

Regent Shopping Center  
 1121 Route 34  
 Aberdeen, NJ

Available for Lease:  
 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, AT&T, and Deka Lash. ShopRite is located across the street, and Livoti's Market in adjacent shopping center.
- Inline units benefit from close proximity to Stop & Shop.
- The subject site is located at the main intersection of Rt. 34 and Lloyd Rd. which are connecting roads into Marlboro, Holmdel, Colts Neck and Old Bridge.
- CAM/Insurance: \$2.60/SF; Taxes: \$3.77/SF
- Seeking hardware/ home improvements, toys and gifts, floor coverages, medical services, furniture, appliance, boutique fitness, restaurant, learning center, eye care, postal mail ctr., physical therapy, paint store, insurance company, or other service.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

DEMOGRAPHICS 2022			
MILES	1	3	5
POPULATION	11,332	62,722	142,757
HH INCOME	\$161,778	\$163,590	\$162,800
DAYTIME POP	10,712	54,906	121,102
<b>TOTAL GLA</b>	<b>178,000 SF</b>		
<b>TRAFFIC COUNT</b>	<b>ROUTE 34 - 18,600 CARS PER DAY</b>		
	<b>LLOYD RD. - 15,146 CARS PER DAY</b>		

Danielle Brunelli/ President  
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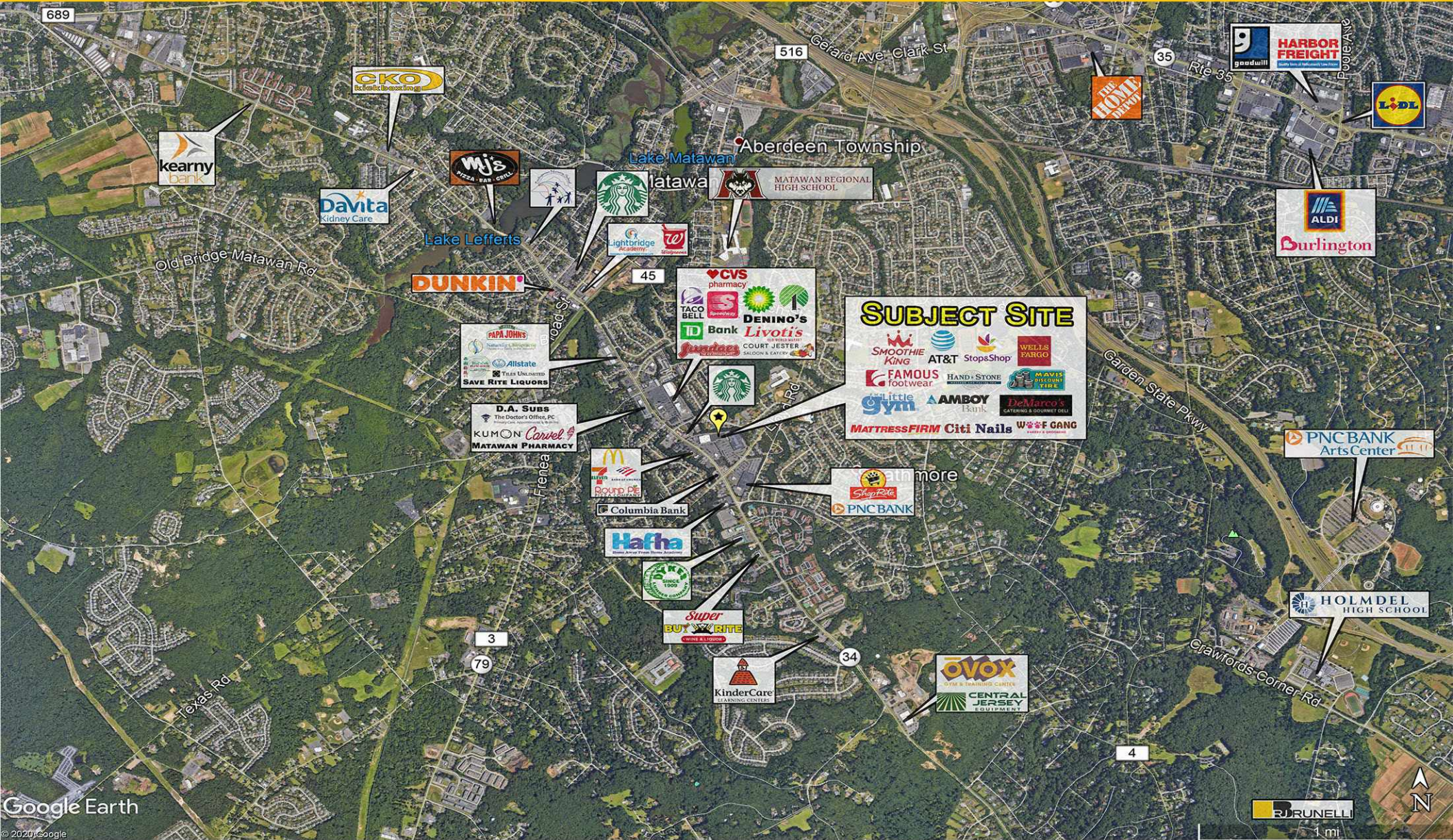


R.J. Brunelli & Co., LLC  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

732-721-5800  
 www.rjbrunelli.com

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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	AT&T WIRELESS
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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