

TOWN BROOK COMMONS

754 STATE ROUTE 35, MIDDLETOWN, NJ 07748



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Monmouth

Town Brook Commons is grocery anchored open-air shopping center located on Route 35 in Middletown, NJ, nestled between Navesink River and Sandy Hook Bay and with easy access to the Garden State Parkway. Anchored Stop & Shop and Kohl's, the property also features Big Lots, Famous Footwear and Panera Bread.

TOTAL SF
231,355

ACRES
21.6

PARKING SPACES
1,046

PARKING RATIO
4.52:1,000 SF

CENTER TYPE
Community Center

DEMOGRAPHICS 3-MILE RADIUS

 **49,818**
POPULATION

 **45.2**
MEDIAN AGE

 **\$174,900**
AVERAGE HHI

 **51.1%**
COLLEGE
EDUCATED

LEASING AGENTS

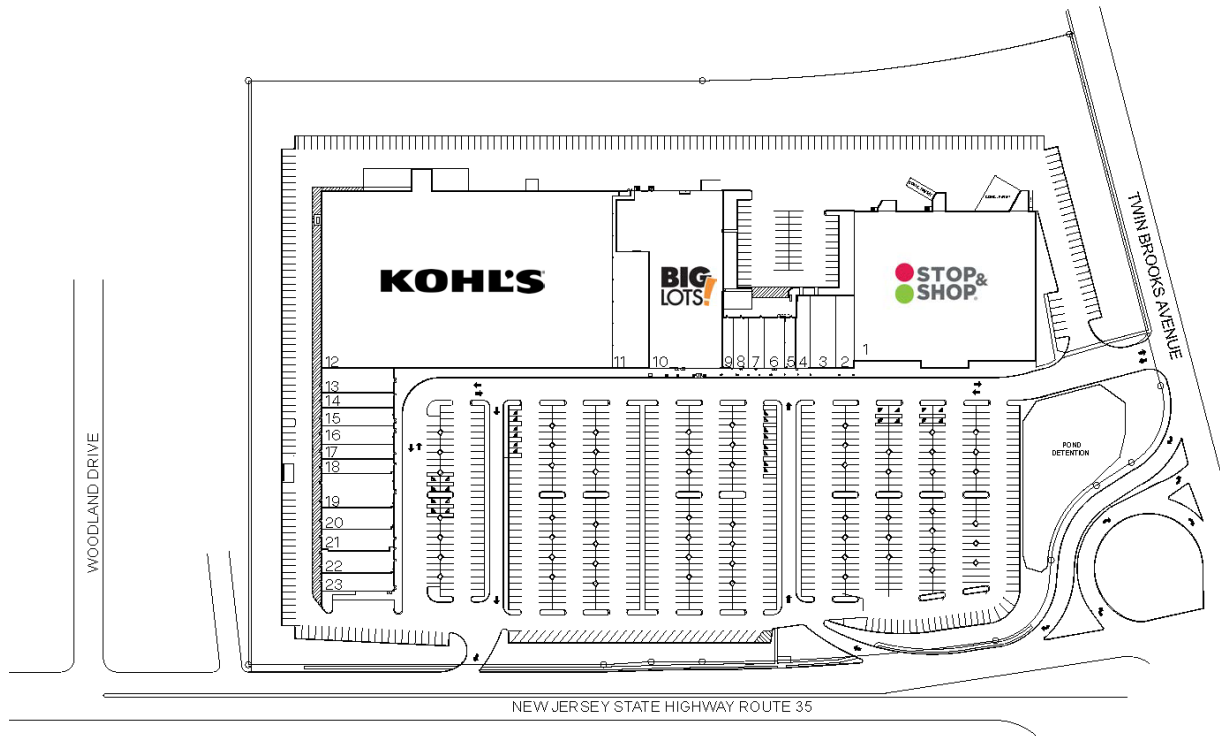
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SPECIALTY LEASING

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#	TENANTS	SQFT
1	Stop & Shop	52,000
2	Stop & Shop	2,500
3	Stop & Shop	3,500
4	Stop & Shop	1,975
5	Available	1,062
6	Available	1,980
7	Power Core Studio	1,545
8	Available	1,400
9	Available	992
10	Big Lots	28,045
11	Famous Footwear	8,368
12	Kohl's	97,620
13	Procare Rehabilitation	3,375
14	Cugini Pizza	2,000
15	Visiting Nurse Association of Central Jersey	2,500
16	Eyes First Vision Center	2,500
17	DB Golden Nails	2,000
18	GameStop	1,988
19	Panera Bread	4,566
20	Honey Baked Ham & Café	2,930
21	Dance Factory	2,915
22	Middletown Family Dental	3,094
23	Valley Bank	2,500

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.