



For Lease

# 858 Shrewsbury Ave

Tinton Falls, NJ  
Monmouth County

663 SF Building on 0.7117 Acres

Strong daily traffic, 31,000 VPD

**RIPCO**  
RETAIL LEASING

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# Space Details

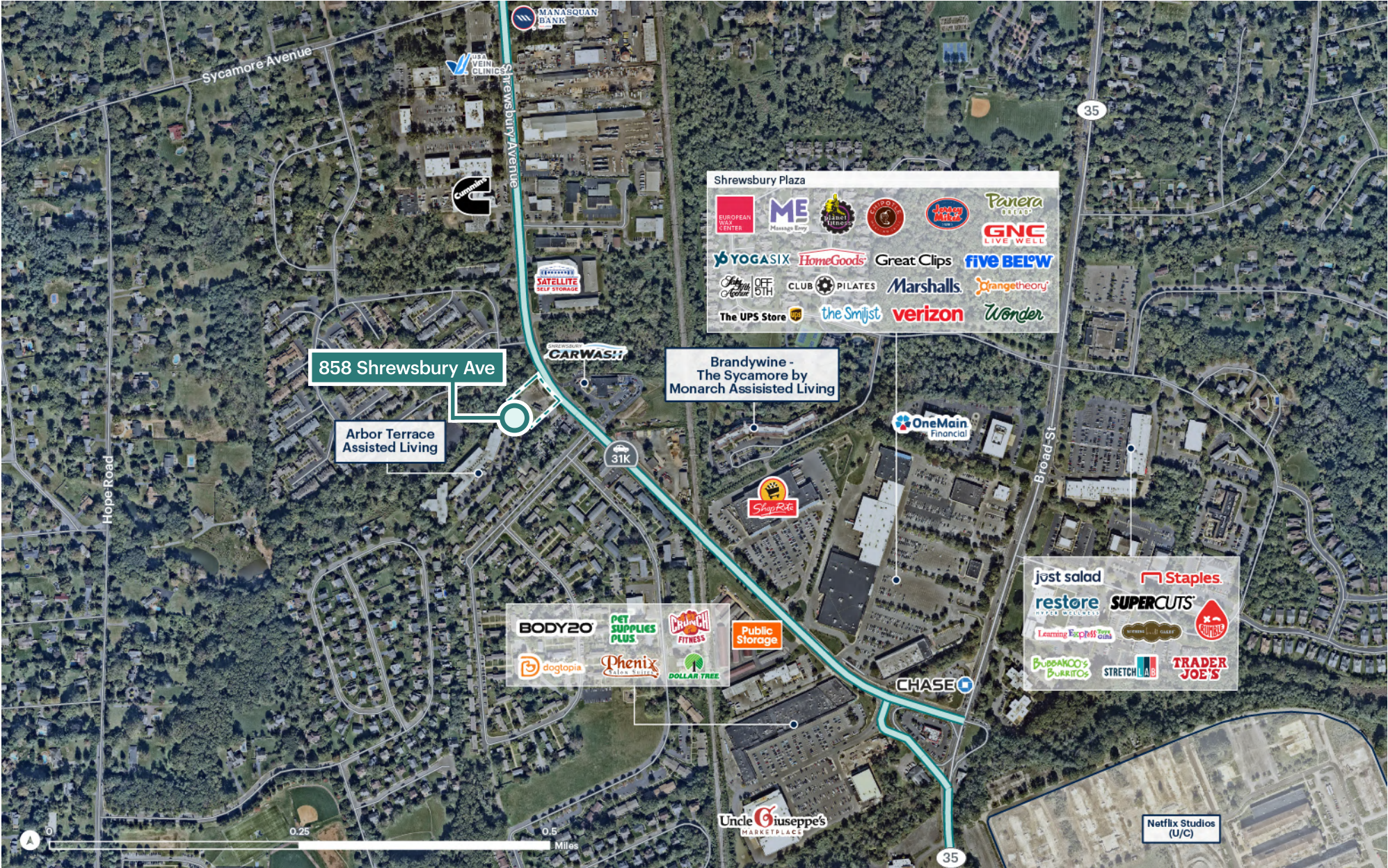


|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Size</b>             | 663 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Possession</b>       | Immediate                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Term</b>             | Long term                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Property Acreage</b> | 0.7117 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Rent</b>             | Upon request                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Taxes</b>            | \$9,653 (2025)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Zoning</b>           | NC - Neighborhood Commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Neighbors</b>        | ShopRite, Uncle Giuseppe's, Crunch Fitness, Dollar Tree, Pet Supplies Plus, Verizon, European Wax Center, Massage Envy, Planet Fitness, Chipotle, Jersey Mikes, Panera Bread, Five Below, HomeGoods, Yoga Six, The UPS Store, Saks Off 5th, Wonder, Orange Theory, GNC, Great Clips                                                                                                                                                                                                                |
| <b>Comments</b>         | <p>Strong visibility along a heavily traveled commercial corridor</p> <p>Surrounded by dense, upper income, residential neighborhoods, the site draws from a strong and growing customer base</p> <p>Close proximity to Route 35 and the Garden State Parkway provides convenient access for both customers and employees</p> <p>Located near established national and local retailers including, Marshall's, Home Goods, Saks Off 5th, ShopRite and Uncle Giuseppe's as major traffic drivers</p> |

