



- Expanding?
- Want New Space?
- Not Happy?

The Shoppes at New Visions has it all! Brand new units custom designed to fit *Your Business!*

Call Today to schedule a private tour of the property and see the brand new available spaces!  
 (732) 449-2643  
 (732) 881-6072



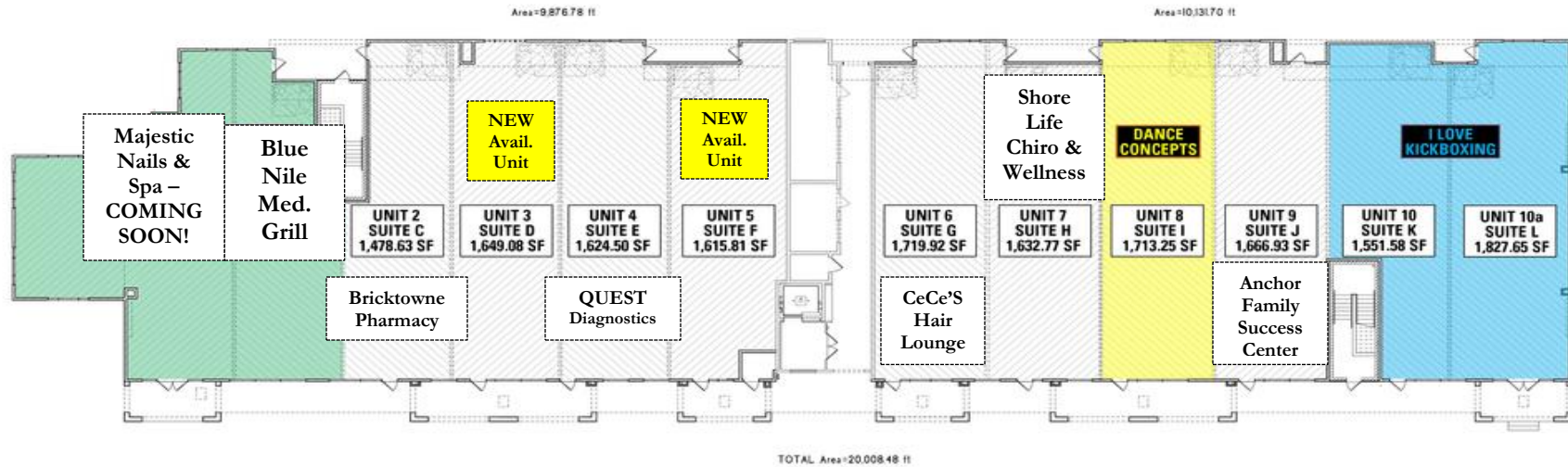
leasing@jmcrealtygroup.com | (732) 449-2643 | (732) 881-6072

**Brand New - For Lease**  
**Retail Space | Office Space**  
**Restaurant Space**

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## PROPERTY SUMMARY

<b>Available SF:</b>	± 1,615 – 1,649 SF
<b>Lease Rate:</b>	\$19.50 SF/Yr. (NNN)
<b>Building Size:</b>	± 20,000 SF
<b>Cross Streets:</b>	Chambersbridge Rd. & Route 70
<b>Traffic Count:</b>	30,059
<b>Lease Term:</b>	Negotiable

## PROPERTY OVERVIEW

Join iLoveKickboxing, Dance Concepts, Quest Diagnostics, Bricktowne Pharmacy, CeCe' Hair Salon, Blue Nile Mediterranean Grill, Majestic Nails & Spa (coming soon) & Shore Life Chiropractic and Wellness Center in a newly constructed 20,000 SF center. Outside seating available for most units! Excellent for medical or professional offices, deli, convenience store, coffee shop, hair or nail salon, dry cleaners, pet supply, adult daycare & other retail uses.

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## LOCATION OVERVIEW

Located within the highly desirable retail hub of Brick Township. Easy access to Routes 70, 88, 549 and the Garden State Parkway. Close to beaches, Ocean Medical Center, Monmouth and Georgian Court Universities and much more.

## LOCATION HIGHLIGHTS

- Centerpiece of newly constructed townhome and apartment community.
- 44 Fully Occupied Rental Units above The Shoppes
- 33 Townhomes complete, total of 170 to be developed upon completion
- Neighboring retailers include Best Buy, Old Navy, Kohl's, Bed Bath & Beyond, AAA, Marshall's, ShopRite, Barnes & Noble, Red Robin, Auto Zone, Bath and Body Works, Chuckie Cheese, Target AMC 10 Movie Theaters and so much more.

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