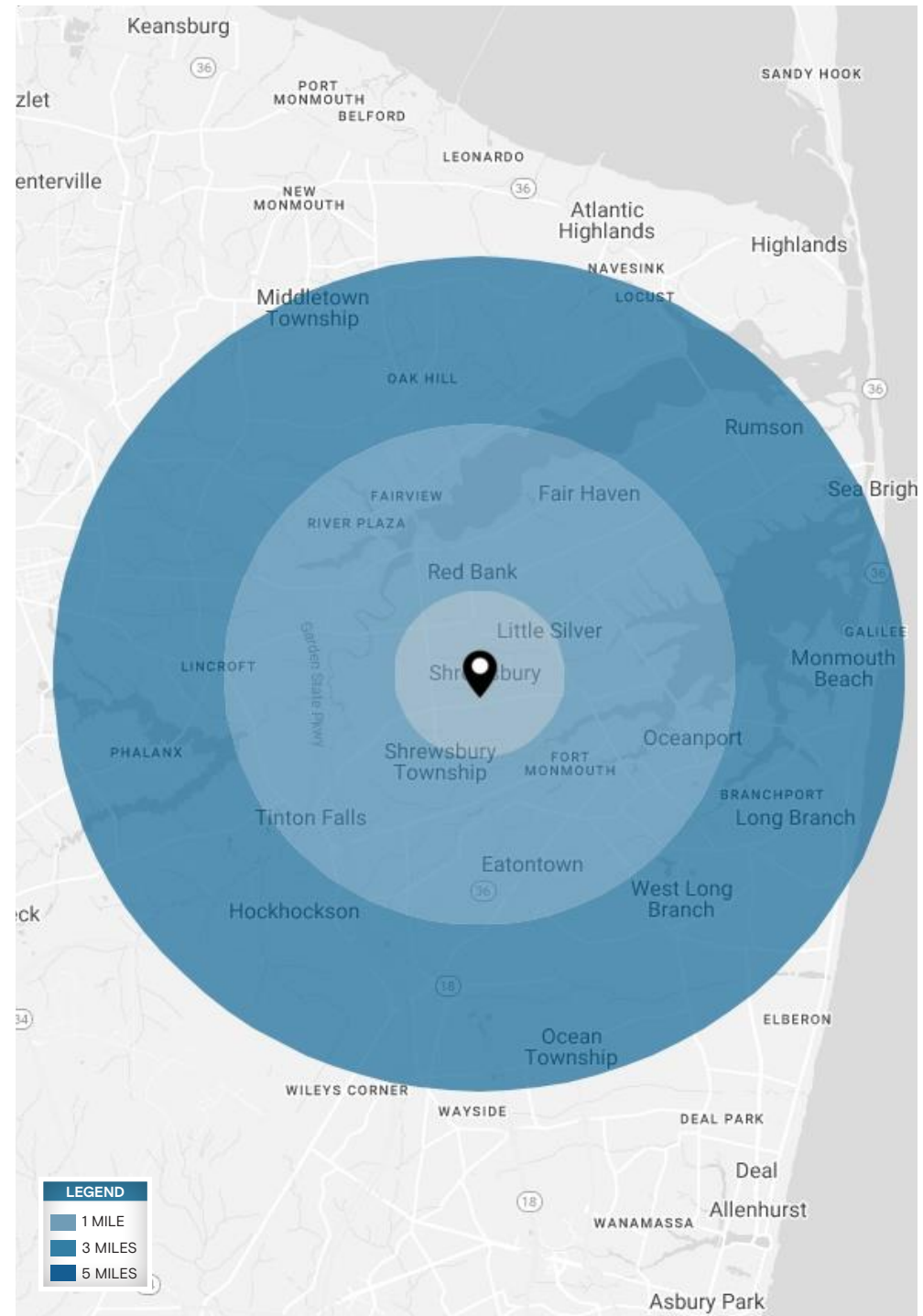
## HIGHLIGHTS

- 1,260 sf end cap located at the signalized intersection of Broad Street and Obre Place
- Dimensions – 21' X 60'
- 18 dedicated parking space at rear entry to the premises
- Total GLA of 5,000 sf
- Rent upon request
- Estimated triple net charges \$7.00 psf

DEMOGRAPHICS	3 MILES	5 MILES
POPULATION	65,097	147,439
HOUSEHOLDS	25,767	56,420
EMPLOYEES	53,804	121,439
AVERAGE HH INCOME	\$174,444	\$174,665

## TRAFFIC COUNTS

BROAD STREET	35,609 AADT
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Super Foodtown

CVS  
TURNING POINT

Walgreens  
ACME

35

WORLD MARKET

**THE GROVE**  
ANN TAYLOR ANTHROPOLOGIE vineyard vines  
free people chico's LOFT  
BANANA REPUBLIC lululemon POTTERY WILLIAMS-SONOMA  
Madswell bluemercury POTTERY BARN GAP  
BILLA J.CREW Talbots  
MAC Clarks J.Jill Starbucks  
ATHLETA Brooks Brothers

SHREWSBURY BOUROUGH SCHOOL (K-8)  
465 STUDENTS

RITE AID  
DUNKIN'

SITE

FIVE GUYS  
BURGERS and FRIES

**STAPLES PLAZA**  
TRADER JOE'S Staples  
MANGIA BROCCOLI RIZZA  
BUBBAKOO'S BURRITOS SIGNATURE BURRITO CASSEROLE  
SUPER CUTS  
Learning Express Toys Gifts SIGNS BY TOMORROW  
SIGN & GRAPHIC SERVICES

**SHREWSBURY PLAZA**  
Saks OFF 5TH Marshalls HomeGoods  
verizon Visionworks Orangetheory  
JOANN CLUB PILATES Massage Envy  
Great Clips  
ShopRite five BEL'W EUROPEAN CENTER Thera

BROAD STREET - 35,609 AADT

HACKENSACK MERIDIAN HEALTH

DOLLAR TREE

RANNEY SCHOOL  
611 STUDENTS

DUNKIN'

CVS

McDonald's

NJ-36 - 29,783 AADT

BUBBAKOO'S BURRITOS  
DUNKIN'

amazon fresh

Wawa  
Wendys

SHORE REGIONAL HIGH SCHOOL  
585 STUDENTS

LOWE'S  
LIDL

**MICHAELS PLAZA**  
Michaels Starbucks the Habit BURGER GRILL  
West Marine

Ashley HOMESTORE  
BLINDS TO GO DIRECT FROM OUR FACTORY

36

Walgreens

WEST LONG BRANCH PUBLIC SCHOOL  
561 STUDENTS

**MONMOUTH MALL**  
macy's Boscov's  
SHAKE SHACK BUFFALO WILD WINGS  
BARNES & NOBLE LENS CRAFTERS F Mobile

fortunoff backyard store  
rack furniture gallery  
petco

TJ-maxx BEST BUY  
TARGET PartyCity Chick-fil-A CVS  
PC RICHARD & SON Total Wine & More

**CONSUMER CENTER**  
DICK'S SPORTING GOODS five BEL'W verizon TACO BELL  
PETSMART DOLLAR TREE  
DSW ULTA





# Contact Broker

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**KATZ & ASSOCIATES**

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