

RETAIL SPACE FOR LEASE

END CAP SPACE WITH DEDICATED PARKING CLOSE TO THE GROVE AT SHREWSBURY

674 – 680 Broad Street | Shrewsbury, NJ



RARE ENDCAP & INLINE OPPORTUNITIES AT A SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



CLICK TO VIEW
ENDCAP VIDEO



CLICK TO VIEW
INLINE VIDEO

Property Overview

HIGHLIGHTS

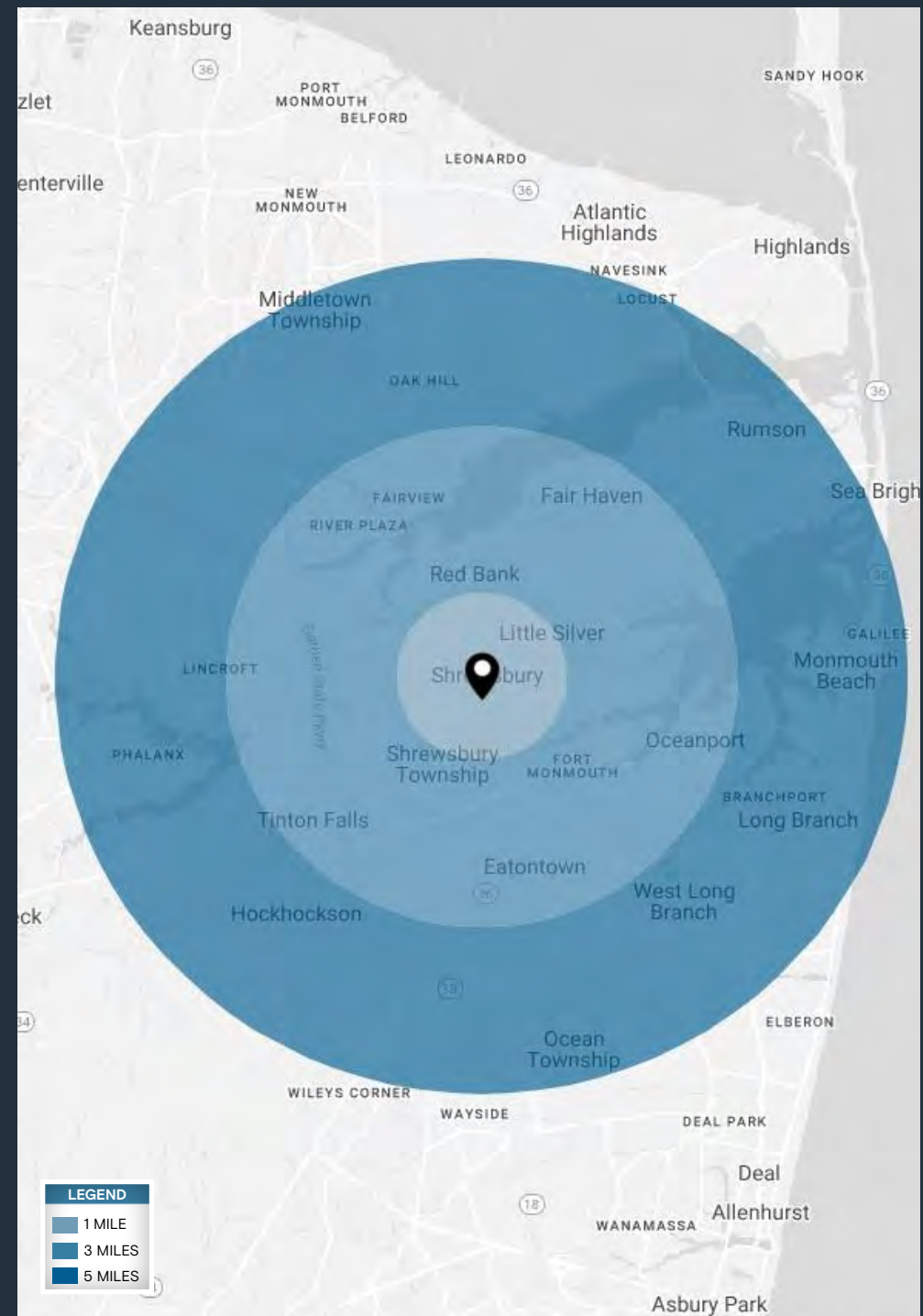
- 1,000 SF endcap and 1,140 SF inline former spa located at the signalized intersection of Broad Street and Obre Place
- 18 dedicated parking space at rear entry to the premises
- Total GLA of 5,000 SF
- Estimated NNN's are \$9.50 PSF
- Located 1 mile north from the new Netflix Studios
- Superior signage opportunity

