



1021 BROAD STREET

SHREWSBURY, NEW JERSEY

STAPLES PLAZA

FOR LEASE 2,149 - 2,405 SF

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JEFFERY REALTY
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All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





SPACE	TENANT
101	Staples
102-104	Trader Joes
105	2,180 SF AVAILABLE
106	Eden Nails
107	Woof Gang Bakery
108	Stretch Lab
109	2,149 SF AVAILABLE
110	Restore Cyrotherapy
111	Nothing Bundt Cakes
112	Mangia
113	Supercuts
114A	MeeMoms
114B	Core Ritual Studio
115A	2,405 SF AVAILABLE
115B	Bagel Nook
116A	Just Salad
116B	Sugaring LA

 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	7,595	61,239	153,930
Average HHI	\$158,885	\$181,326	\$181,956
Households	3,112	24,349	60,399

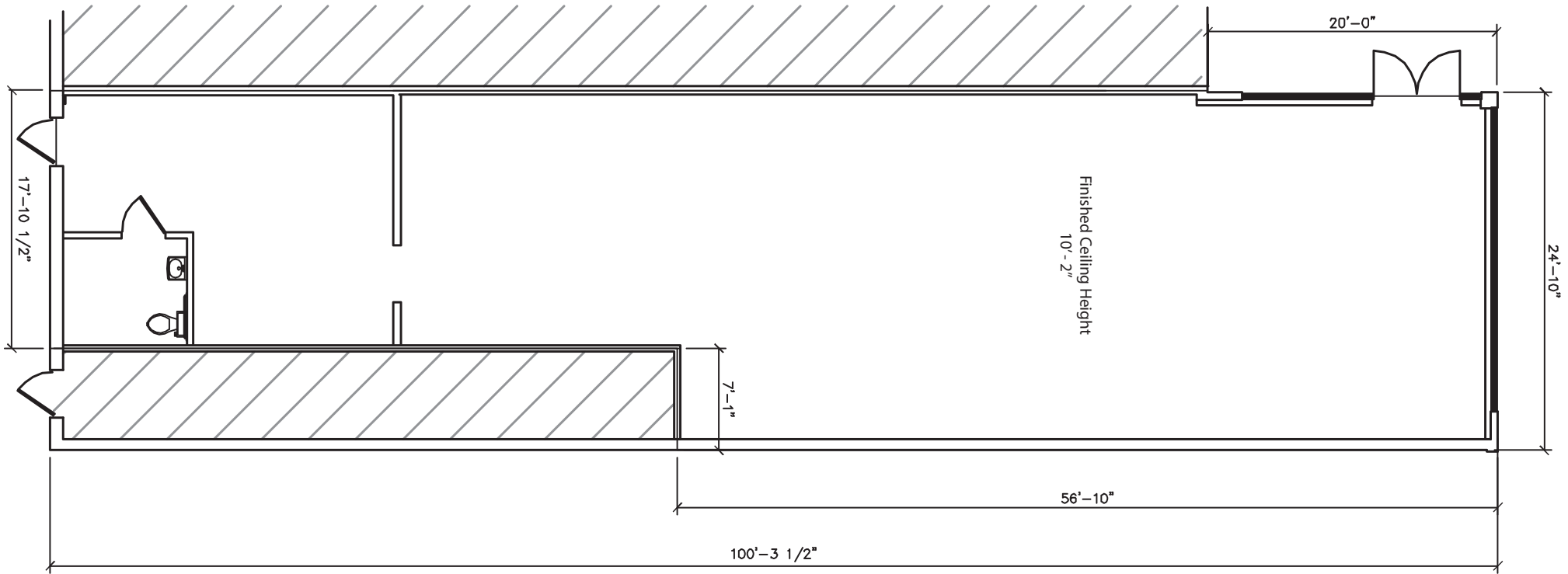
1021 BROAD ST. SHREWSBURY, NJ

SITE INFORMATION

CENTER SIZE: 60,054 SF
AVAILABLE: 2,180 SF - Unit 105
 2,149 SF - Unit 109
 2,405 SF - Unit 115A
FRONTAGE: 409' BROAD ST.
RENT: CALL FOR QUOTE
TAX: \$4.25 PSF
INS: \$0.93 PSF
CAM: \$4.81 PSF
NNN: EST. \$9.99 PSF

