

FOR SALE

535 SYCAMORE AVENUE, SHREWSBURY, NJ



 DRONE VIDEO

5,905 SF AVAILABLE

FACTS

- The property is a 5,905 square foot office/professional building.
- The building is situated on 0.505 acres.
- The property includes three levels.
- There is a basement and attic providing additional storage space.
- Multiple exterior entranceways make demising the space a practical option.
- The building has three zones.
- A generator is installed on the property.
- There are more than 25 parking spaces available.
- The property includes a functional accessory building with office space.
- The building was originally constructed in 1860.

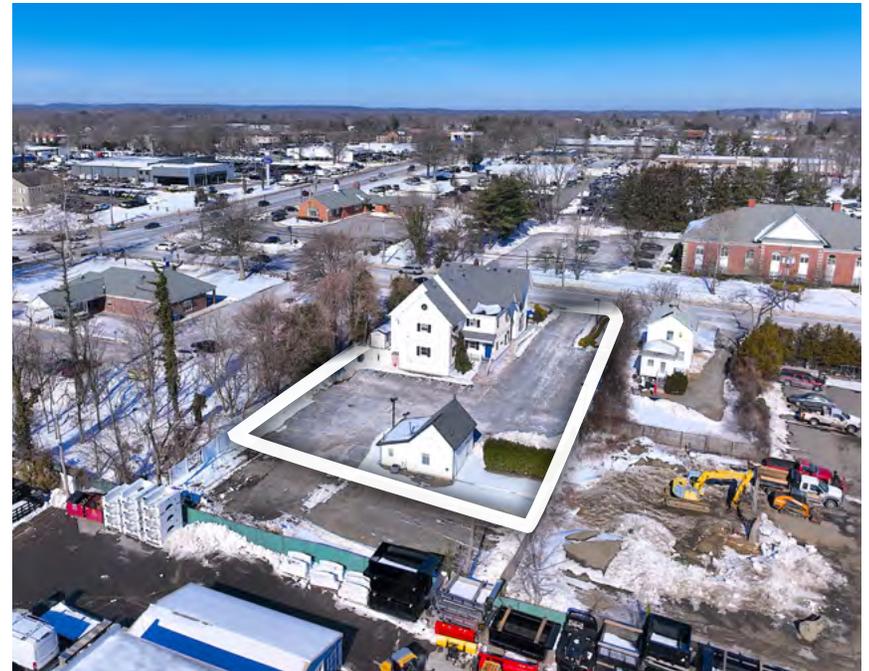
SEEKING

- Medical use
- Attorney’s office
- Accounting office
- Engineer’s office
- Architect
- Med spa
- Salon

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	10,776	64,033	133,623
2030 Population Projection	10,675	63,545	135,228
HOUSEHOLDS			
2025 Households	3,782	25,988	51,645
2030 Households Projection	3,804	26,173	53,012
HOUSEHOLD INCOME			
2025 Average HH Income	\$149,503	\$187,878	\$191,692

PRICING: CALL FOR QUOTE



MARKET AERIAL

EXIT 109



SHREWSBURY AVE. | 30.683VPD

SYCAMORE AVE.

