

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

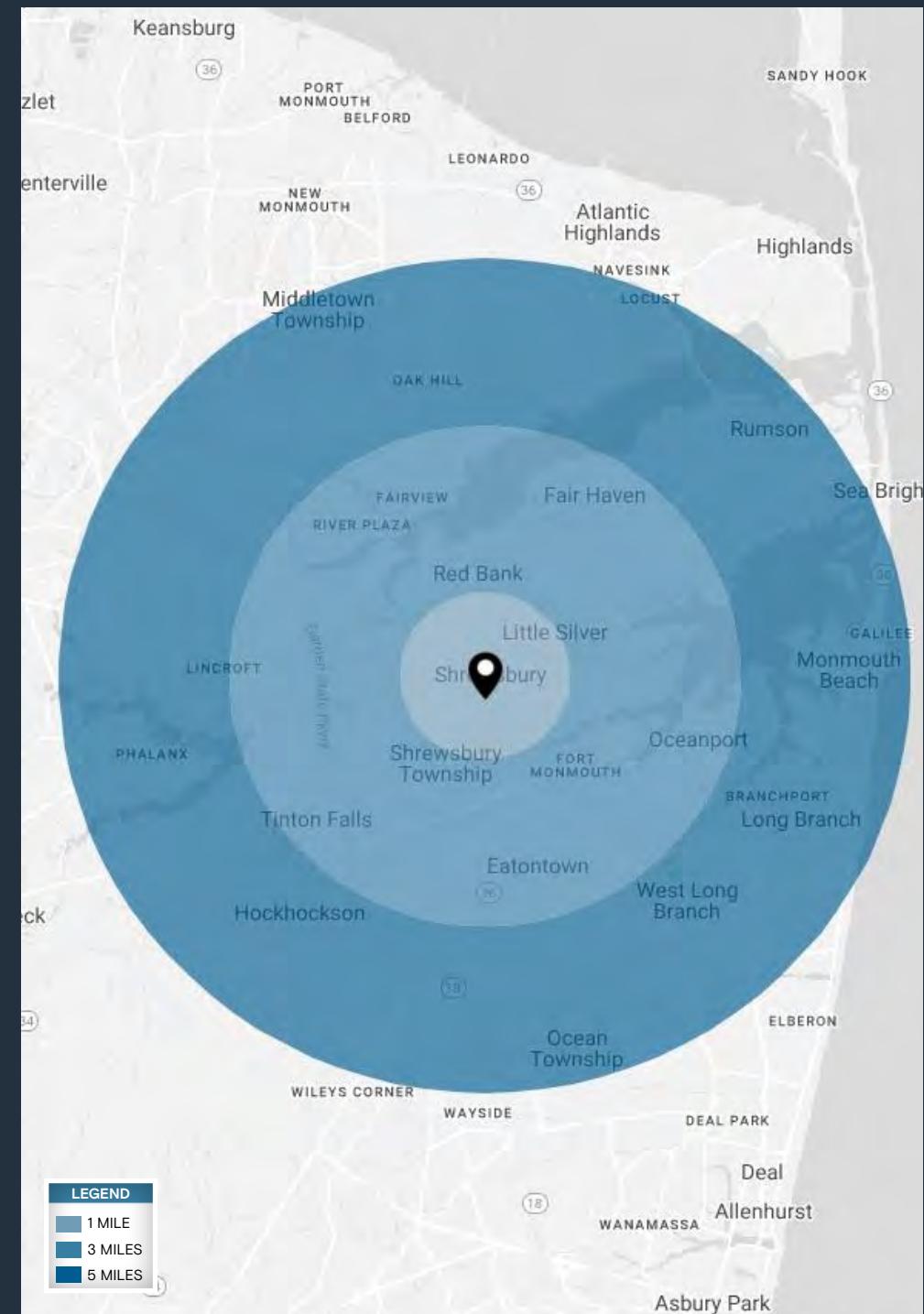
- 1,000 SF endcap and 1,140 SF inline former spa located at the signalized intersection of Broad Street and Obre Place
- 18 dedicated parking space at rear entry to the premises
- Total GLA of 5,000 SF
- Estimated NNN's are \$9.50 PSF
- Located 1 mile north from the new Netflix Studios
- Superior signage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