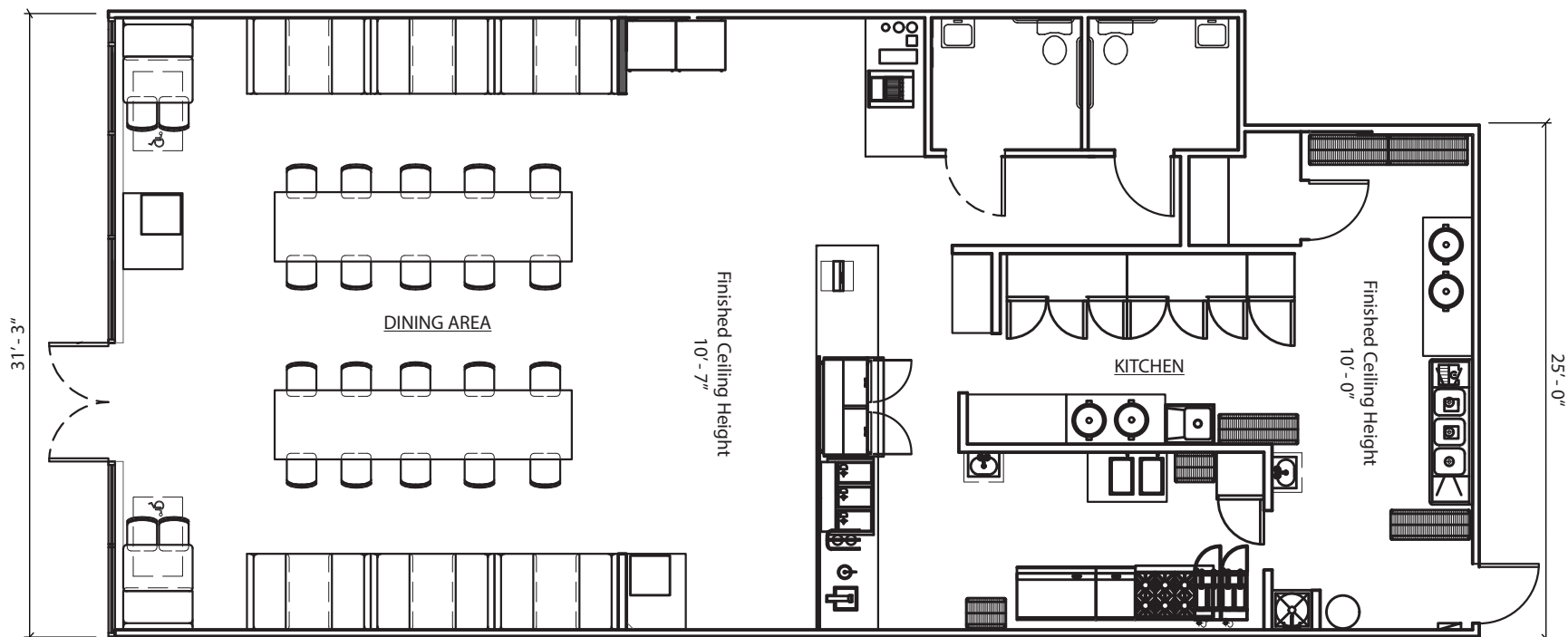
NOTES:

- Staples and Trader Joe's Anchored Center
- Minutes from The Grove at Shrewsbury
- Situated near the brand new Fort Monmouth redevelopment and new Netflix Studios coming soon
- Ideal space for dry uses
- Pylon space available



