

RETAIL SPACE FOR LEASE

STAPLES PLAZA

1021 BROAD STREET, SHREWSBURY, NJ



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

PROPERTY OVERVIEW

HIGHLIGHTS

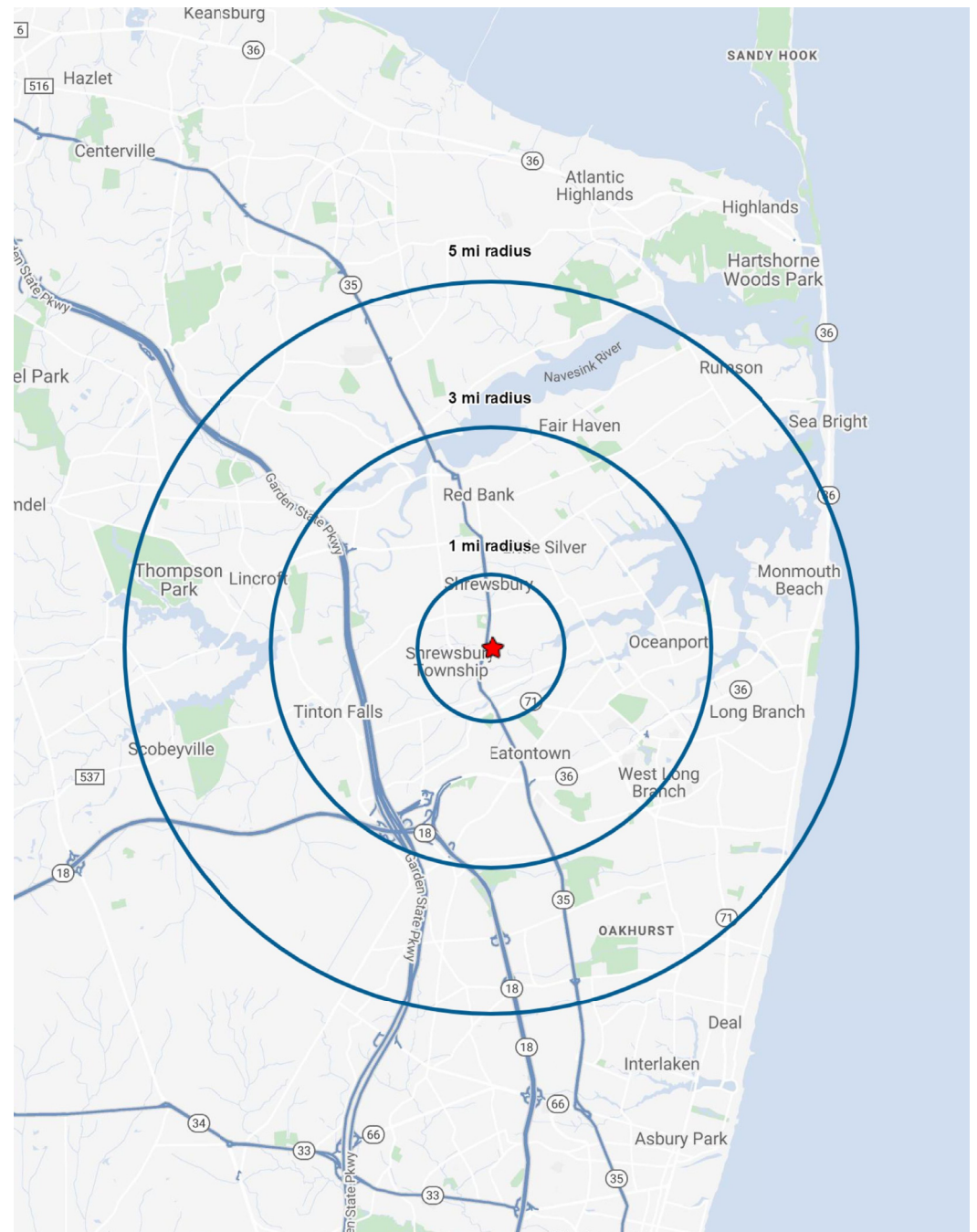
- Trader Joe's and Staples anchored neighborhood center
- Located at a signalized intersection on Route 35 (AADT - 33,337) and Avenue of the Commons
- Less than a mile from The Grove and 3 miles from Monmouth Mall in Eatontown and Red Bank's downtown
- Newly added tenants include Stretch Lab, Rumble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

