



Retail



Flex Warehouse

For Lease

RIPCO
RETAIL LEASING

Pond Road Plaza N & S

4345 Route 9
Freehold, NJ
Monmouth County

12,896 SF Retail
5,442 SF Flex Warehouse

Up to ±40,000 SF proposed development

Contact Exclusive Agents

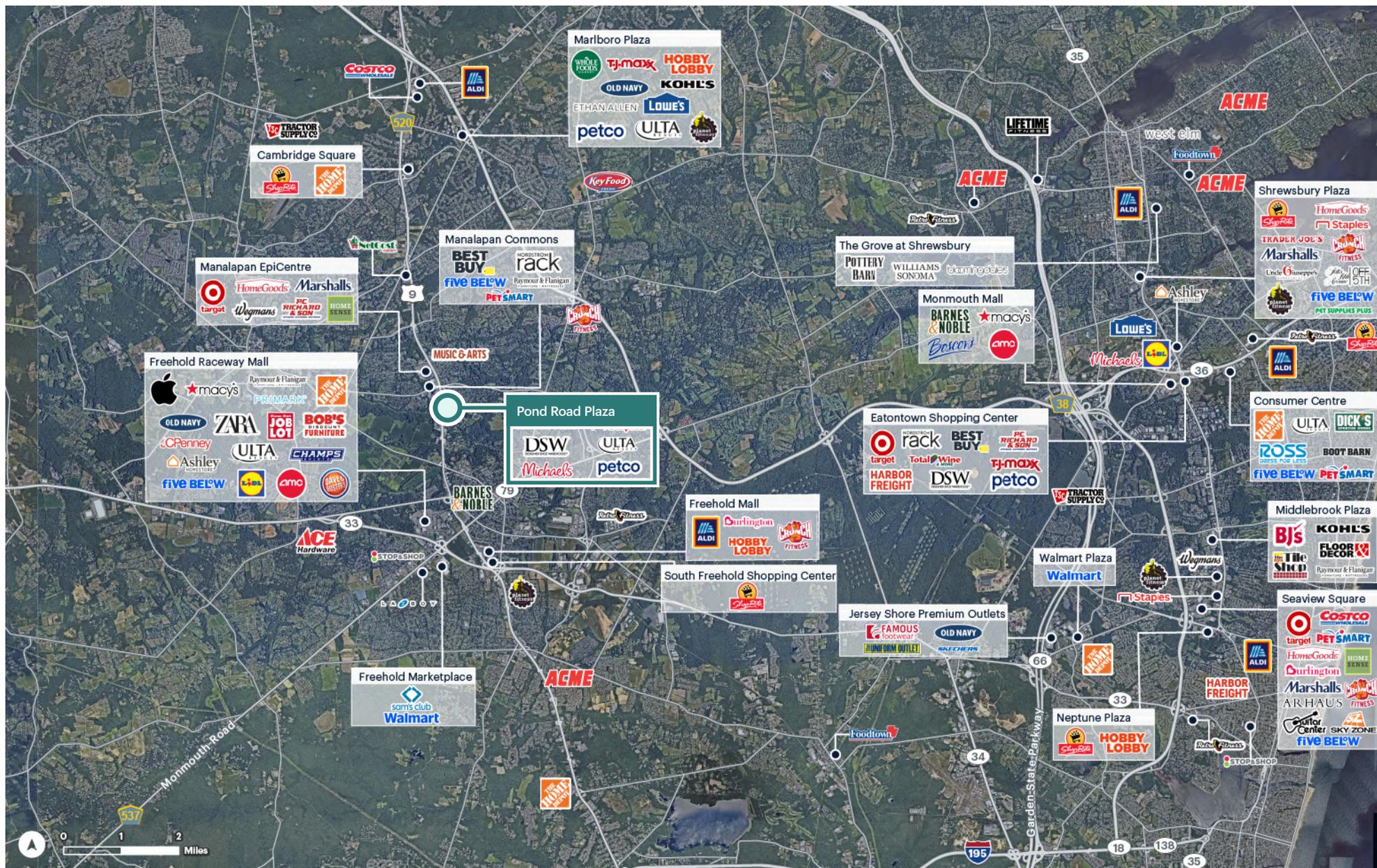
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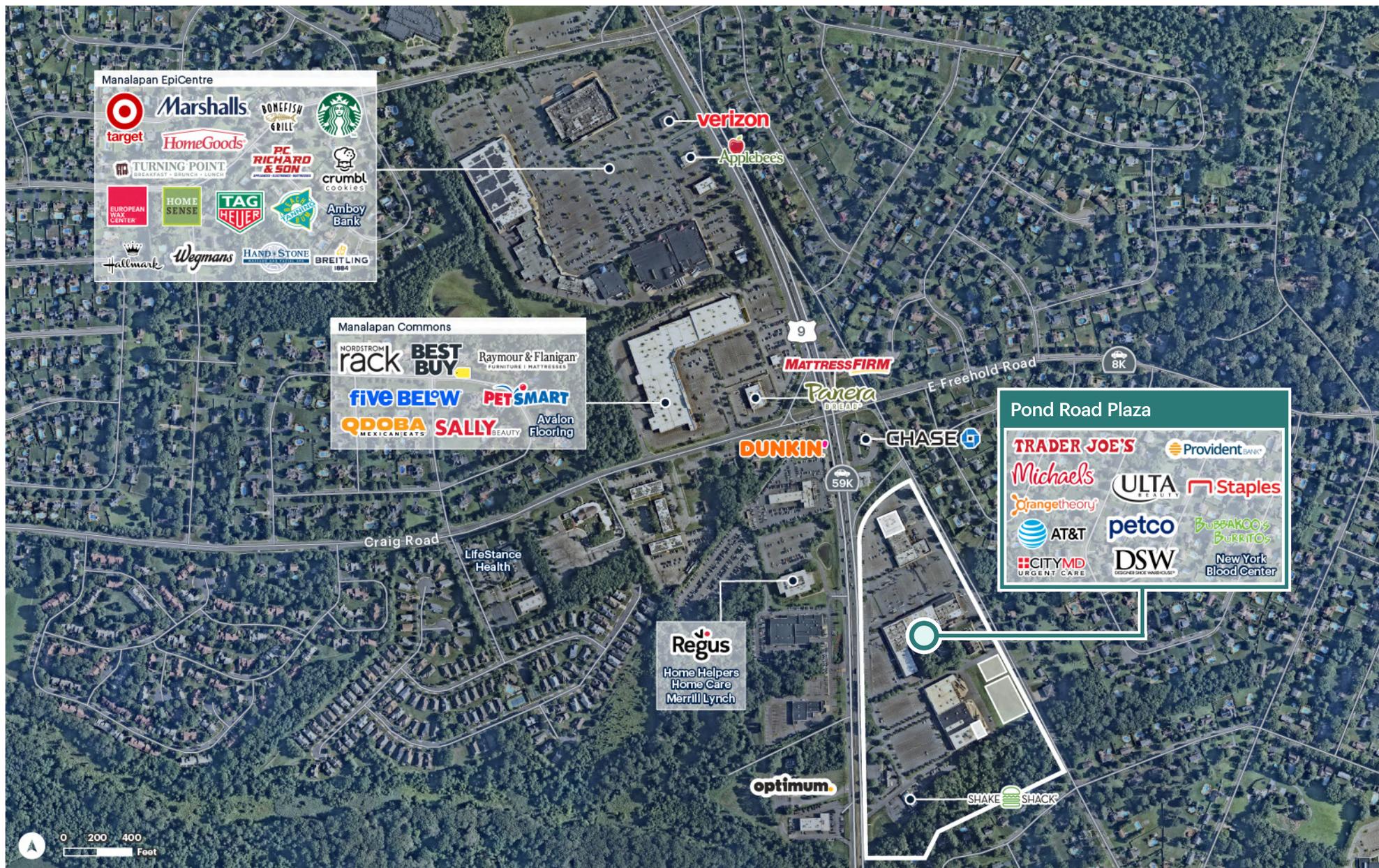


