

25 Broad Street, Suite 5

Freehold, New Jersey 07728

Boro Plaza Shopping Center



SIZE	BASE RENT	CAM	PER MONTH
860 SF	\$21.50/SF	\$11.00/SF	\$2,329.17

Michael Fabozzi

Broker Manager | Head of Commercial Division

Century 21 Thomson & Co. · Red Bank, New Jersey · fabozzirealtor@gmail.com

THE OPPORTUNITY

Suite 5 at Boro Plaza is 860 square feet of built-out storefront retail on Broad Street in downtown Freehold, available immediately at \$21.50 per square foot NNN plus \$11.00 per square foot CAM — \$2,329.17 per month, all in.

The layout is an efficient rectangle with almost no wasted circulation: a 12'7" x 49'0" front sales floor running the full depth of the storefront, a 12'7" x 19'5" rear room suited to stock, prep, or office, a separate 3'6" x 5'3" utility room, and a private restroom. Double glass entry doors and a full-width display window face the parking field.

The space is delivered second-generation. For a qualified user that means fitting out rather than building from scratch — a meaningful difference in both capital outlay and time to first revenue.

THE CO-TENANCY

Boro Plaza is a daily-needs neighborhood center, and the tenant mix does real work for a small-footprint operator. Suite 5 sits directly between China Express and Global Services / Ria money transfer, with a convenience market, barber shop, nail salon, and additional food service in the same run of storefronts.

Those are high-frequency categories. They generate repeat trips spread across the full business day rather than one narrow peak, and they draw a customer already parked and on foot in front of the door. Dedicated surface parking sits directly in front of the suite — not a given in a downtown where most competing storefronts are street-parked only.

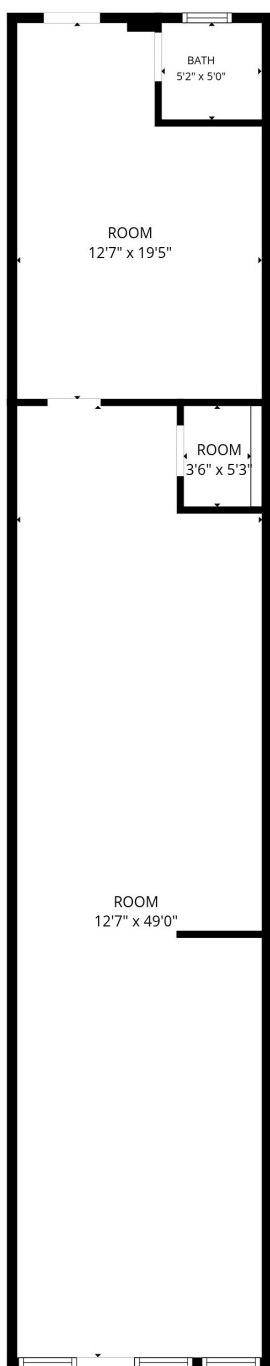
THE LOCATION

Freehold is the seat of Monmouth County. The Monmouth County Courthouse and the Hall of Records are within walking distance, putting a weekday workforce and a steady flow of visitors on the surrounding blocks.

The borough holds roughly 12,500 residents inside 1.93 square miles — one of the denser downtown trade areas in the county — while the wider 07728 ZIP code carries a median household income near \$114,000. That combination of walk-up density and surrounding household income is what makes a daily-needs center on Broad Street work.

Access is strong for a downtown location: Route 9, Route 33, Route 79, and County Route 537 all feed the center of town, and the Freehold Center bus terminal — with NJ Transit service through to the Port Authority in Manhattan — is minutes away. Downtown Freehold also runs an active year-round event calendar, including the farmers market, summer concert series, Oktoberfest, Irish Week, and Flavor of Freehold, all of which push additional traffic onto Broad Street.

FLOOR PLAN — SUITE 5



Layout

Front sales floor

12'7" x 49'0" · 617 SF

Rear room

12'7" x 19'5" · 244 SF — stock, prep, or private office

Utility room

3'6" x 5'3"

Restroom

5'2" x 5'0" · private, within the suite

Notes

Double glass entry doors with a full-width display window at the Broad Street elevation, opening directly onto the parking field.

Interior dimensions reconcile to the quoted area: 617 SF plus 244 SF equals 861 SF against 860 SF rentable.

Deep, uninterrupted selling run with the service functions grouped at the rear — an efficient plan for retail, takeout, or a service use.

SPACE SUMMARY

Suite	5
Rentable Area	860 SF
Space Use	Retail
Base Rent	\$21.50 / SF / year, NNN — \$18,490 per year, \$1,540.83 per month
CAM, Taxes & Insurance	\$11.00 / SF / year — \$9,460 per year, \$788.33 per month
Total Occupancy Cost	\$32.50 / SF — \$27,950 per year, \$2,329.17 per month
Lease Type	Triple Net (NNN)
Term	3 to 5 years
Date Available	Immediate
Condition	Built-out — second-generation retail; improvements convey as-is
Divisibility	Leased as a single suite; not divisible

PROPERTY SUMMARY

Property	Boro Plaza Shopping Center
Address	25 Broad Street, Suite 5, Freehold, NJ 07728
County / Submarket	Monmouth County — Western Monmouth
Property Type	Retail — neighborhood center / storefront retail
Site Area	2.01 acres
Stories	Two
Zoning	C-0, Borough of Freehold
Block / Lot	34 / 31
Parcel ID	16-00034-0000-00031
Parking	Surface parking on site, directly in front of the suite
Flood Zone	Zones B and X

PROPERTY HIGHLIGHTS

- 860 SF built-out storefront — second-generation space, ready for fit-out rather than ground-up build
- \$21.50/SF NNN plus \$11.00/SF CAM — \$2,329.17 per month all in
- Efficient plan: 12'7" x 49'0" sales floor, 12'7" x 19'5" rear room, utility room, private restroom
- Double glass entry with full-width display window and direct storefront signage
- Dedicated surface parking at the door — uncommon for downtown Freehold retail
- Daily-needs co-tenancy: quick-service dining, convenience market, money transfer, personal services
- Walking distance to the Monmouth County Courthouse and Hall of Records
- Routes 9, 33 and 79 and County Route 537 all feed downtown; NJ Transit bus service to New York City nearby
- Trade area of roughly 12,500 borough residents in under two square miles; 07728 median household income approximately \$114,000

SUITABLE USES

The size, layout, and co-tenancy suit service retail, specialty food and takeout, professional and personal services, or a small-format franchise. Permitted use should be confirmed against Freehold Borough C-0 zoning, and food and beverage users should confirm there is no conflict with existing plaza tenant exclusives, before an offer is submitted.

PROCESS

Showings are by appointment through the listing broker. Please do not approach or disturb operating tenants.

Proposals should be submitted in letter-of-intent form and include the proposed use, term, rent, any requested landlord work or allowance, and the financial capacity of the proposed tenant. Commission is governed by separate agreement.

CONTACT

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fabozzirealtor@gmail.com

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