

Neptune Plaza Shopping Center

2200 State Highway 66, Neptune, NJ 07753



Leasing Availability:

• 1,621 SF

Property Highlights:

- Large pylon with unobstructed views. High visibility with heavy traffic volume (36,000 VPD)
- **Layout:** One-story shopping center with 23 tenant spaces including a freestanding TD Bank with drive thru.
- Primarily national and franchise stores. Anchored by 113,000 SF World Class Shop Rite.
- **Junior anchor opening soon: Hobby Lobby.**
- **Parking:** 1,118 spaces; GLA: 215,024 SF
- **Neighborhood:** Family community consisting of single-family homes and townhomes. Numerous office buildings nearby.
- **Location:** Corner of Route 66 and Neptune Blvd. 2 miles from Exit 102 on the Garden State Parkway. 6 miles from Monmouth University. 2 miles from Asbury Park.



Tenants Include:



Kevin Pelio
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James Azarian
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- Anchor/ Junior Anchor Tenant
- National/ Regional Tenant
- Local Tenant
- Vacant
- Sub-tenant of Shop Rite

* For tenant location and square foot reference only. Actual proportions and site details may vary.



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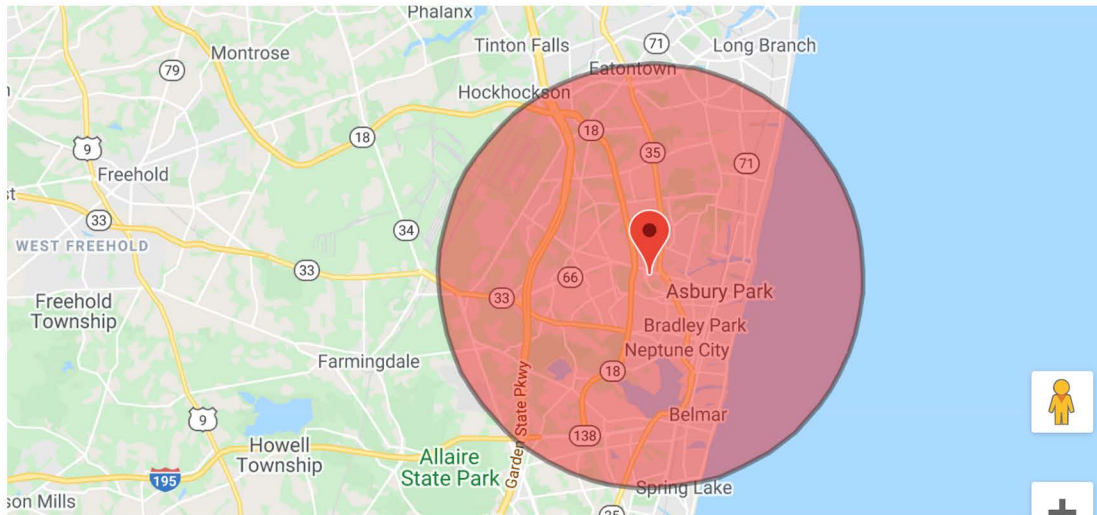


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AZARIAN
REALTY CO.



Radius	Population	Median HH Income	Median Age
3 mile	86,000	\$ 65,000.00	44
5 mile	140,000	\$ 70,000.00	42
8 mile	232,000	\$ 76,000.00	42



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