DEMOGRAPHICS

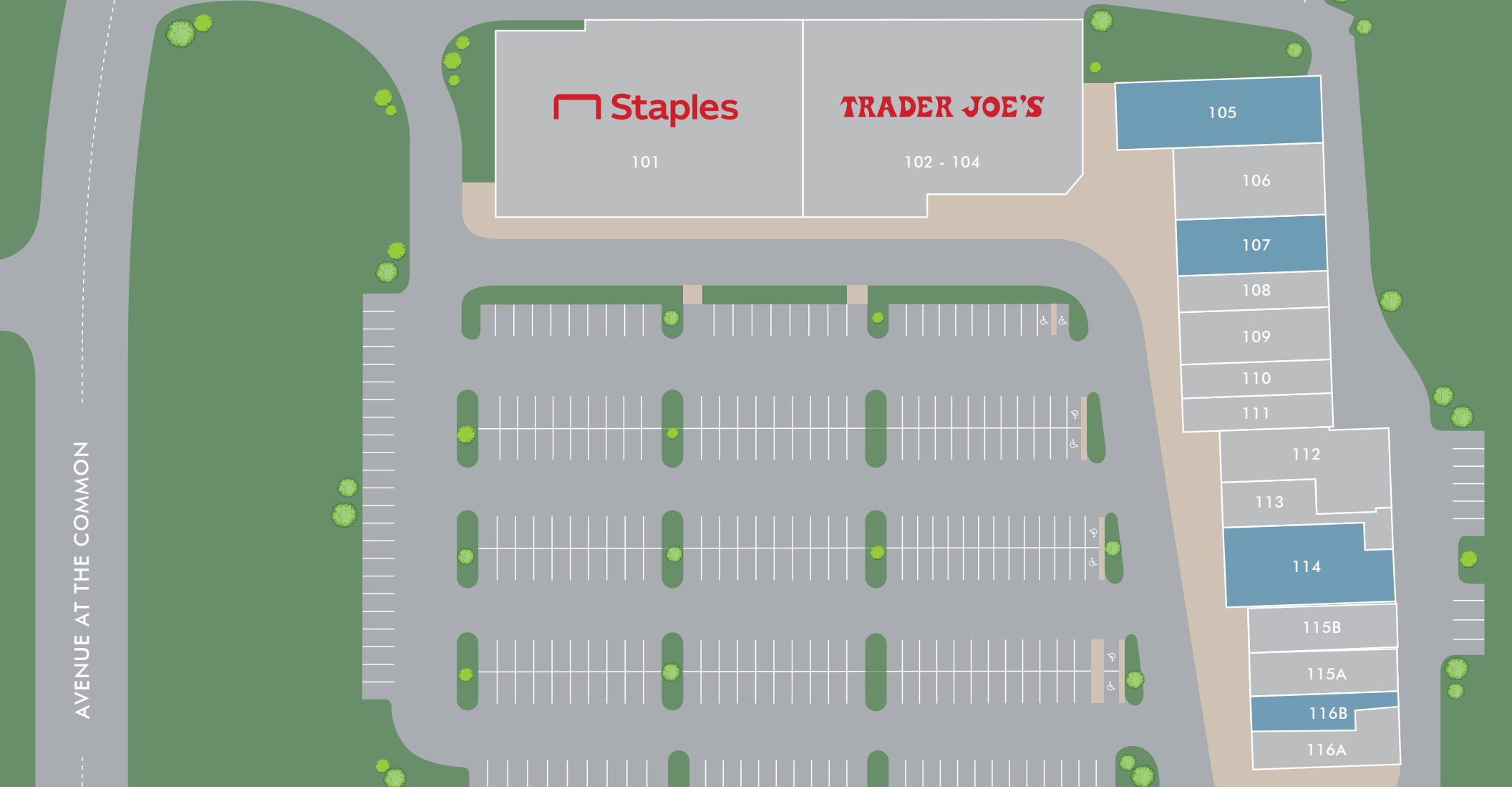
	1 Mile	3 Miles	5 Miles
POPULATION	6,383	55,719	141,943
HOUSEHOLDS	2,831	22,952	57,421
DAYTIME EMPLOYEES	7,200	48,611	80,803
AVERAGE HH INCOME	\$150,542	\$156,571	\$147,628

