



FOR LEASE

Regent Shopping Center  
1121 Route 33  
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, Famous Footwear, and local favorite DeMarco's! Other tenants include Smoothie King, Hand & Stone, The Little Gym, 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 |



| TENANTS |                          |
|---------|--------------------------|
|         | STOP & SHOP              |
|         | LEASE OUT                |
|         | FAMOUS FOOTWEAR          |
|         | MATTRESS FIRM            |
|         | WELL FARGO               |
| 1       | CITY NAILS               |
| 2       | SHEAR MADNESS HAIR SALON |
| 3       | SMOOTHIE KING            |
| 4       | MARINACCIO JEWELERS      |
| 5       | VERIZON (COMING SOON)    |
| 6       | DE MARCO'S BAKERY        |
| 7       | HAND & STONE SPA         |
| 8       | DEKA LASH                |
| 9       | 1,500 SF AVAILABLE       |
| 10      | 1,500 SF AVAILABLE       |
| 11      | WARHAMMER                |
| 12      | THE LITTLE GYM           |
| 13      | 2,000 SF AVAILABLE       |
| 14      | 2,500 SF AVAILABLE       |





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# CONNECT WITH US TODAY

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**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

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