

RETAIL SPACE FOR LEASE

STAPLES PLAZA

1021 Broad Street | Shrewsbury, NJ



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Property Overview

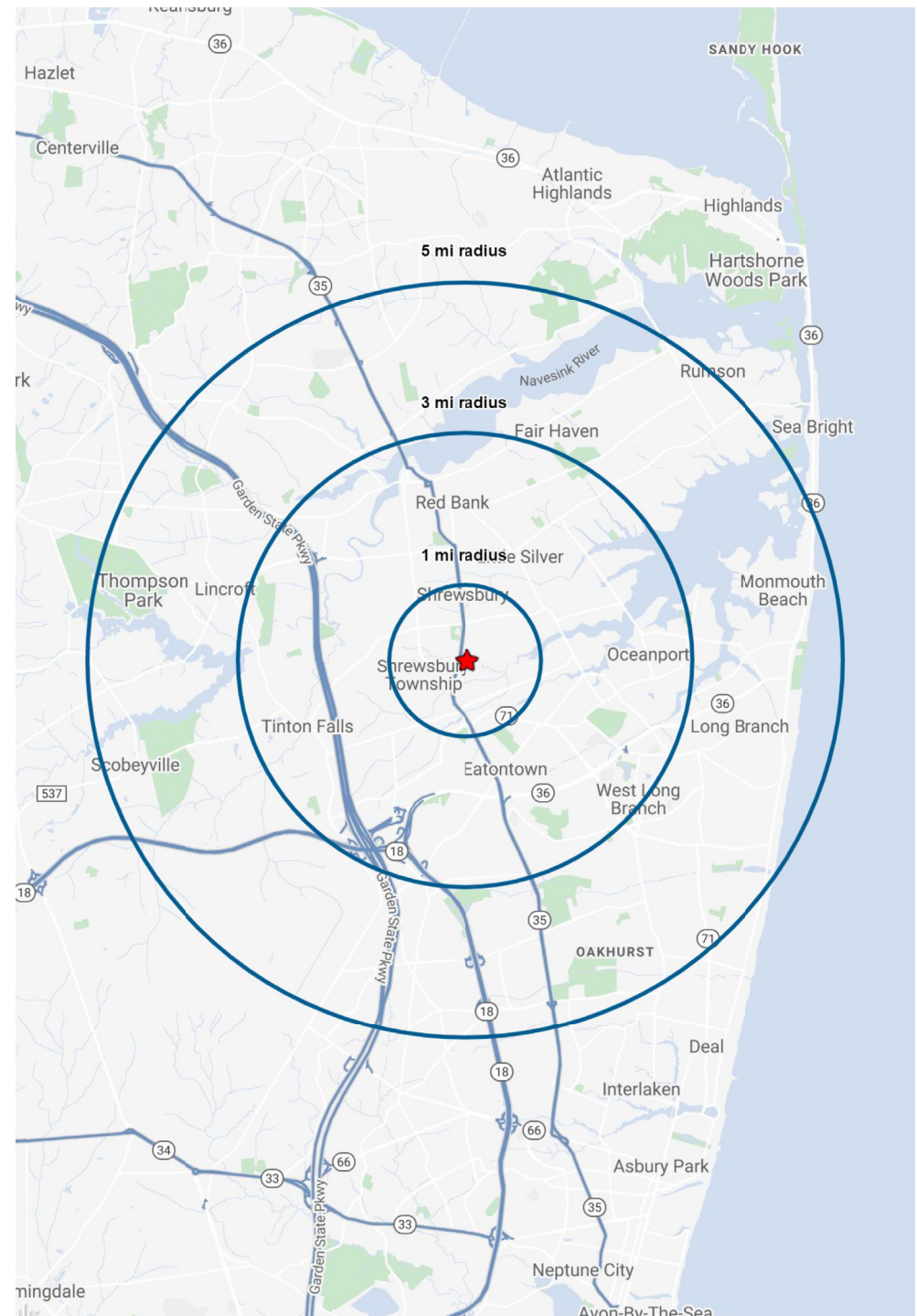
HIGHLIGHTS

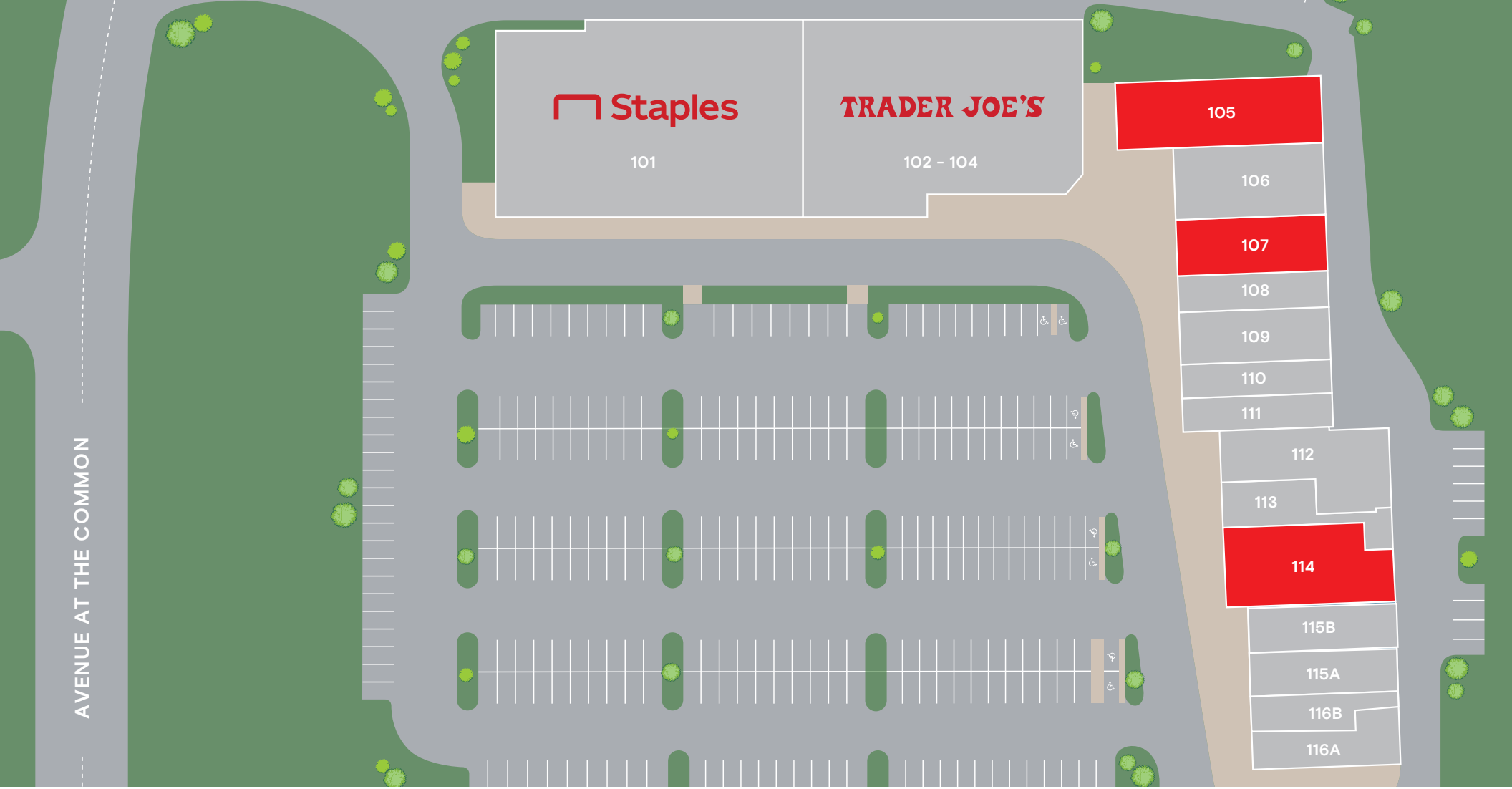
- Trader Joe's and Staples anchored neighborhood center
- Located at a signalized intersection on Route 35 (AADT - 33,337) and Avenue of the Commons
- Less than a mile from The Grove and 3 miles from Monmouth Mall in Eatontown and Red Bank's downtown
- Newly added tenants include Stretch Lab, Rumble Fitness, Restore Cryotherapy (opening soon) and Just Salad (opening soon)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,383	55,719	141,943
HOUSEHOLDS	2,831	22,952	57,421
EMPLOYEES	7,200	48,611	80,803
AVERAGE HH INCOME	\$150,542	\$156,571	\$147,628

TRAFFIC COUNTS

ROUTE 35 N	16,377 AADT
ROUTE 35 S	16,960 AADT





Tenant Roster

101	Staples	107	1,430 SF Available	111	Nothing Bundt Cakes	115A	Rumble Fitness
102	Trader Joe's	108	StrechLab	112	Mangia	115B	Bagel Nook
105	2,180 SF Available February 2025	109	Bubbakoo's Burritos	113	Supercuts	116A	Just Salad
106	Eden Nails	110	Restore Cryotherapy	114	5,000 SF Available	116B	SugaringLA



Contact Agent

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