

Shrewsbury Plaza

1026 Broad Street
Shrewsbury, NJ 07702



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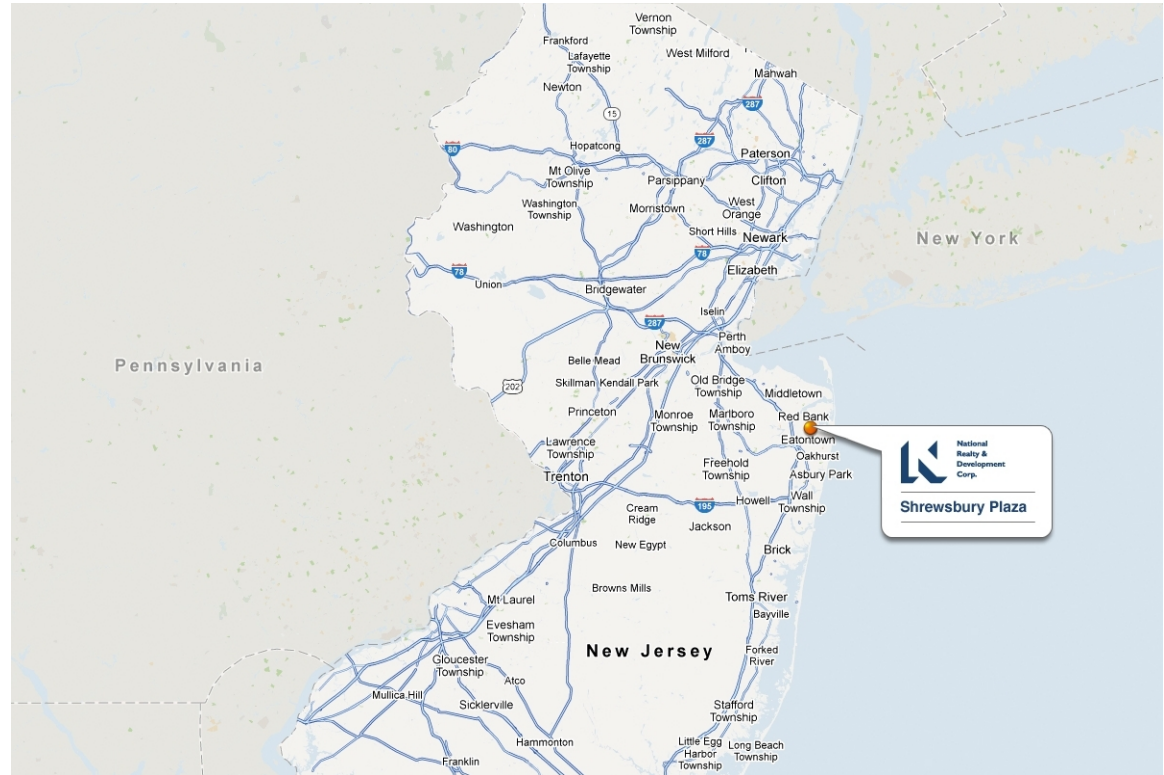


GROSS LEASABLE AREA
225,027 sf

PARKING
1,041

PARKING RATIO
4.6/1,000

 Demographics	3 miles	5 miles	10 miles
Daytime Population	54,504	91,317	192,752
Population	58,766	148,256	365,304
Households	23,400	58,060	143,109
Avg HH Income	\$111,923	\$111,301	\$110,066
Med HH Income	\$83,310	\$74,778	\$76,089



Details

- Complementary mix of national, regional, and local tenants.
- Signalized intersection at Route 35 (Broad Street) and Shrewsbury Avenue.
- Facade renovations coming Fall 2016.
- Traffic counts of **32,340 vehicles per day** on Route 35 (Broad Street).
- Serving the communities of Shrewsbury, Rumson, Little Silver, Tinton Falls, and Eatontown.

