

TENANT ALLOWANCE & FREE RENT AVAILABLE FOR NEW TENANTS



1600 PERRINEVILLE RD.

MONROE TWP., NEW JERSEY

CONCORDIA SHOPPING CENTER

FOR LEASE 998 - 6,737 SF

SHANE WIERKS

swierks@jefferyrealty.com

C: 908.581.7781

O: 908.668.9600 EXT. 223

KYLE GOWOREK

kgoworek@jefferyrealty.com

C: 201.978.1770

O: 908.668.9600 EXT. 294



JEFFERY REALTY
Retail Specialist

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.



GLA: 135,090 SF
RENT: CALL FOR QUOTE
NNN: \$9.15 PSF
PARKING: 602 SPACES
TRAFFIC: 8,039 VPD

- High-performing community center located along the NJ Turnpike
- Anchored by a diverse tenant mix including Stop & Shop
- Positioned within a densely populated commercial area



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TENANT ROSTER

OP-39 Wells Fargo 3,764 SF
 OP-40 Northfield Bank 2,532 SF
 1 AB Carpet 2,043 SF
 2 UPS 1,823 SF
 3 Verizon Wireless 1,216 SF
 4-5 Kessler Rehabilitation 2,336 SF
 6 Concordia Cleaners 813 SF
 7-8 P&A Pizza Restaurant 2,033 SF
 9-10 Lucky Star Chinese 2,040 SF
 11 Monroe Jewelers 816 SF
 12 Monroe Wine & Spirits 3,039 SF

13-21 Super Stop & Shop 66,572 SF
 17A OceanFirst Bank 3,278 SF
 22 Real Estate Office 827 SF
23 Dr. Steven Giarratano 1,232 SF
Fully Built Out Dental Office 03/31/26
 24 Concordia Foot and Ankle 1,229 SF
25 Available 3/31/2026 1,120 SF
 26 Pending Lease 2,998 SF
 28 Pending Lease 3,000 SF
 29 Arnold Mayberg, CPA 1,001 SF
 30 Happy Lim's Taekwondo 2,512 SF
31 AVAILABLE 2,458 SF Can be Combined

32 AVAILABLE 998 SF Can be Combined
37 BP Gas 2,160 SF - Available 04/2027
 41A Dubin Orthodontics 1,076 SF
 41B Dr. Bruce Kern 1,485 SF
 41C.2 Best Brains Tutoring 1,317 SF
 41C.1 Stretch Labs 1,930 SF
42 AVAILABLE 6,737 SF (DIVISIBLE)
 51 Monroe Diner 1,820 SF
 52-53 Mrs. Kumar's Indian Cuisine 3,007 SF
 54 Image Nail Salon 1,605 SF
 55 Monroe Eye Care 2,084 SF
 56 NJ Hearing & Tinnitus 1,849 SF
57 AVAILABLE 1,340 SF

