

FOR LEASE

# 507 BROAD STREET, 2<sup>ND</sup> FLOOR

SHREWSBURY,  
NJ



## Key Highlights:

Prime Location: High-visibility on Broad Street (Hwy 35) next to The Grove Shopping Center, ideal for capturing foot and vehicle traffic.

Flexible Uses: Zoned B-1, perfect for offices, medical practices, med spas, or general business.

Ample Parking: Large on-site parking lot plus on-street parking for convenience.

Competitive Lease Terms: \$22 NNN offering excellent value in a high-demand area.

Location: only 5.5 miles from Fort Monmouth, the new home of the billion-dollar Netflix Mega Studios.

Take advantage of this chance to establish your business in a modern, high-visibility 2nd-floor space in the heart of Shrewsbury. Discover the potential of this outstanding commercial space at 507 Broad Street, Shrewsbury, NJ.



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