



AVAILABLE:

1,500 SF - 3,000 SF; & 2,000 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, Crunch Fitness, 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 Route 34 and Lloyd Rd., which connects to 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









1121 Route 34
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



DANIELLE BRUNELLI
dbrunelli@rjbrunelli.com
732-721-5800, ext. 29



RON DELUCA
rdeluca@rjbrunelli.com
732-721-5800, ext. 28



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com