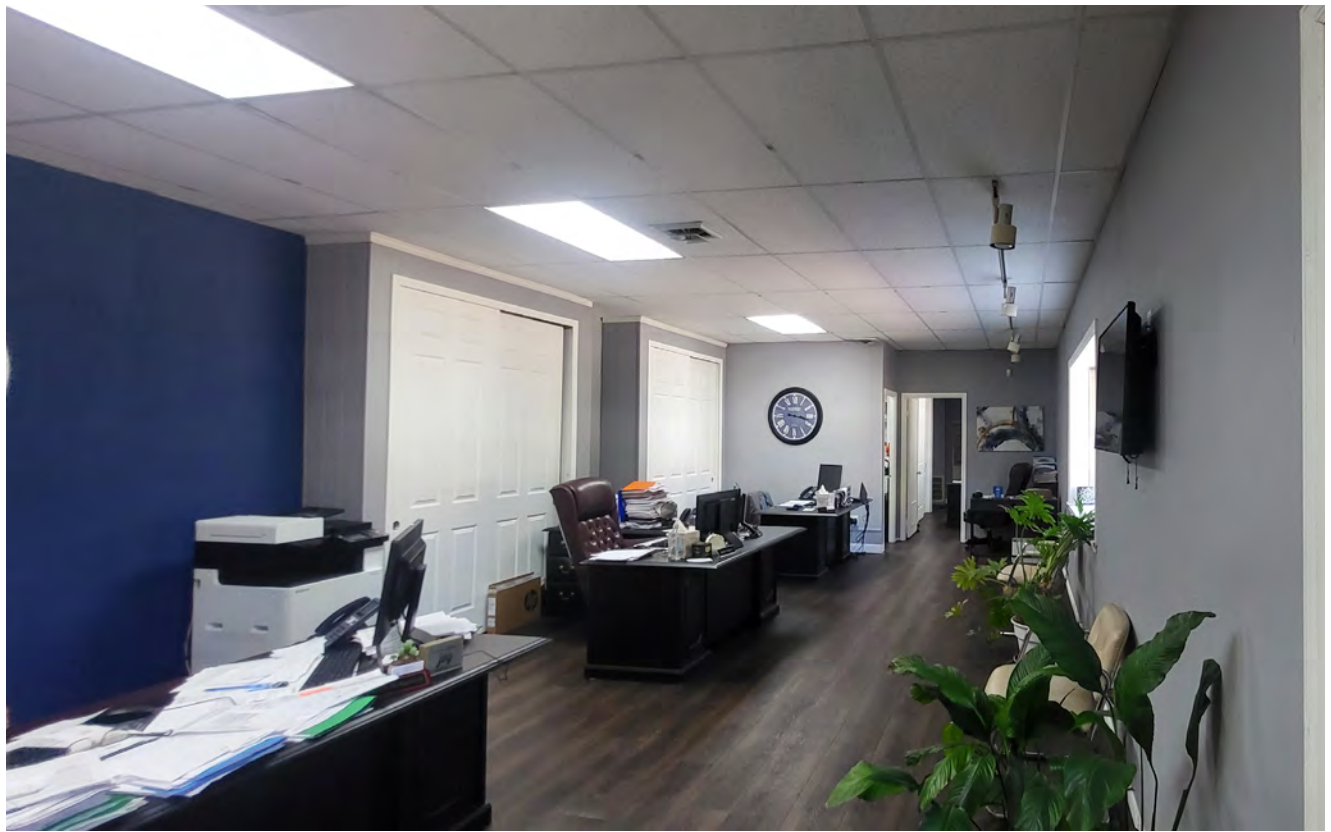
DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION	65,097	147,439
HOUSEHOLDS	25,767	56,420
EMPLOYEES	53,804	121,439
AVERAGE HH INCOME	\$174,444	\$174,665

TRAFFIC COUNTS

BROAD STREET	35,609 AADT
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Contact Broker

Amy Staats
VICE PRESIDENT
amystaats@katzretail.com
(973) 220-1969



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katzretail.com

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