

FOR SALE
FULLY APPROVED REDEVELOPMENT SITE
5,274 SF- RETAIL/MEDICAL
444-450 BROAD STREET
SHREWSBURY, NJ



Presented by Richel Commercial Brokerage
Steven Richel- Broker of Record | 908-472-8489- srichel@richelcb.com
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PROPERTY DETAILS

Address:	444-450 Broad Street, Shrewsbury Ave
Block/Lots:	Block: 13 Lots: 10 & 11
Lot size:	.51 of an acre
Existing SF:	Building 1- 5,674 SF Building 2- 1,170 SF Total - 6,844 SF
Approved SF:	Fully approved for a new 5,274 SF single story building
Zoning:	B-1-General Business Zone- Retail, office & medical office all approved
2025 Taxes:	\$25,120 (for both lots)
Utilities:	Electric, gas, city water & sewer
Access:	The property has driveways on Broad Street and Thomas Ave which provides direct access to the traffic light on the corner of Thomas Ave & Broad Street.
Parking:	Approved for 36 parking spaces
Current Occupancy:	Will be sold vacant
Pricing:	\$1,950,000

PREMIER RETAIL OR MEDICAL LOCATION

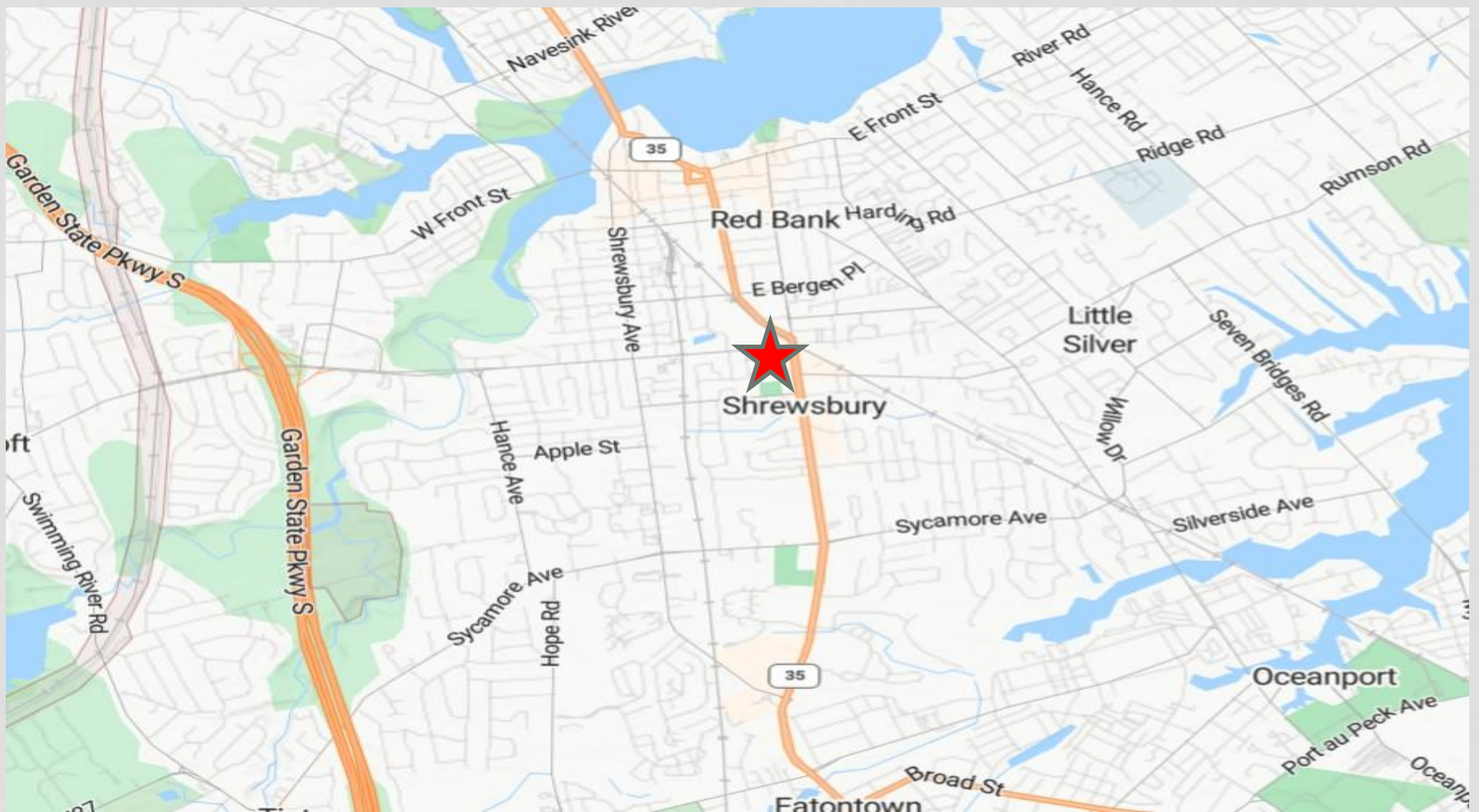


- Fantastic location just down the road from The Grove and the Grove West Shopping centers
- Located Less than 1 mile from Downtown Red Bank
- Located approximately 2 miles from the Garden State Parkway
- The property has great visibility on Broad Street.
- Daily traffic count over 35,000 per day.
- Located within a few miles from Riverview Medical Center, Monmouth Medical Center and Jersey Shore Medical Center.
- Located within 3 miles of the site of the new Netflix Studio.

AREA DEMOGRAPHICS

Radius	Population	Median Household Income
1 Mile	20,000	\$101,000
3 Mile	65,000	\$122,000
5 Mile	140,000	\$115,000
10 Mile	375,000	\$120,000