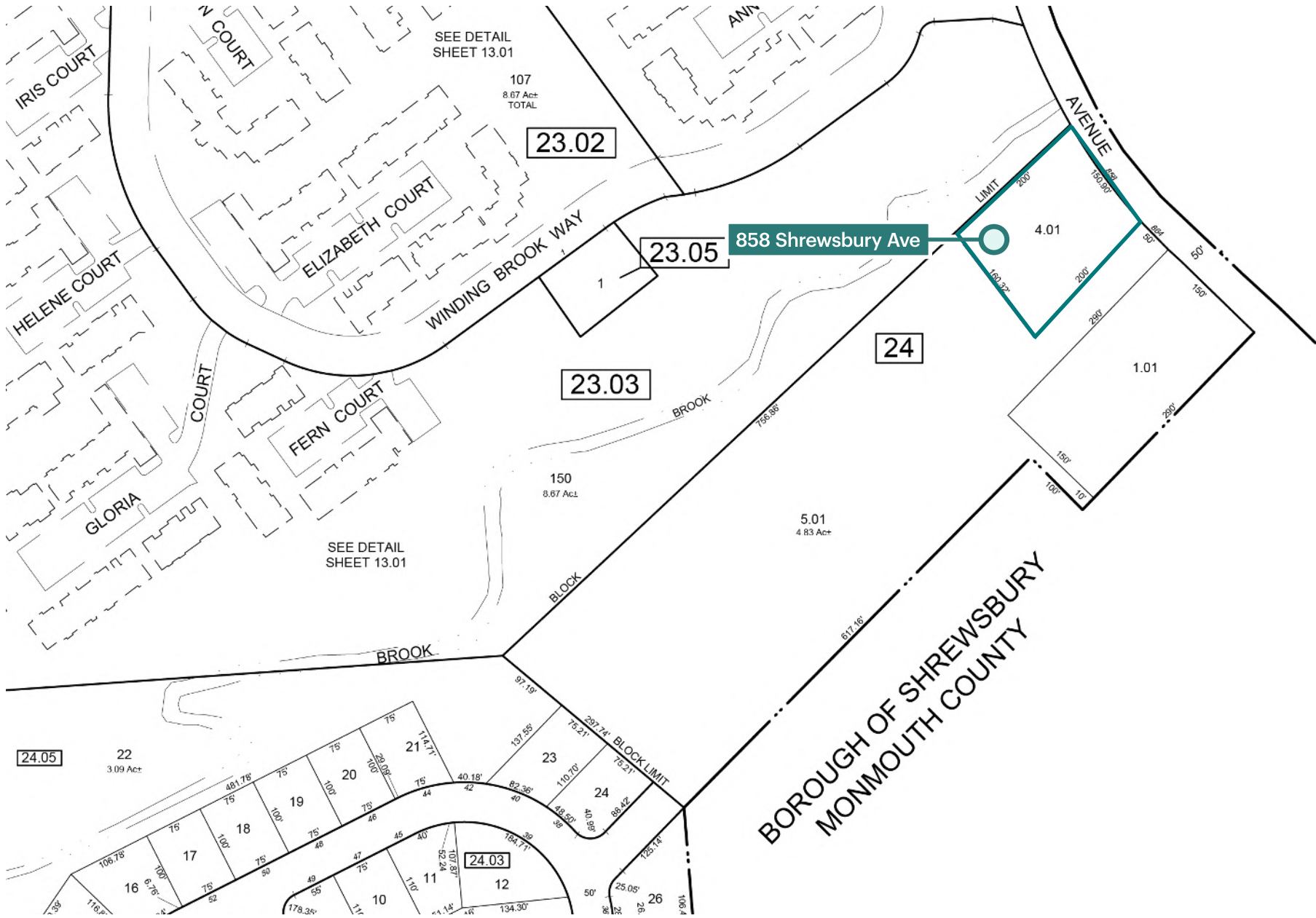
# Market Aerial



# Zoom Aerial

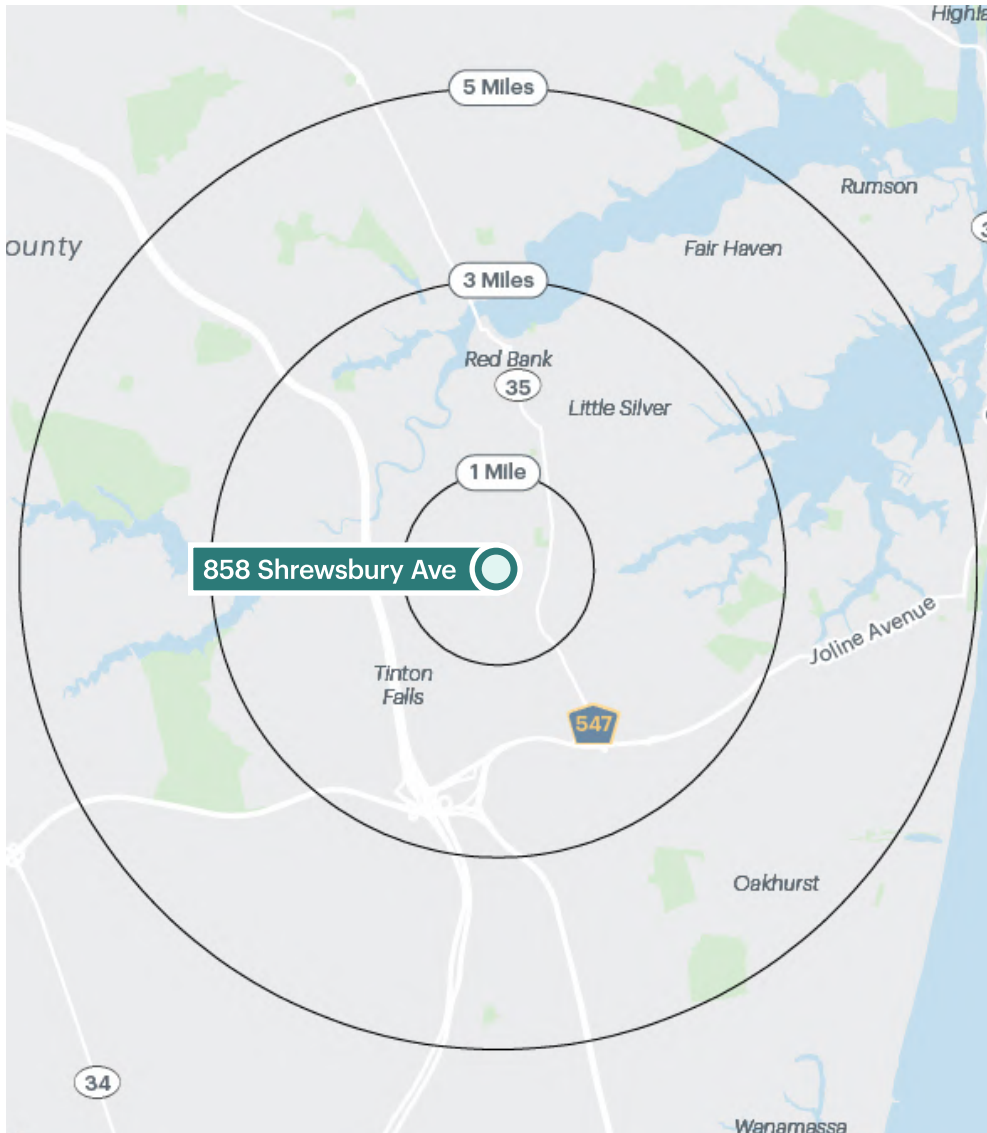


# Zoom Aerial



# Property Photos





# Area Demographics

|                                      | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------------|-----------|-----------|-----------|
| <b>Population</b>                    | 6,520     | 59,355    | 147,601   |
| <b>Total Households</b>              | 2,916     | 24,663    | 57,486    |
| <b>Average Household Income</b>      | \$145,751 | \$174,612 | \$175,914 |
| <b>Median Household Income</b>       | \$106,700 | \$118,166 | \$117,151 |
| <b>% Population with Bachelors +</b> | 51.8%     | 55.2%     | 52.5%     |
| <b>Daytime Population</b>            | 11,287    | 75,211    | 153,984   |
| <b>Total Daytime Employees</b>       | 8,163     | 45,771    | 79,782    |
| <b>Total Businesses</b>              | 817       | 4,517     | 7,402     |