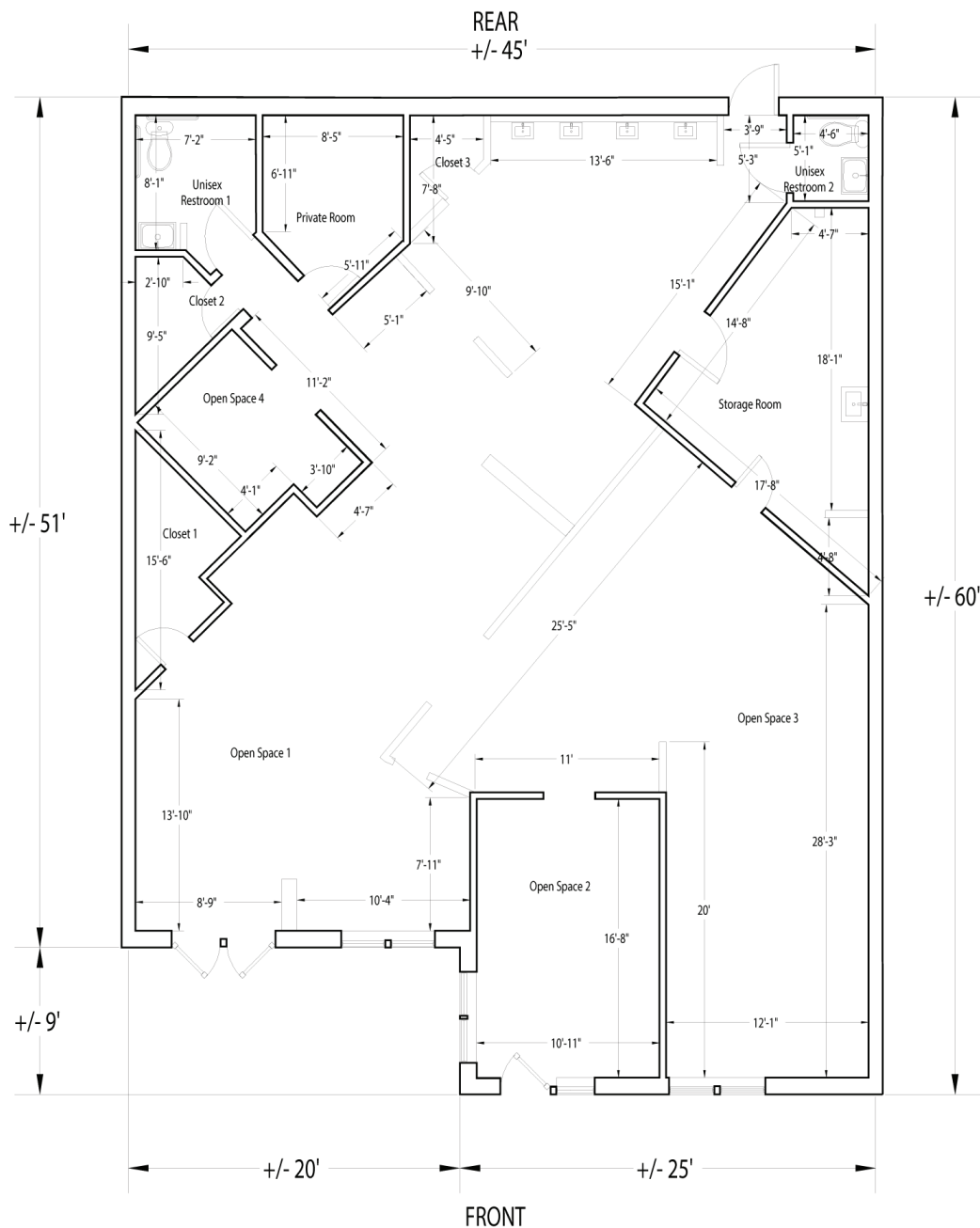


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SUITE 31

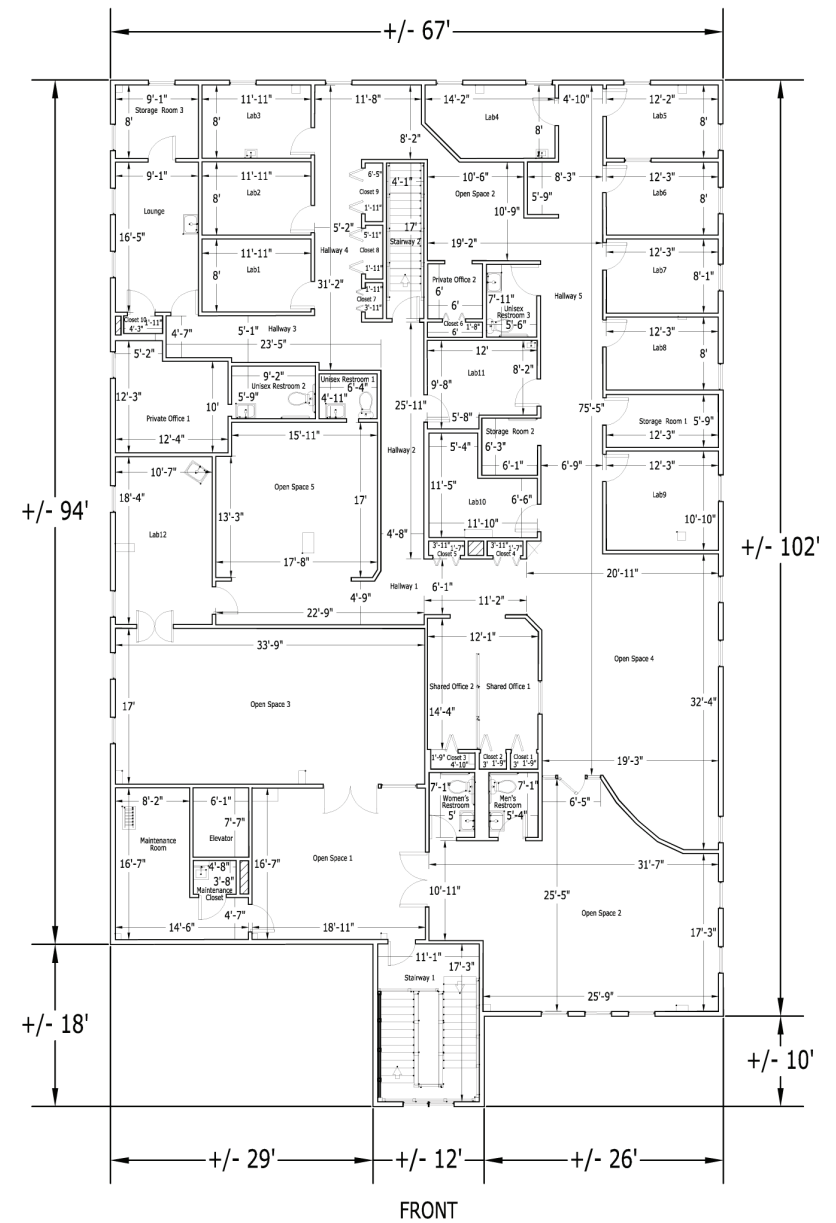