AREA MAP



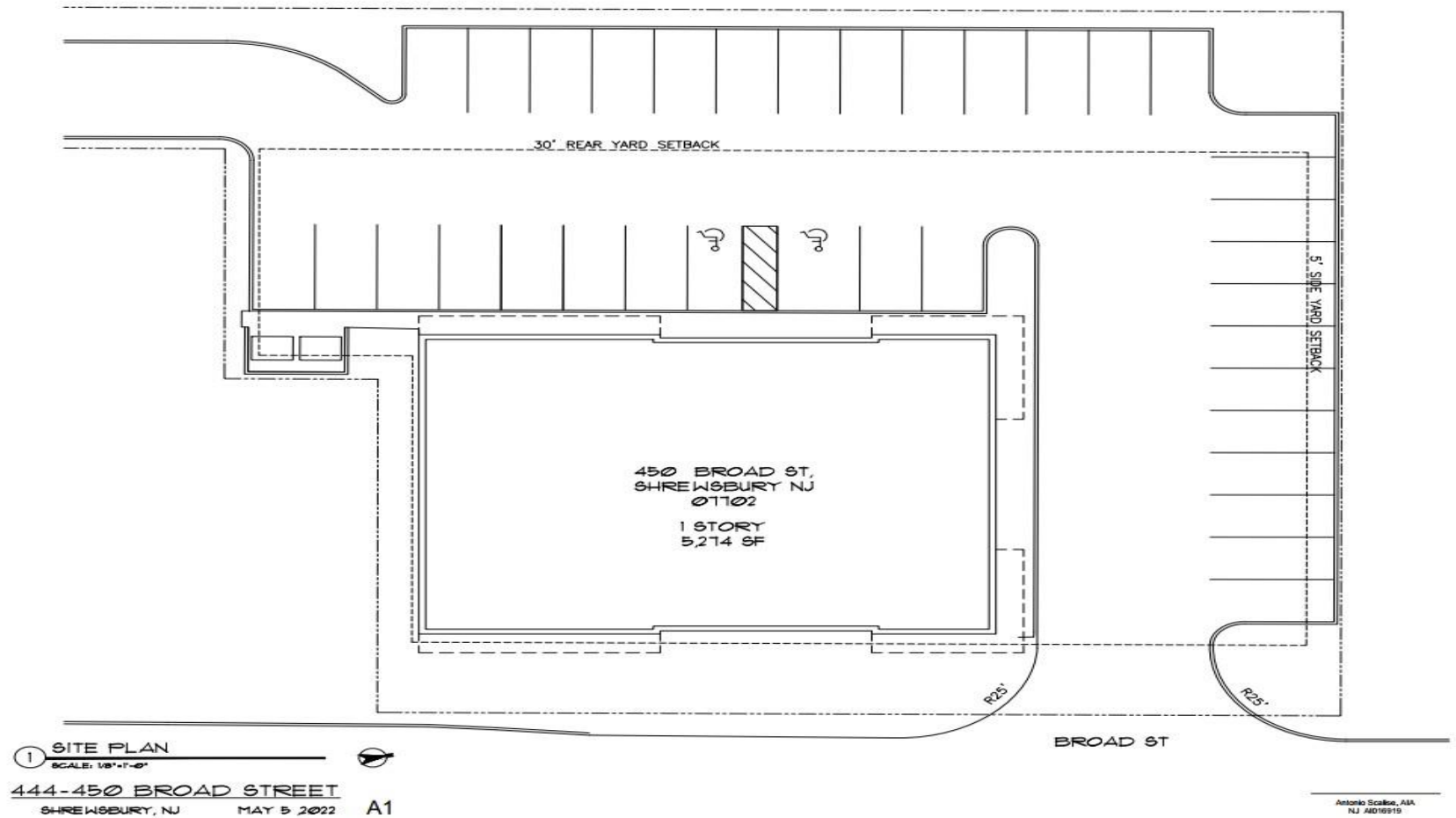
AERIAL PHOTO



APPROVED BUILDING ELEVATIONS

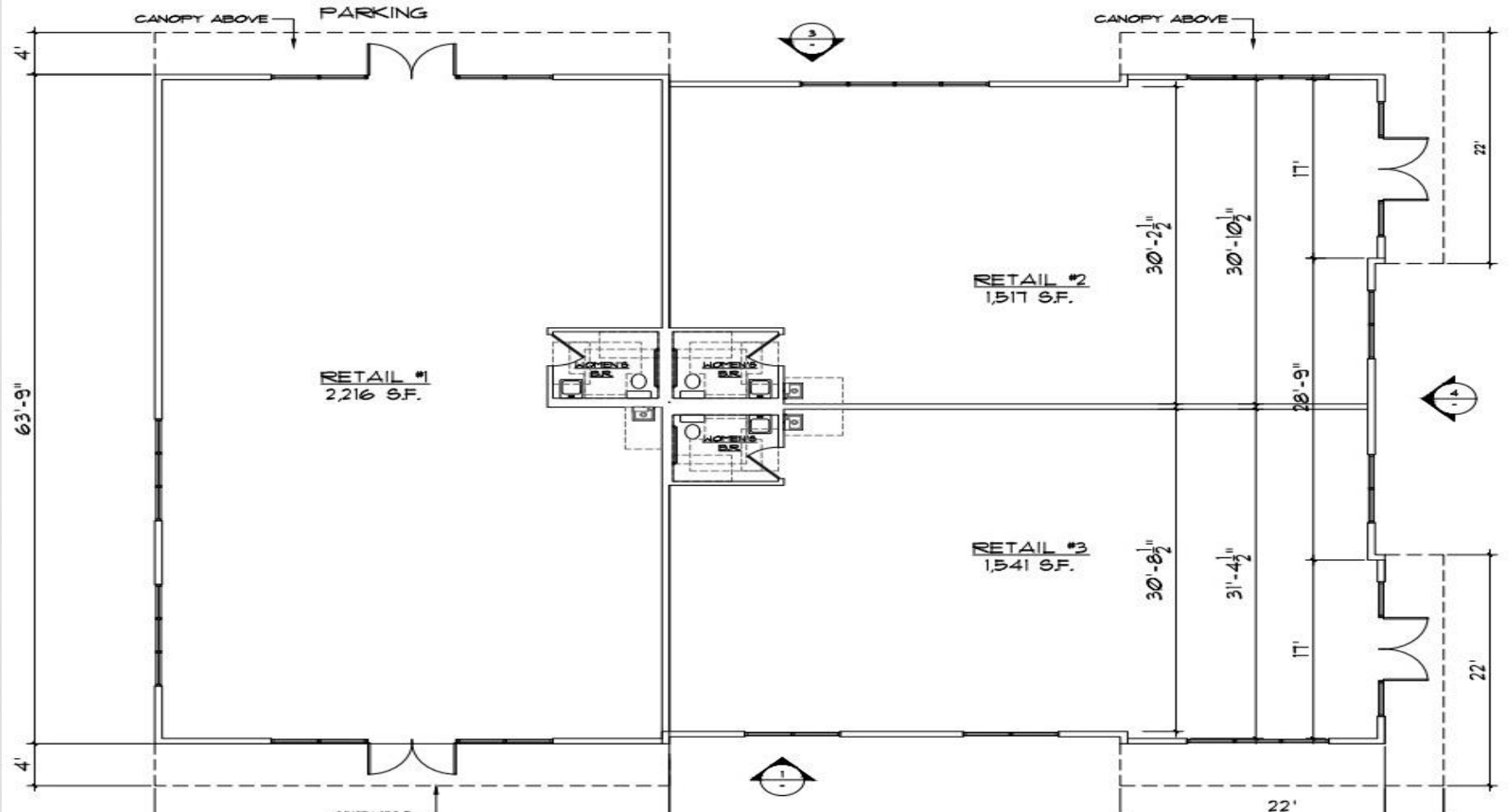


APPROVED SITE PLAN



BUILDING FLOOR PLAN

THE SPACE CAN BE SPLIT INTO AS MANY AS 3 UNITS



EXISTING CONDITIONS PHOTO



TAX MAP



Block: 13

Lots: 10 & 11

Acres: .51

2020 Taxes: \$25,120