1021 BROAD ST. SHREWSBURY, NJ

SPACE 105 | 2,180 SF



1021 BROAD ST. SHREWSBURY, NJ

SPACE 109 | 2,149 SF

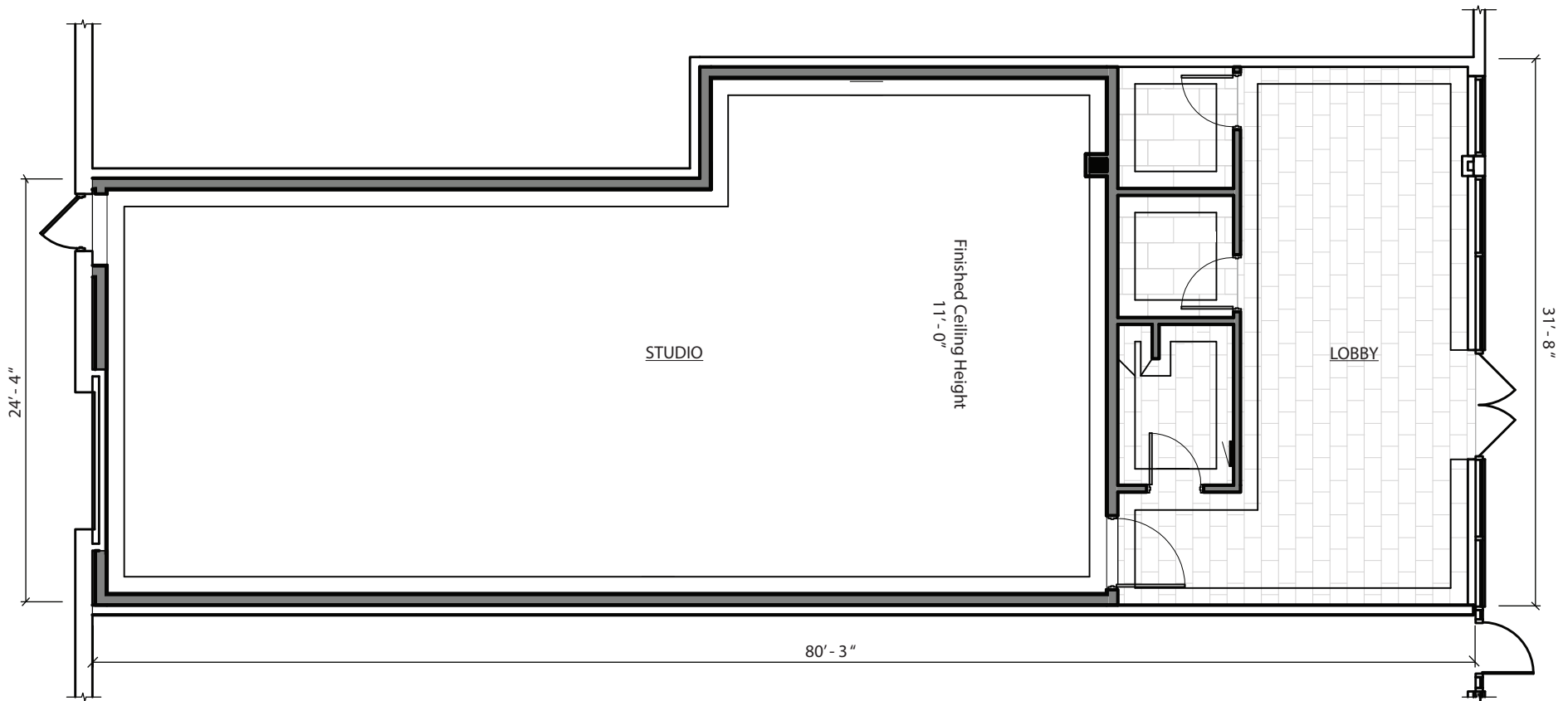


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1021 BROAD ST. SHREWSBURY, NJ