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Space Available

10	10,760 sf	26	5,500 sf
11	3,000 sf	28	2,000 sf
21	2,542 sf		

Current Tenants

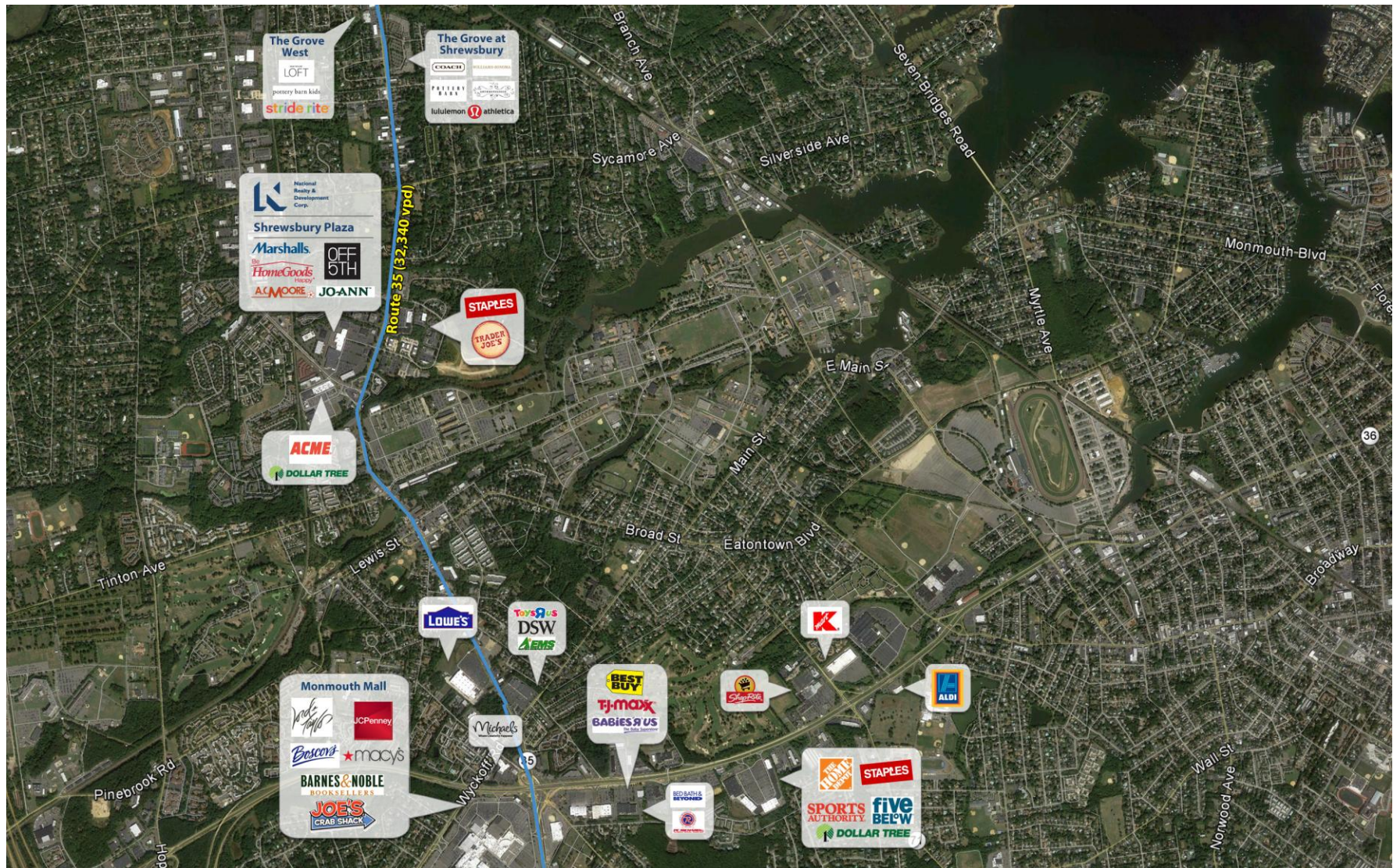
1	Visionworks	17	Encore Dental
2	Marshalls	18	IMA Medical Care
3	Saks OFF Fifth	19	Federico's Pizza
4	Jo-Ann Fabrics	20	Jersey Mike's Sub Shop
5	Liquor Store	22	Verizon Wireless
6	European Wax Center	23	OceanFirst Bank
7	Massage Envy	24	petvalu
8	CVS	25	Jenny Craig Weight Loss Center
9	HomeGoods	27	The UPS Store
12	Great Clips	29	Top Nails
13	RadioShack	30	Chicken Kitchen
14	UFC Gym	31	Imperial Tile
15	A.C. Moore	A	Panera Bread
16	My Gym		



