

RETAIL PROPERTY FOR LEASE

# GreenLeaf At Howell

5313 Route 9, Howell, NJ 07731

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Realty Company

Worldwide Real Estate Services Since 1978

## ADDITIONAL PHOTOS



Giorgio Vasilis | O: 732.449.2000 x2204 | C: 732.579.7002 | vasilis@sitarcompany.com  
Justin Goodman | O: 732.449.2000 x2216 | C: 732.567.1433 | goodman@sitarcompany.com

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Retail and Pad Sites Available at Newly Constructed GreenLeaf at Howell

### PROPERTY HIGHLIGHTS

- