



1021 BROAD STREET
 SHREWSBURY, NEW JERSEY
STAPLES PLAZA

FOR LEASE 2,180 SF

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SPACE	TENANT
101	Staples
102-104	Trader Joes
105	2,180 SF AVAILABLE
106	Eden Nails
107	Woof Gang Bakery
108	Stretch Lab
109	Bubbakoo's Burritos
110	Restore Cyrotherapy
111	Nothing Bundt Cakes
112	Mangia
113	Supercuts
114A	MeeMoms
114B	Core Ritual Studio
115A	Rumble Fitness
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

BROAD ST. (Route 35) 26,987 VPD

1021 BROAD ST.

SHREWSBURY, NJ

SITE INFORMATION

CENTER SIZE: 60,054 SF
TAX: \$4.25 PSF
AVAILABLE: 2,180 SF
INS: \$0.93 PSF
CAM: \$4.81 PSF
NNN: EST. \$9.99

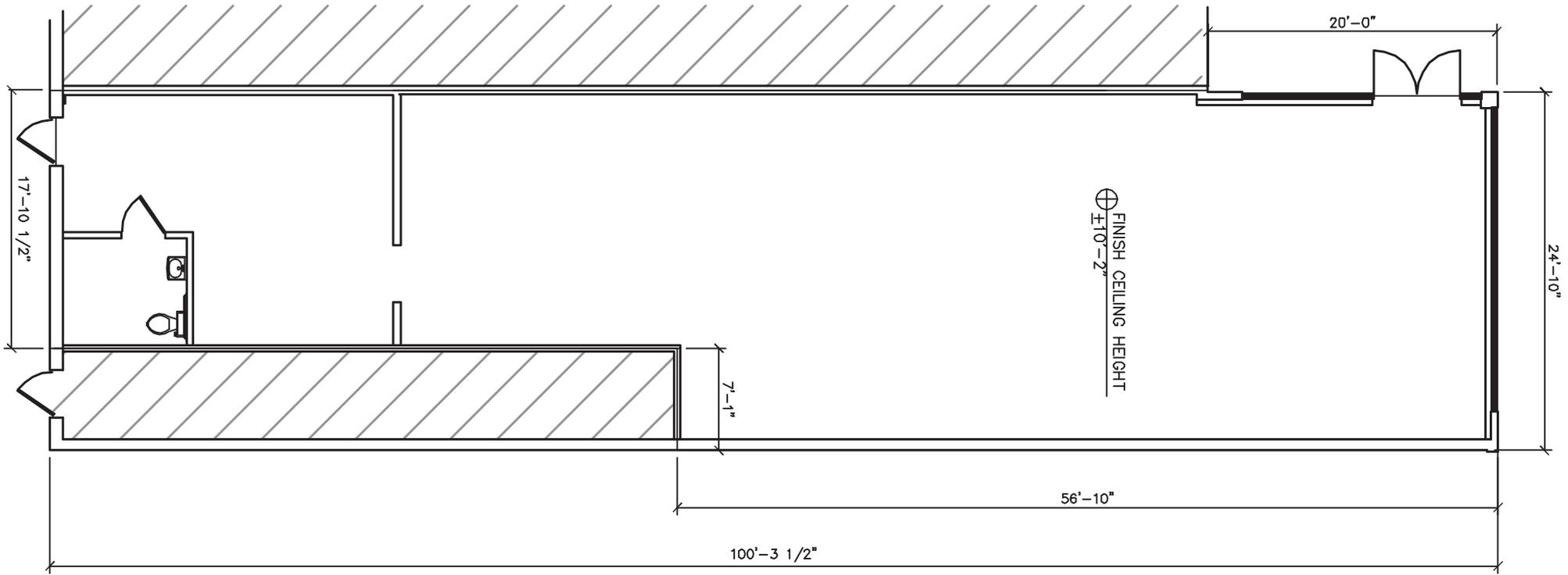
RENT: CALL FOR QUOTE
TRAFFIC: 26,987 VPD BROAD ST.
FRONTAGE: 409' BROAD ST.

- 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



52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
 All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





1021 BROAD ST.

SHREWSBURY, NJ

SPACE 105



JEFFERY REALTY
Retail Specialist

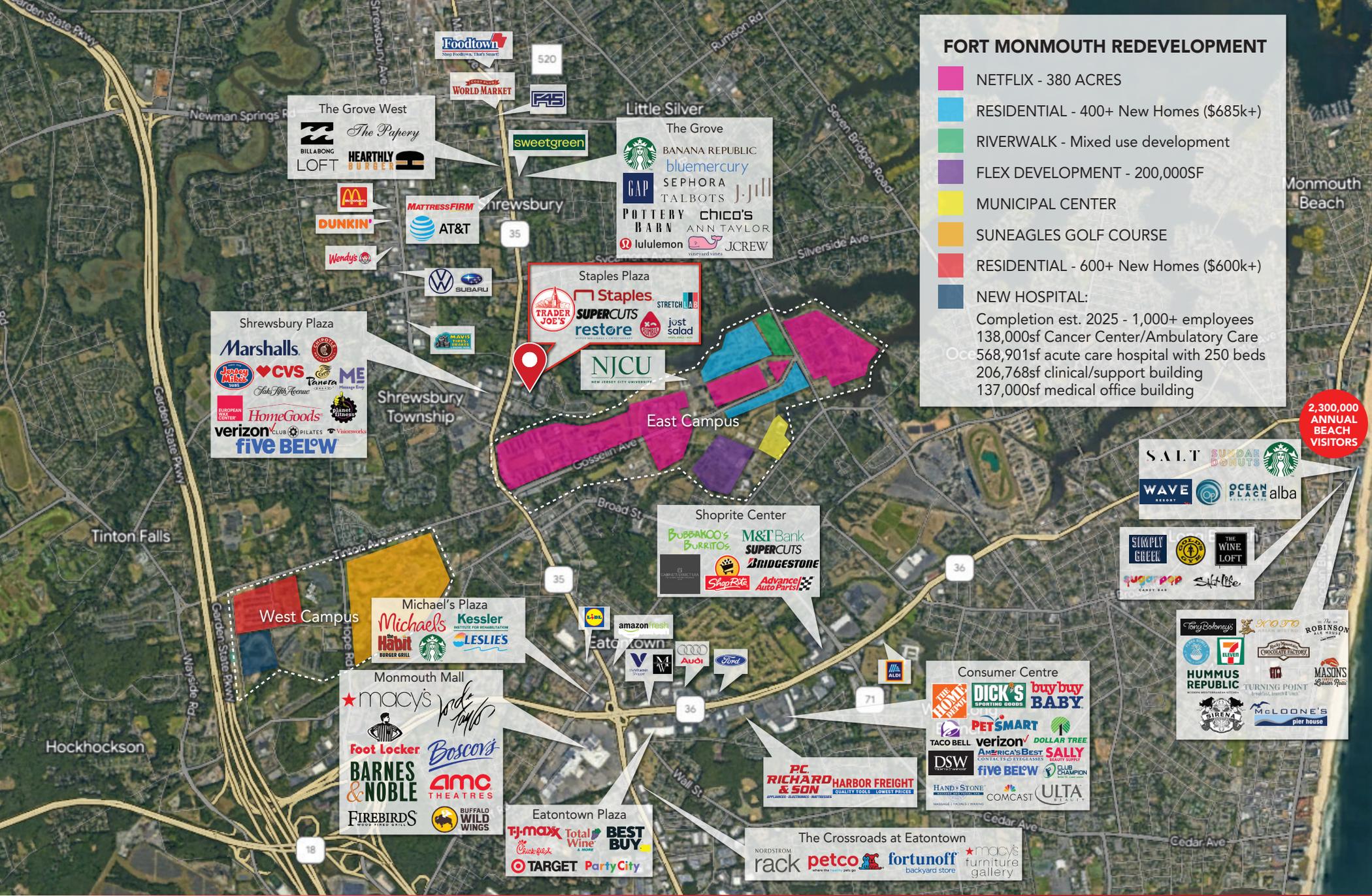
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SITE PHOTOS



FORT MONMOUTH REDEVELOPMENT

- NETFLIX - 380 ACRES
- RESIDENTIAL - 400+ New Homes (\$685k+)
- RIVERWALK - Mixed use development
- FLEX DEVELOPMENT - 200,000SF
- MUNICIPAL CENTER
- SUNEAGLES GOLF COURSE
- RESIDENTIAL - 600+ New Homes (\$600k+)
- NEW HOSPITAL:
 - Completion est. 2025 - 1,000+ employees
 - 138,000sf Cancer Center/Ambulatory Care
 - 568,901sf acute care hospital with 250 beds
 - 206,768sf clinical/support building
 - 137,000sf medical office building

2,300,000
ANNUAL
BEACH
VISITORS

1021 BROAD ST. SHREWSBURY, NJ

MARKET AERIAL