SPACE 115A | 2,405 SF



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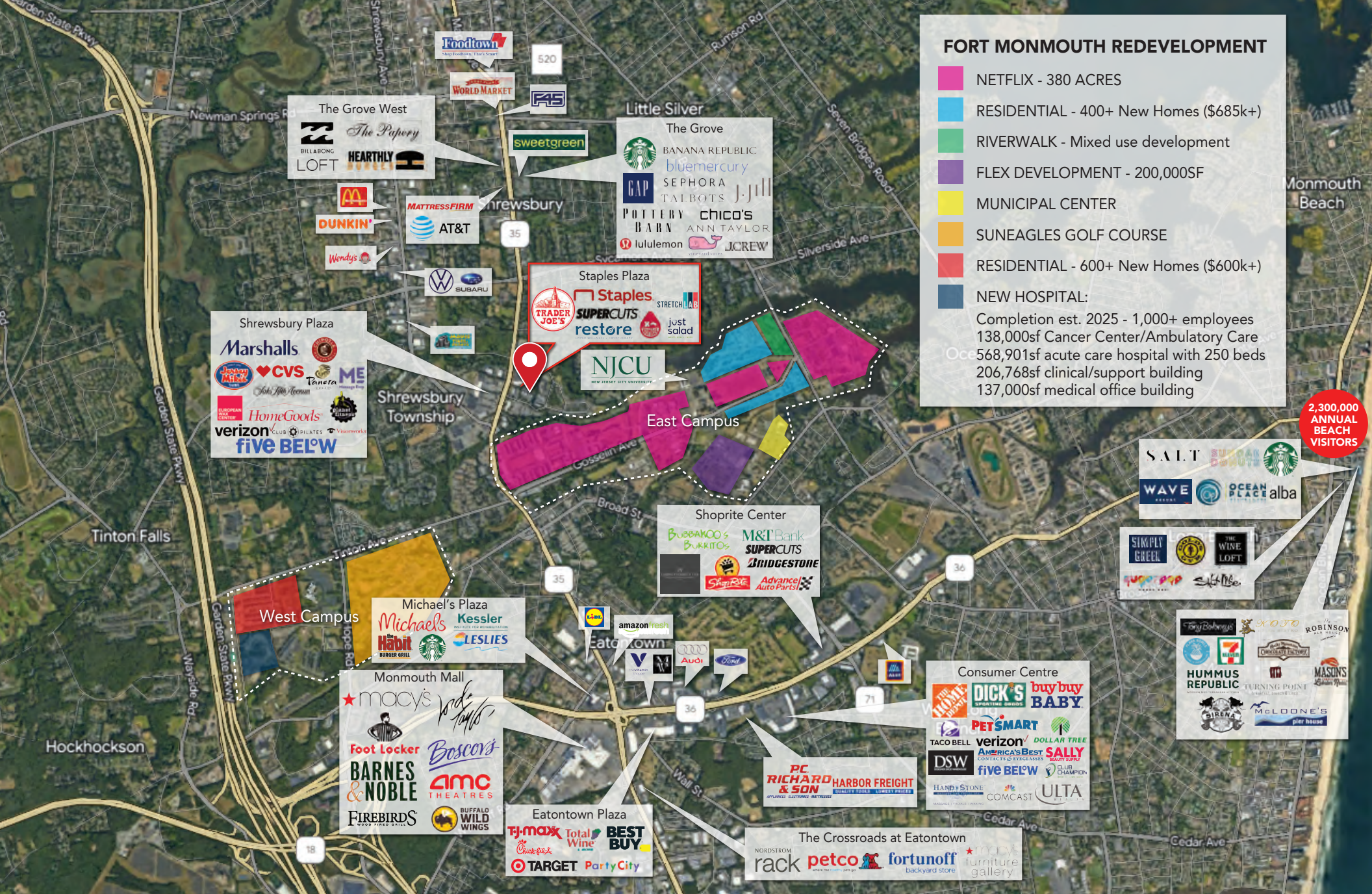
SITE PHOTOS



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MARKET AERIAL