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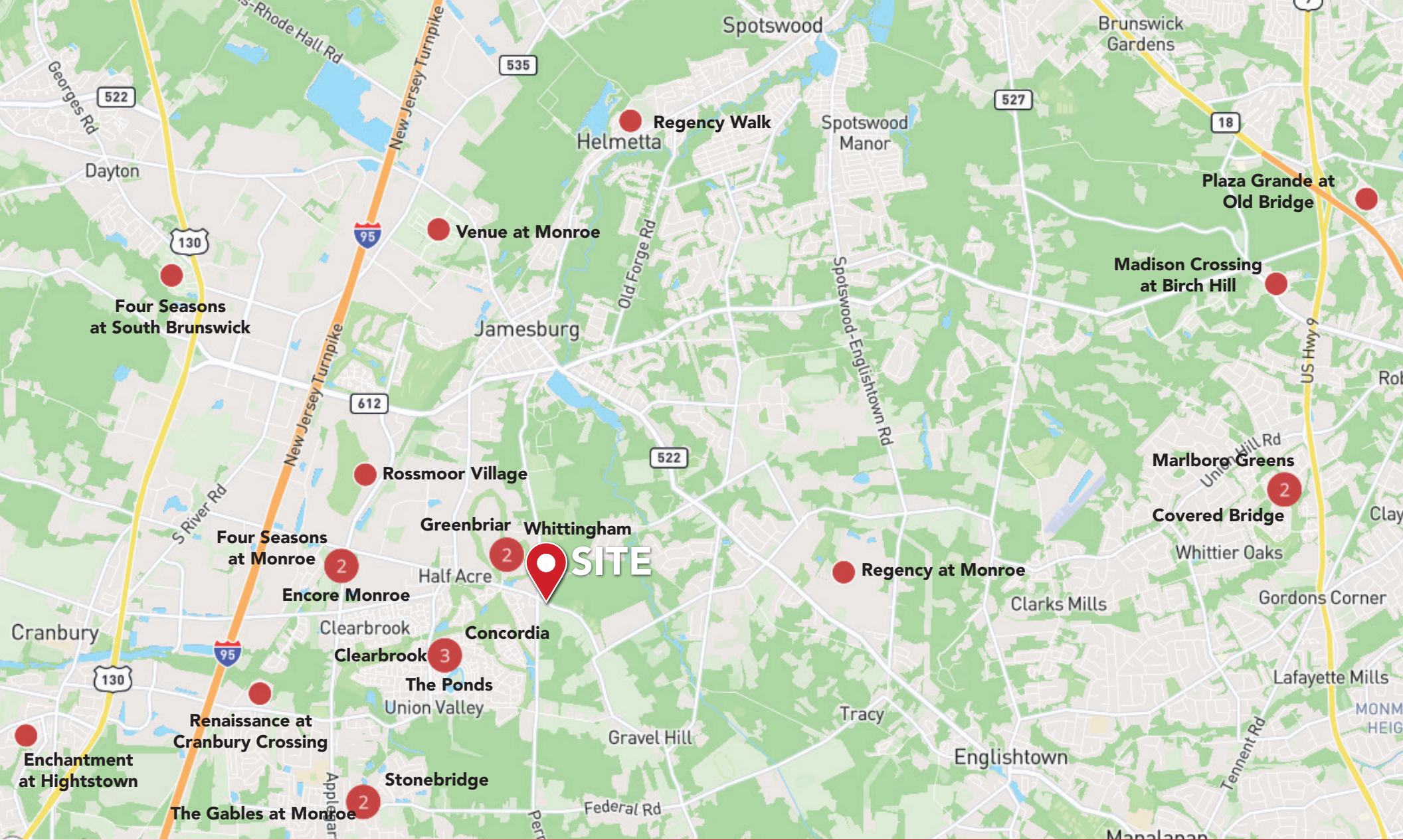
PROPOSED SUITE 42