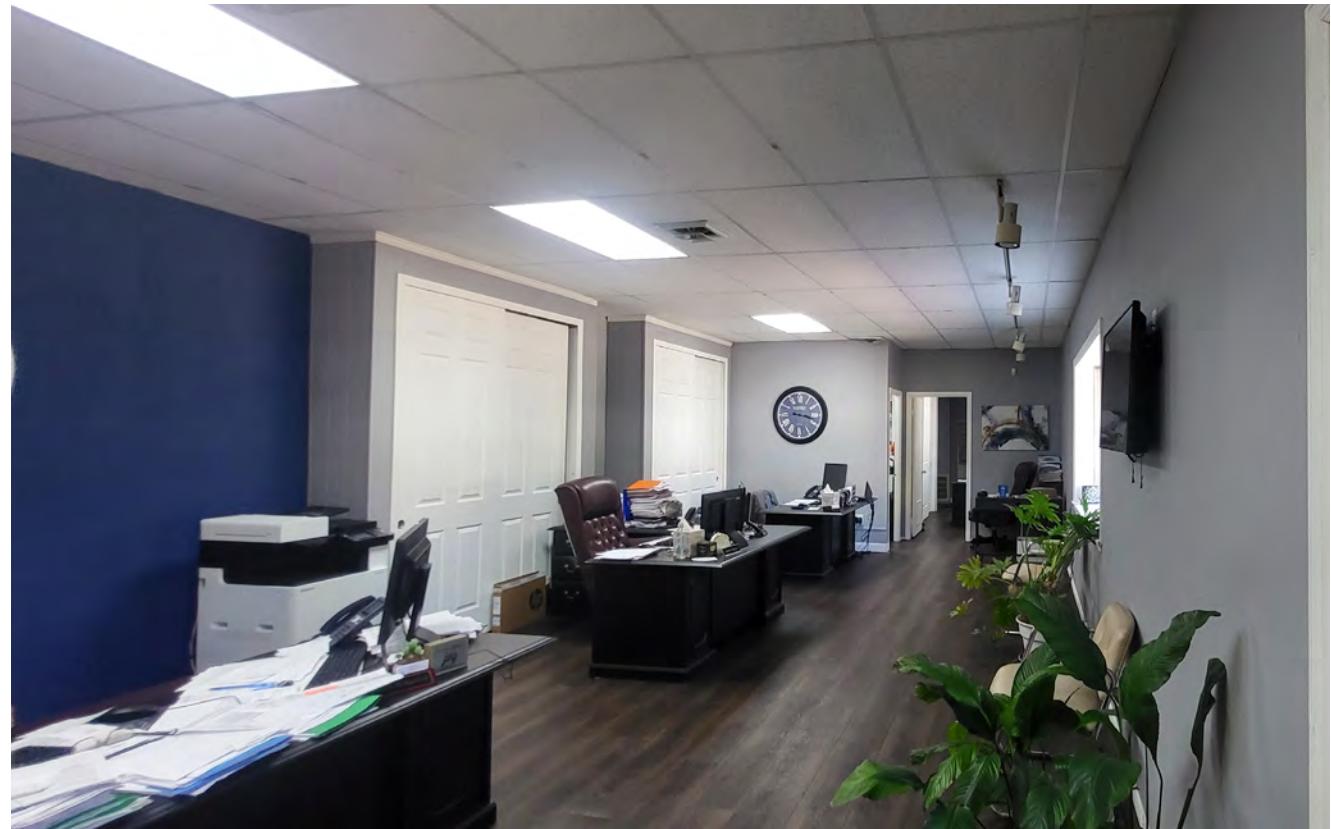
DEMOGRAPHICS

	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











Contact Broker

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



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11/22/25