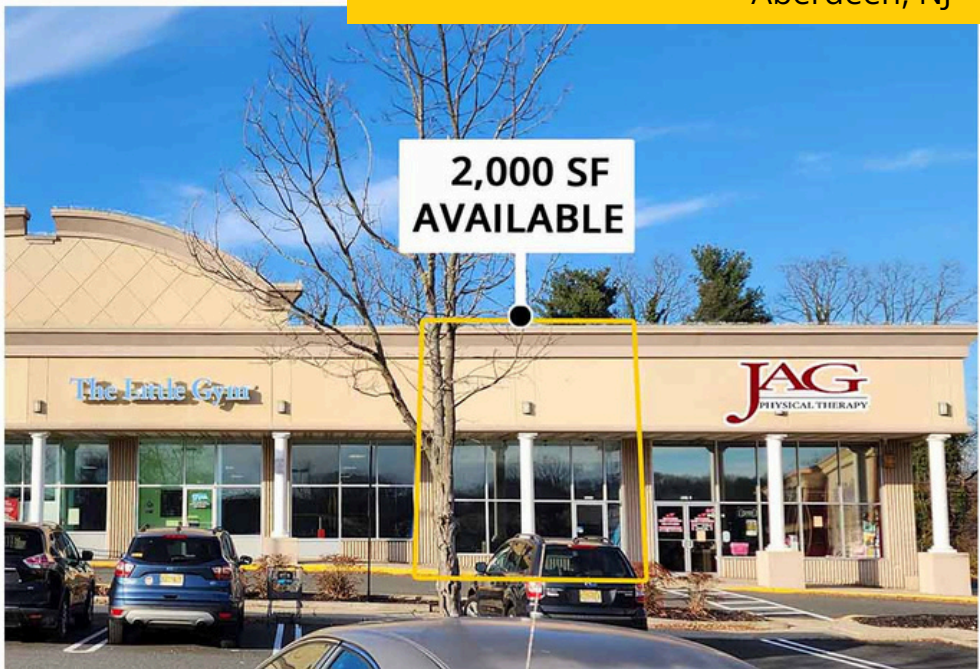
RJ RUNELLI
RETAIL LEASING SPECIALISTS

FOR LEASE

Regent Shopping Center
1121 Route 34
Aberdeen, NJ



AVAILABLE:

1,500 SF - 4,500 SF; & 2,000 SF

Join this busy neighborhood shopping center anchored by Stop & Shop and local favorite DeMarco's! Other tenants include Smoothie King, Hand & Stone, The Little Gym, Auto Zone, Crunch Fitness, and Deka Lash. ShopRite is located across the street, and Livoti's Market is in an adjacent shopping center.

The subject site is located at the main intersection of Route 34 and Lloyd Rd., which connects to Marlboro, Holmdel, Colts Neck, and Old Bridge.

Inline units benefit from close proximity to Stop & Shop.

CAM/Insurance: $2.60/SF; Taxes: $3.77/SF

Seeking home improvement, toys and gifts, floor coverings, medical services, appliance, restaurant, learning center, eye care, postal mail ctr., paint store, insurance company, dry cleaners, laundry, apparel, dance, home decor, or other service.

Demographics	1 Mile	3 Miles	5 Miles
Population:	11,332	62,722	142,757
HH Income:	$161,778	$163,590	$162,800
Daytime Pop	10,712	54,906	121,102

Total GLA

178,000 SF

Traffic Counts

Route 34	18,600 Cars Per Day
Lloyd Rd.	15,146 Cars Per Day

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	Tenants
	Stop & Shop
	Crunch Fitness
	Auto Zone
	Mattress Firm
	Well Fargo
1	City Nails
2	Shear Madness Hair Salon
3	Smoothie King
4	Marinaccio Jewelers
5	Verizon
6	De Marco's Bakery
7	Hand & Stone Spa
8	1,500 SF Available
9	1,500 SF Available
10	1,500 SF Available
11	Warhammer
12	The Little Gym
13	2,000 SF Available
14	JAG Physical Therapy

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CONNECT WITH US TODAY

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