



**BIG LOTS!**

# TOWN BROOK COMMONS

754 STATE ROUTE 35, MIDDLETOWN, NJ 07748



**RETHINK. RECREATE. REDEVELOP.**





# MONMOUTH COUNTY'S DESTINATION FOR EVERYDAY SHOPPING

Anchored by Kohl's and Stop & Shop, Town Brook Commons also features Big Lots, Famous Footwear and Panera Bread. The property is located along Route 35 in Middletown, NJ, nestled between Navesink River and Sandy Hook Bay. The “biggest small town in New Jersey” has ranked among the top 100 in CNNMoney.com's Best Places to Live four times in the past eight years. With easy access to the Garden State Parkway, Town Brook Commons is located on Route 35 on a busy retail corridor. The area is home to over 70 parks and more than 20 schools, multiple business centers and world class Sloan Kettering Medical Facility.



# Town Brook Commons

754 State Route 35, Middletown, NJ 07748



2 Miles

35

35

## Holmdel Towne Ctr



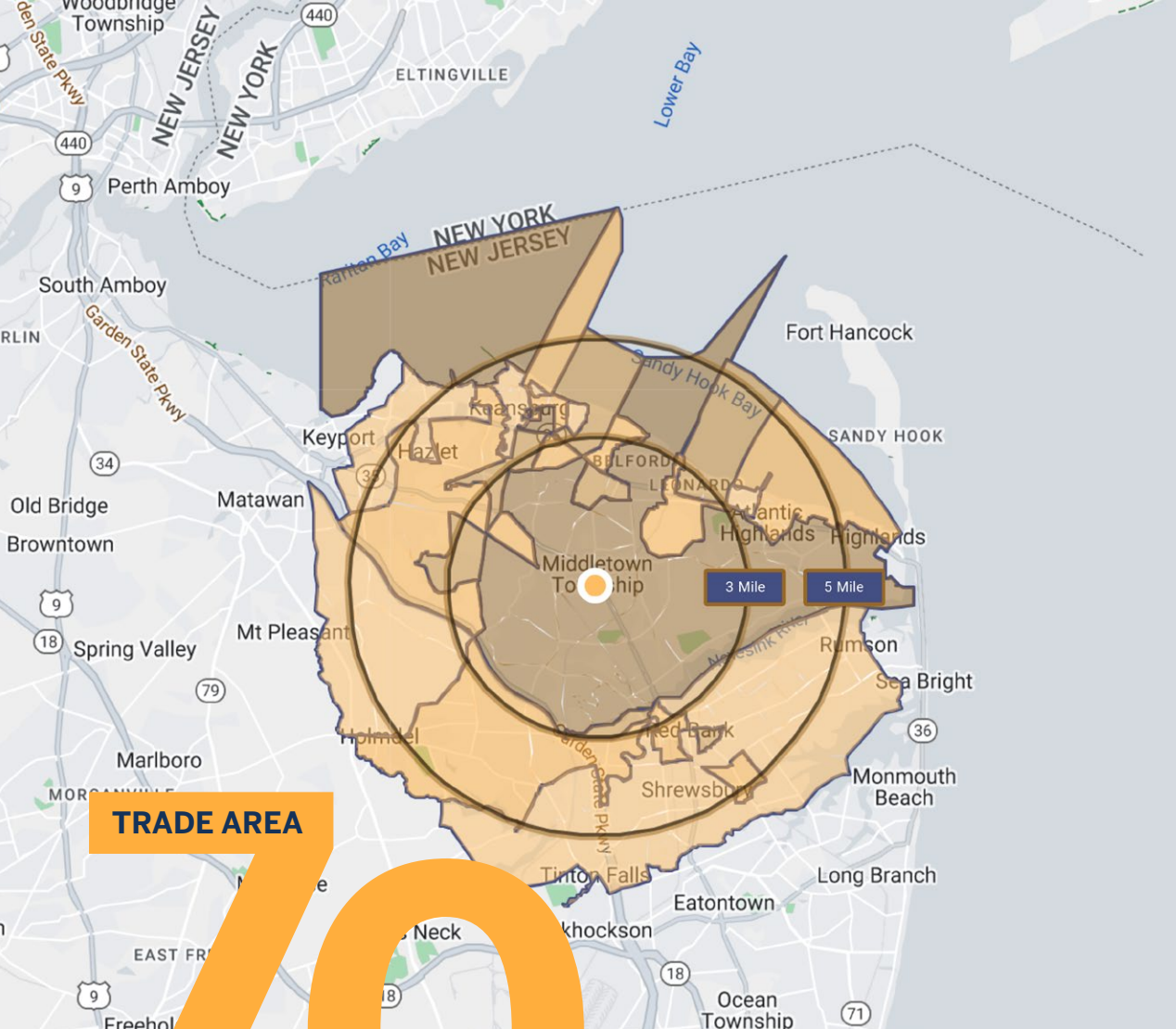
## Town Brook Commons



## Chapel Hill Ctr







TRADE AREA

70%

## DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

## POPULATION

**89,646**  
Tru Trade\*

**49,505**  
3 Mile

**139,044**  
5 Mile

## FAMILY HOUSEHOLDS

**32,779**  
Tru Trade\*

**18,199**  
3 Mile

**51,698**  
5 Mile

## AVERAGE HH INCOME

**\$141,369**  
Tru Trade\*

**\$186,206**  
3 Mile

**\$175,134**  
5 Mile

## COLLEGE EDUCATION

**47%**  
Tru Trade\*

**51.9%**  
3 Mile

**50.2%**  
5 Mile

\*Tru Trade Area; 3.7 Miles



# AERIAL



The property is surrounded by residential housing and serves Middletown, Fair Haven, Red Bank and Atlantic Highlands.



