



FOR LEASE

Regent Shopping Center  
1121 Route 34  
Aberdeen, NJ

AVAILABLE:

**1,500 SF - 3,000 SF; 2,000 SF;  
& 2,500 SF (can be combined for 4,500 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 (Under Construction), Crunch Fitness (Coming Soon), 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 Rt. 34 and Lloyd Rd., which connect into 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, furniture, appliance, boutique fitness, restaurant, learning center, eye care, postal mail ctr., physical therapy, paint store, insurance company, or other service.

## Demographics

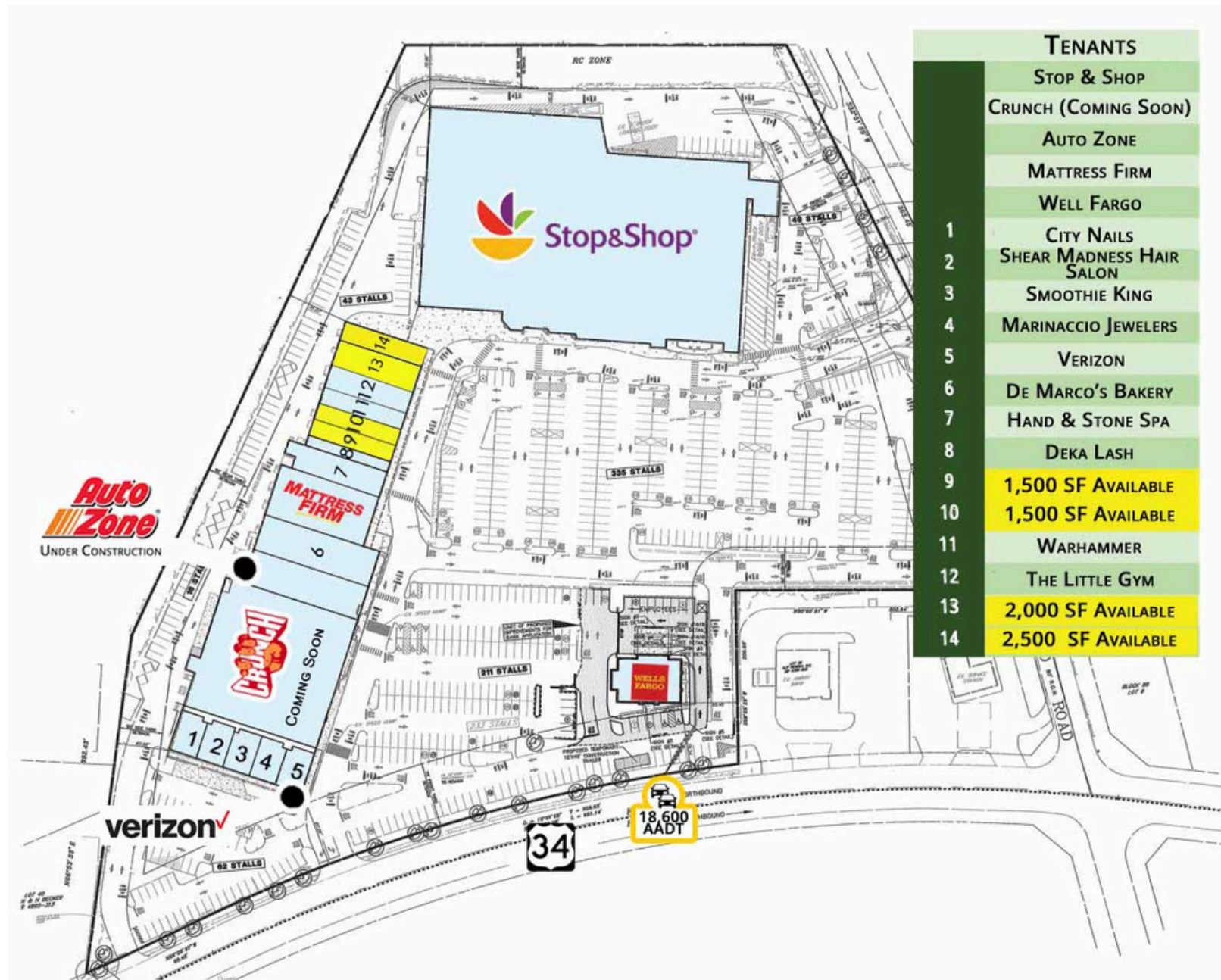
	1 Mile	3 Miles	5 Miles
Population:	11,332	62,722	142,757
HH Income:	\$161,778	\$163,590	\$162,800
Daytime Pop	10,712	54,906	121,102

## 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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## CONNECT WITH US TODAY

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