35

35



GEORGE WALL FORD



SCHWARTZ MAZDA



HYUNDAI



CIRCLE

THE GROVE WEST
blomies
LOFT

THE GROVE
TALBOTS
POTTERY BARN
GAP

FIVE GUYS
BURGERS and FRIES

SKI BARN
Live Life Outside

SITE

SHREWSBURY PLAZA
Marshalls
HomeGoods
Labs Fifth Avenue OFF 5TH
Santitas
Pizzeria



SHREWSBURY CAR WASH



ShopRite

MONMOUTH COUNTY LIBRARY



TRADER JOE'S

Public Storage

TINTON FALLS PLAZA



PET SUPPLIES PLUS
DOLLAR TREE

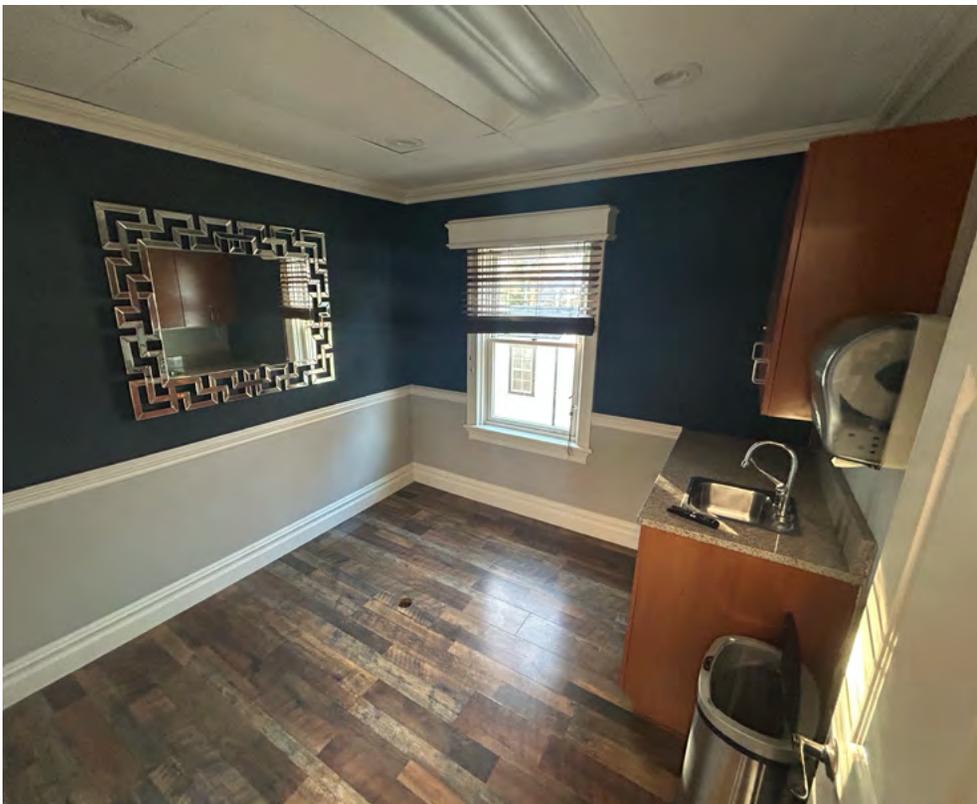
Uncle Giuseppe's
MARKET PLACE

NETFLIX
FORT MONMOUTH STUDIO

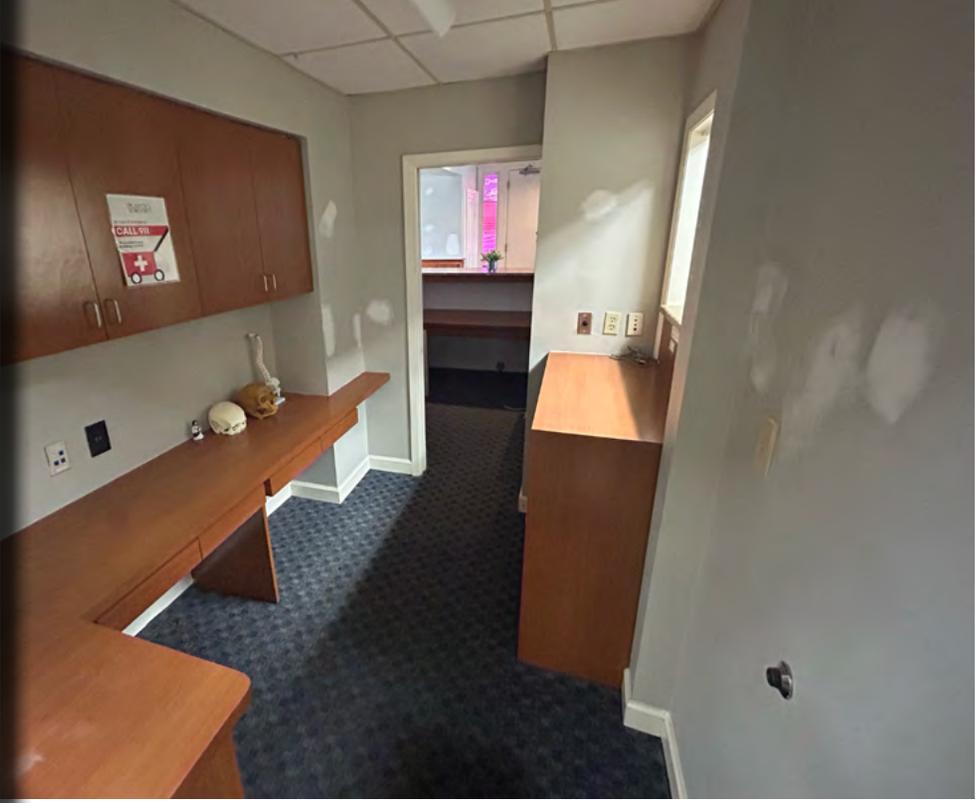








INTERIOR PHOTOGRAPHY



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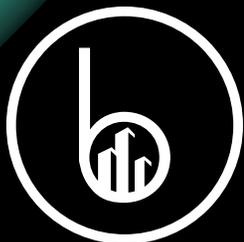




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