



RETAIL SPACE

FREEHOLD, NJ

POND ROAD PLAZA N & S
4345 Route 9

SIZE

Space 6 ± 2 Acres OR up to ± 40,000 SF

ASKING RENT

Upon Request

CO-TENANTS

Trader Joe's, Michael's, DSW, Petco, Provident Bank, Fortunoff Backyard Store, Staples, Attilio's, The Bagel Nook, Nail Salon, Fred & Murray's Deli, Happy Feet, King's Chinese Restaurant, Bubbakoo's Burritos, Cleanbright Dry Cleaners, Act III Salon, Party Fair, Ideal Tile, Penny Pantry, Laundromat, Orangetheory Fitness, and coming soon, Shake Shack and Ulta Cosmetics

NEIGHBORS

Best Buy, Petsmart, Target, Wegmans

COMMENTS

Outstanding community shopping center

Convenient neighborhood and regional access; 8 curb cuts

Great tenant mix including Trader Joe's, Petco, Staples, Michael's, and DSW

Excellent visibility from Route 9 with traffic counts exceeding 59,000 VPD

± 1,140 parking spaces

Multiple pylon signs



CONTACT EXCLUSIVE AGENTS

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL

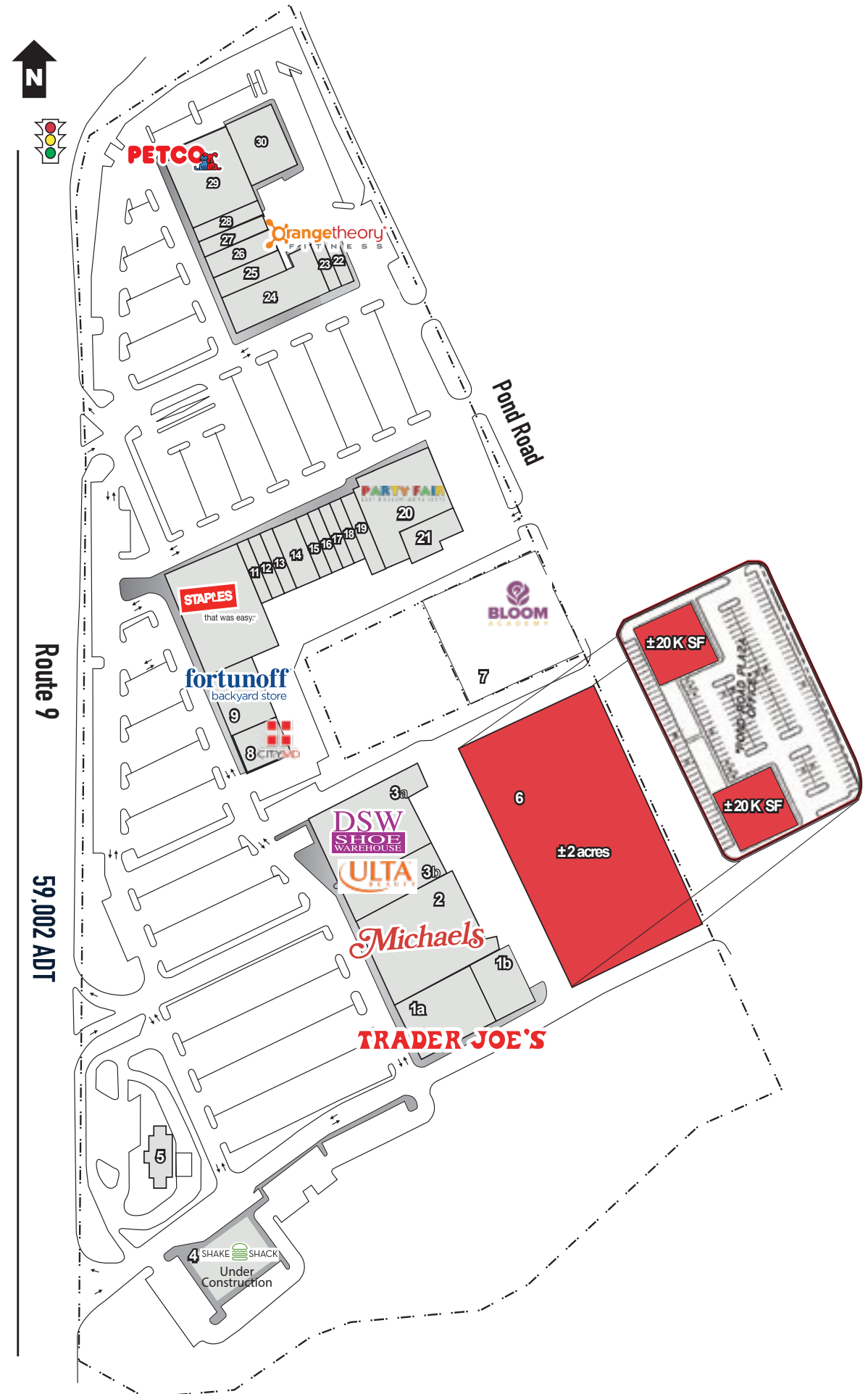


LOW-LEVEL AERIAL

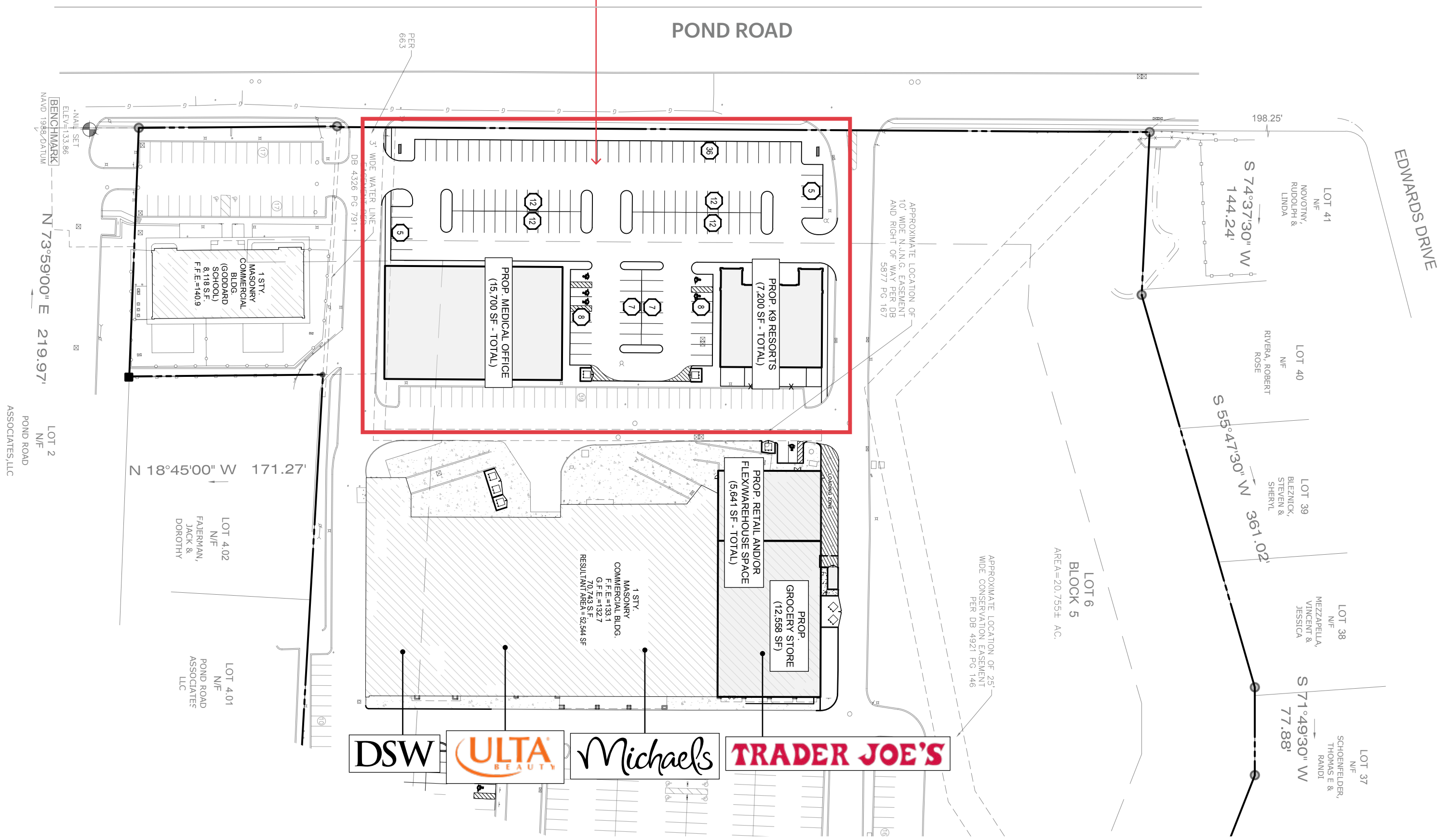


SITE PLAN

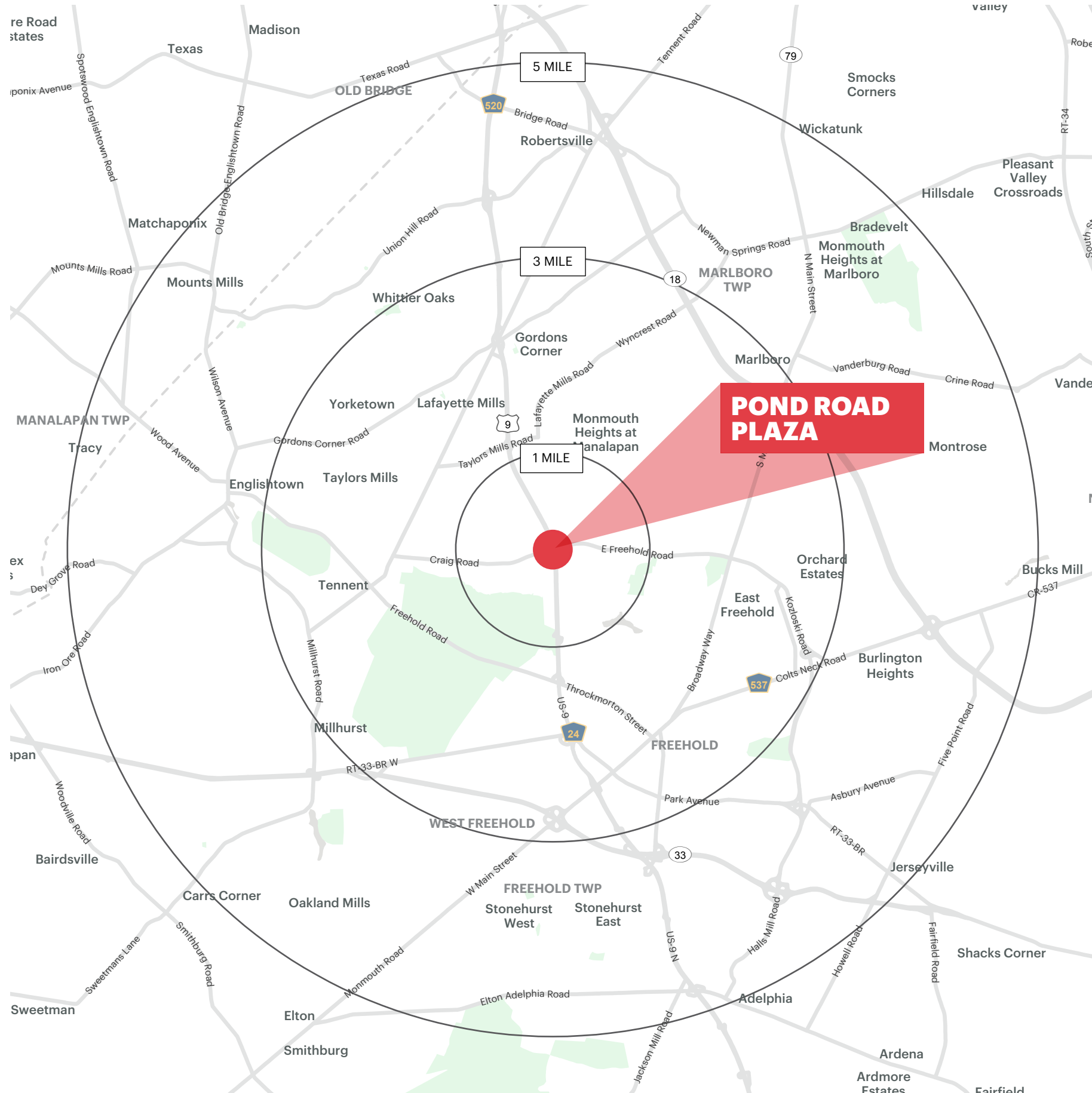
1a	Trader Joe's
1b	Hom
2	Michael's
3a	DSW
3b	Ulta Cosmetics
4	Shake Shack - Under Construction
5	Provident Bank
6	± 2 Acres of Land or Up to ± 40,000 SF
7	Bloom Academy
8	CityMD
9	Fortunoff Backyard Store
10	Staples
11	Attilio's
12	The Bagel Nook
13	Nail Salon
14	Fred & Murray's Deli
15	Happy Feet
16	King's Chinese Restaurant
17	Bubbakoo's Burritos
18	Cleanbright Dry Cleaners
19	Act III Salon
20	Party Fair
21	Ideal Tile
22	Penny Pantry
23	Laundromat
24	Umi Sushi Buffet (coming soon)
25	Tiger Schulman's
26	Orangetheory Fitness
27	New York Blood Center (coming soon)



PROPOSED EXPANSION ←



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

5,001

HOUSEHOLDS

1,724

MEDIAN AGE

45.5

COLLEGE GRADUATES (Bachelor's +)

2,043 - 54%

TOTAL BUSINESSES

392

TOTAL EMPLOYEES

4,157

TOTAL DAYTIME POPULATION

6,690

AVERAGE HOUSEHOLD INCOME

\$192,415

3 MILE RADIUS

POPULATION

53,353

HOUSEHOLDS

18,417

MEDIAN AGE

41.8

COLLEGE GRADUATES (Bachelor's +)

20,274 - 53%

TOTAL BUSINESSES

2,569

TOTAL EMPLOYEES

30,835

TOTAL DAYTIME POPULATION

57,027

AVERAGE HOUSEHOLD INCOME

\$174,735

5 MILE RADIUS

POPULATION

117,258

HOUSEHOLDS

41,041

MEDIAN AGE

42.8

COLLEGE GRADUATES (Bachelor's +)

46,388 - 56%

TOTAL BUSINESSES

4,676

TOTAL EMPLOYEES

57,765

TOTAL DAYTIME POPULATION

114,604

AVERAGE HOUSEHOLD INCOME

\$188,222

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