Size	Space 29 (Retail)	12,896 SF
	Space 1b (Flex Warehouse)	5,442 SF
	Space 6 (Proposed Expansion)	±2 acres or up to ±40,000 SF
Rent	Upon Request	
Co-Tenants	Trader Joe's, Michael's, DSW, Provident Bank, Fortunoff Backyard Store, Staples, Shake Shack, Attilio's, The Bagel Nook, Nail Salon, Fred & Murray's Deli, Happy Feet, King's Chinese Restaurant, Bubbakoo's Burritos, Cleanbright Dry Cleaners, Act III Salon, Party Fair, Tile Loft, Penny Pantry, Laundromat, Orangetheory Fitness, Ulta Cosmetics, Umi Sushi and NJ Blood	
Neighbors	Best Buy, PetSmart, Target, Wegmans, Nordstrom Rack	
Comments	<p>Outstanding community shopping center</p> <p>Convenient neighborhood and regional access; 8 curb cuts</p> <p>Great tenant mix including Trader Joe's, Staples, Michael's, and DSW</p> <p>Excellent visibility from Route 9 with traffic counts exceeding 59,000 VPD</p> <p>±1,140 parking spaces</p> <p>Multiple pylon signs</p>	

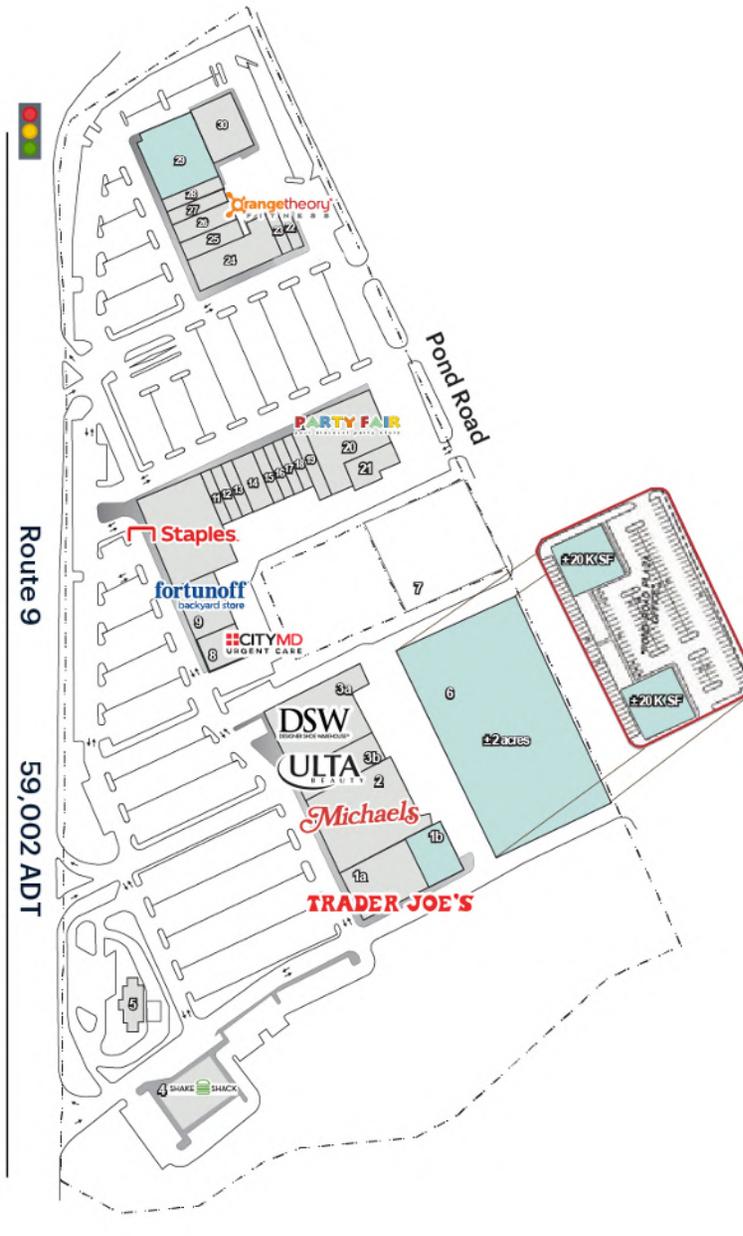
Market Aerial



Low-Level Aerial

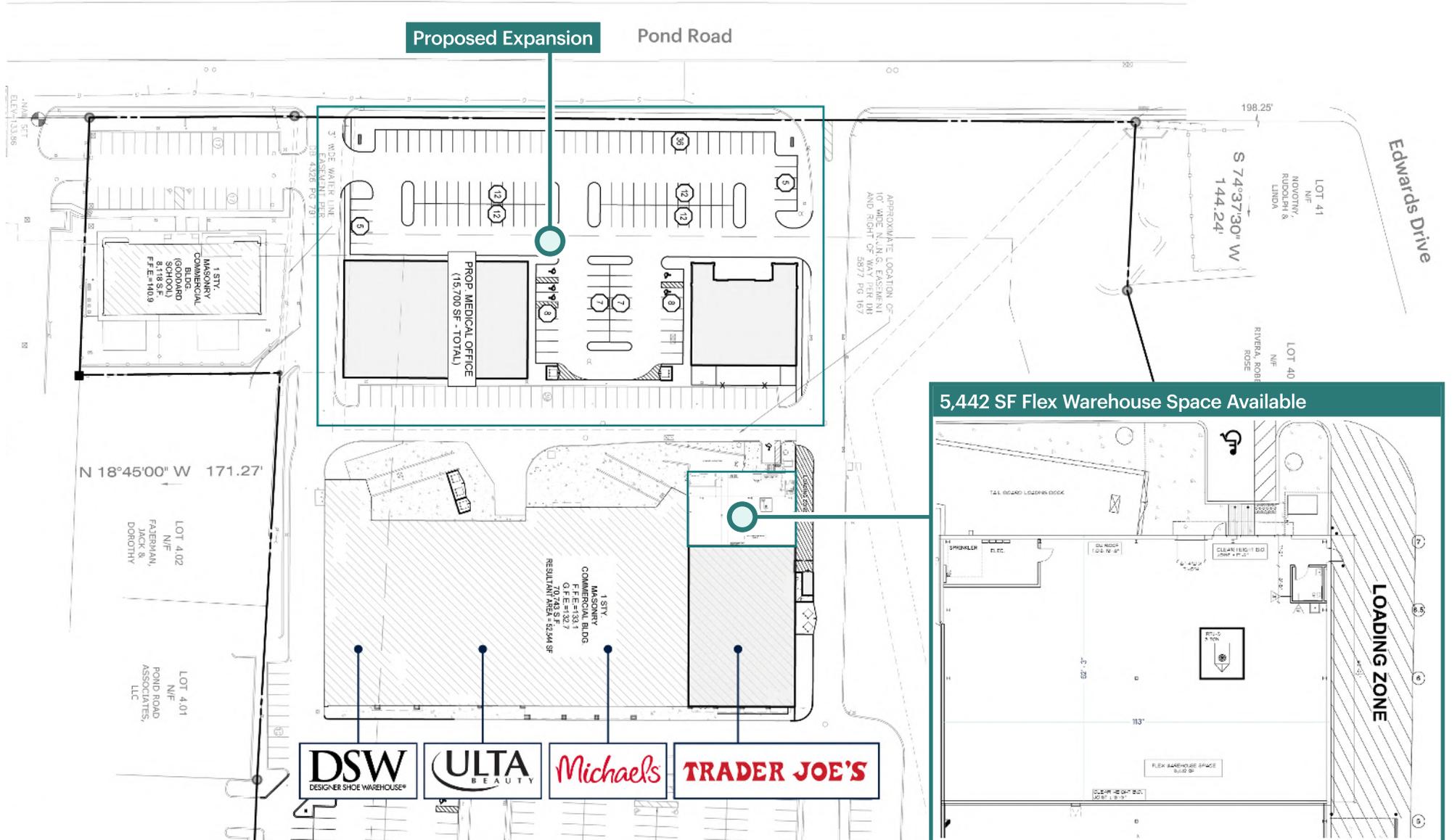


Site Plan