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Trade Area



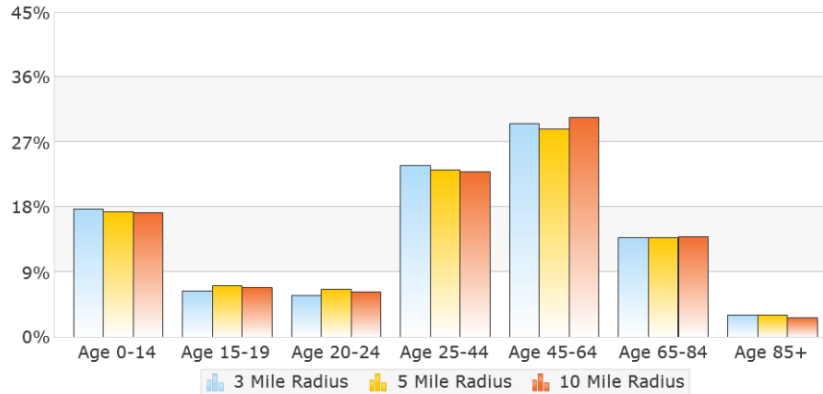
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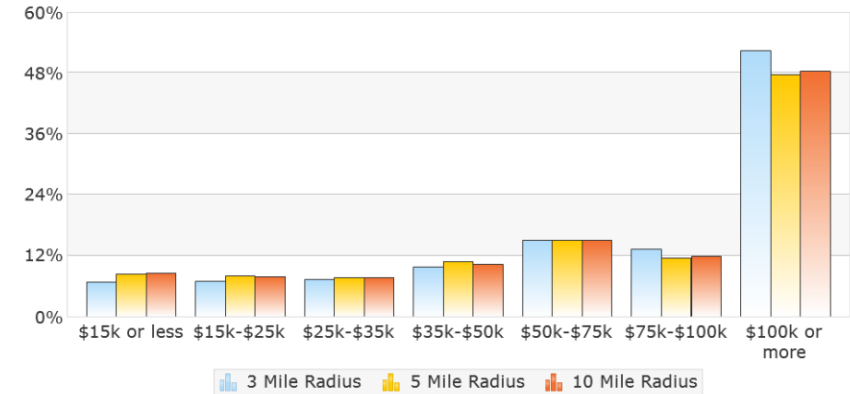
Demographic Summary Report

TOTAL POPULATION (2015)

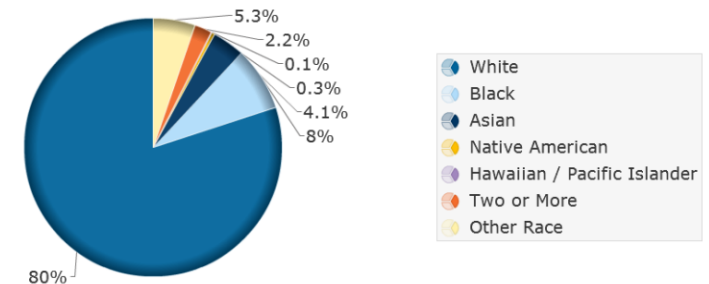


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	59,319	147,296	361,152
2010 Census	58,230	146,567	360,250
2015 Projection	58,766	148,256	365,304
2020 Projection	60,545	152,456	374,732
Growth 2000-2010	-1.80%	-0.50%	-0.20%
Daytime Population	54,504	91,317	192,752
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$111,923	\$111,301	\$110,066
Median Household Income	\$83,310	\$74,778	\$76,089
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2015 Projection	23,400	58,060	143,109
2020 Projection	24,338	60,300	148,296
HOUSEHOLDS BY TENURE (2015)	3 MILES	5 MILES	10 MILES
Owner Occupied	16,512	38,641	98,971
Renter Occupied	6,889	19,419	44,138
Vacant	1,032	4,347	11,663
Total	24,433	62,407	154,772

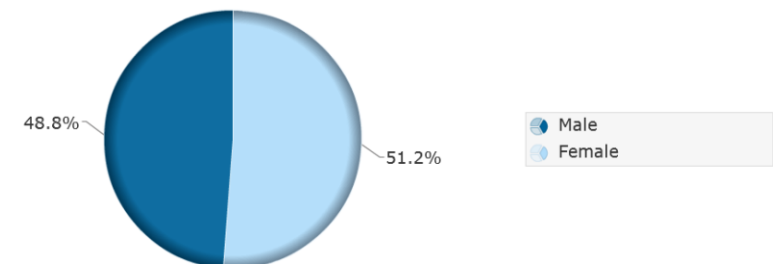
HOUSEHOLDS BY INCOME (2015)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