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55+ COMMUNITIES

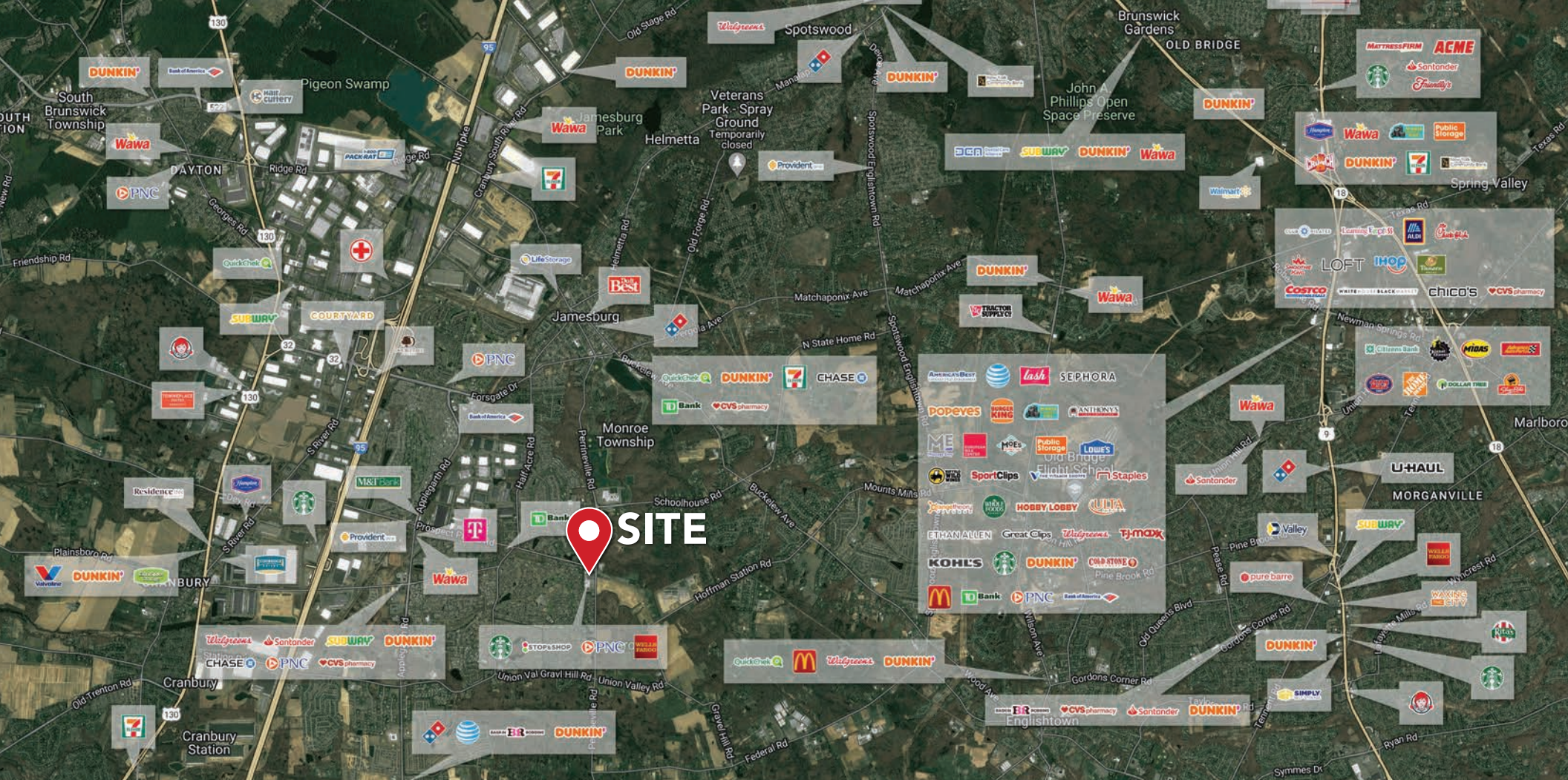


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MARKET AERIAL



 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Total Population	35,861	82,721	178,220
Average HHI	\$126,755	\$137,365	\$145,473
Households	16,670	32,682	68,063



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