Suite	Tenant
1a	Trader Joe's
1b	• Flex Warehouse Space Available - 5,442 SF
2	Michael's
3a	DSW
3b	Ulta Cosmetics
4	Shake Shack
5	Provident Bank
6	• Available - ±2 Acres of Land or Up to ±40,000 SF
7	Bloom Academy
8	CityMD
9	Fortunoff Backyard Store
10	Staples
11	Attilio's
12	The Bagel Nook
13	Nail Salon
14	Fred & Murray's Deli
15	Happy Feet
16	King's Chinese Restaurant
17	Bubbakoo's Burritos
18	Cleanbright Dry Cleaners
19	Act III Salon
20	Party Fair
21	Tile Loft
22	Penny Pantry
23	Laundromat
24	Umi Sushi Buffet
25	Tiger Schulman's
26	Orangetheory Fitness
27	New Jersey Blood Services
28	AT&T
29	• Retail Space Available - 12,896 SF

Proposed Expansion



Area Demographics



	1 mile	3 miles	5 miles
Population	4,700	54,559	119,029
Total Households	1,534	19,221	42,397
Average Household Income	\$203,083	\$176,896	\$188,892
Median Household Income	\$173,157	\$133,123	\$146,894
% Population with Bachelors +	52.5%	54.4%	56.6%
Daytime Population	5,985	57,867	127,397
Total Daytime Employees	3,657	31,622	70,859
Total Businesses	351	2,654	4,783