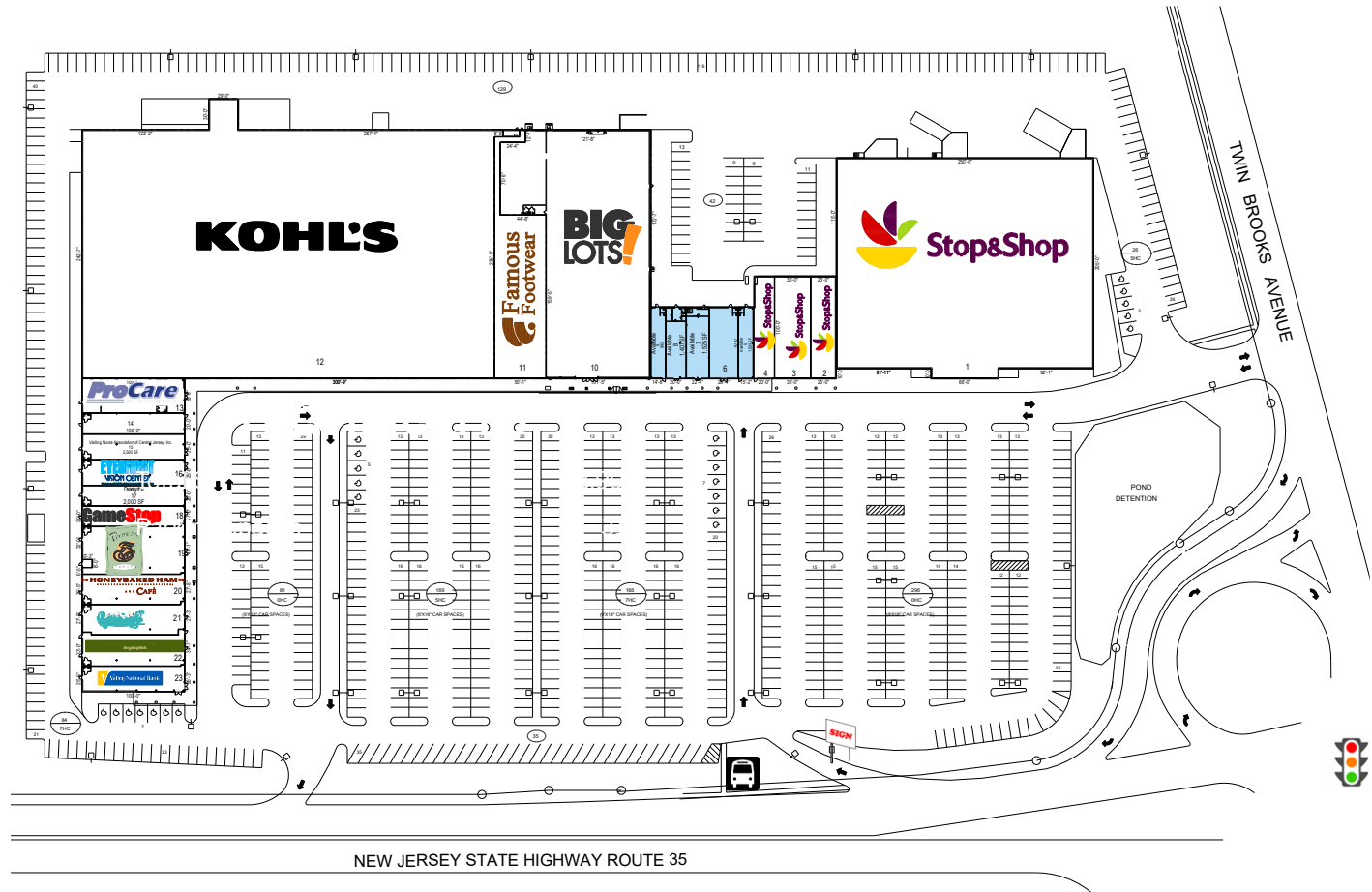
## TENANTS

1	Stop and Shop	52,000 SF
2	Stop and Shop	2,500 SF
3	Stop and Shop	3,500 SF
4	Stop and Shop	1,975 SF
5	Available	1,047 SF
6	Available	1,980 SF
7	Available	1,545 SF
8	Available	1,411 SF
9	Available	1,037 SF
10	Big Lots	28,045 SF
11	Famous Footwear	8,368 SF
12	Kohl's	97,620 SF
13	Procare Rehabilitation	3,375 SF
14	Cugini Pizza	2,000 SF
15	Visiting Nurse Association of Central Jersey	2,500 SF
16	Eyes First Vision	2,500 SF
17	DB Golden Nails	2,000 SF
18	GameStop	1,988 SF
19	Panera Bread	4,566 SF
20	Honey Baked Ham & Café	2,930 SF
21	Dance Factory	2,915 SF
22	Middletown Family Dental	3,094 SF
23	Valley National Bank	2,500 SF

## HIGHLIGHTS

Total SF	231,439
Parking Spaces	1,016
Parking Ratio	4.4:1,000 SF

## SITE PLAN





# CONTACT US



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