TRAFFIC COUNTS

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



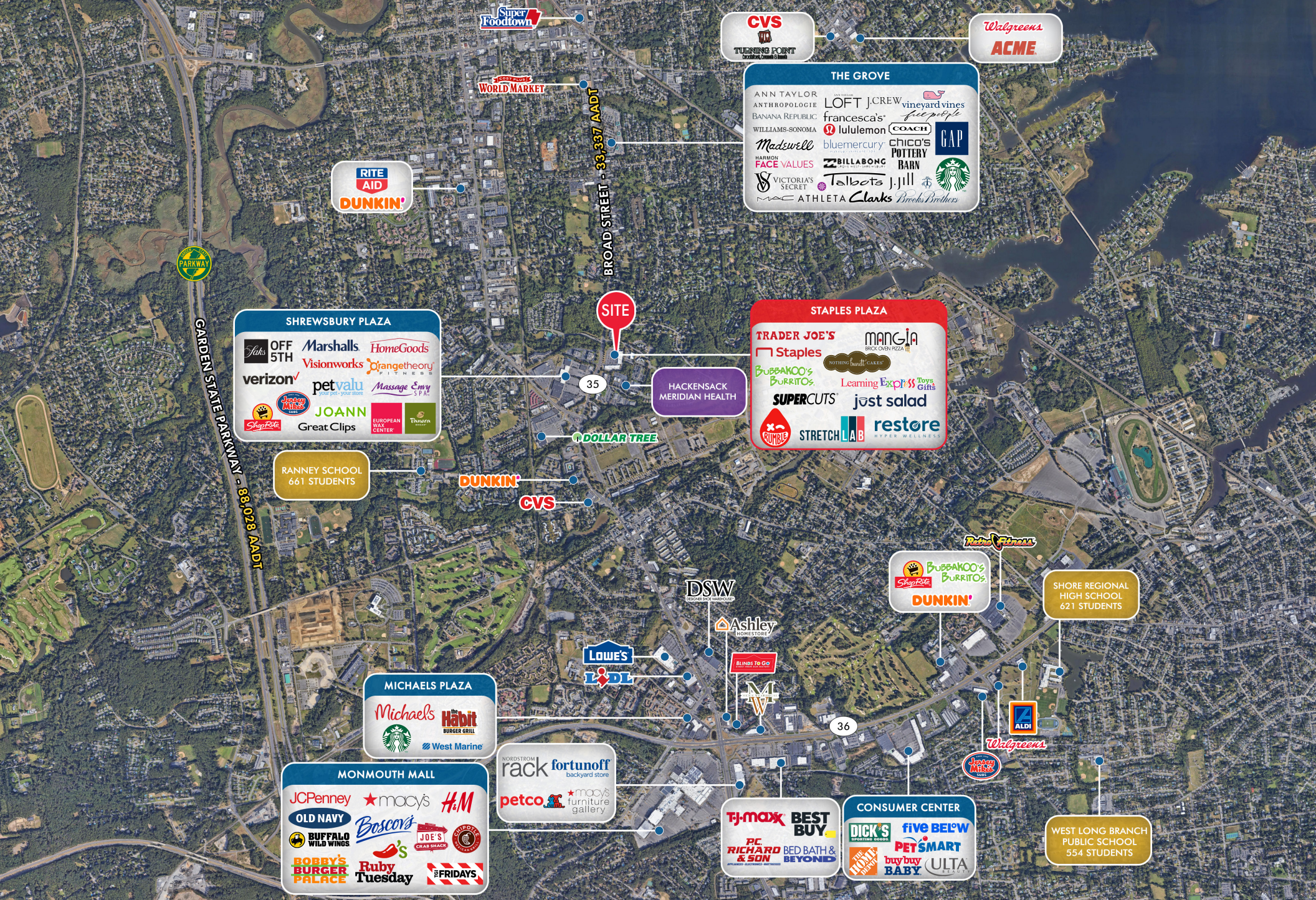
STAPLES PLAZA | EXECUTIVE SUMMARY



TENANT ROSTER

101 Staples	105 2,180 SF Available February 2025	107 1,430 SF Available	109 Bubbakoo's Burritos	111 Nothing Bundt Cakes	113 Supercuts	115A Rumble Fitness	116A Just Salad
102 Trader Joe's	106 Eden Nails	108 StrechLab	110 Restore Cryotherapy	112 Mangia	114 5,000 SF Available	115B Bagel Nook	116B 1,300 SF In Negotiation

STAPLES PLAZA | SITE PLAN



STAPLES PLAZA | MARKET AERIAL



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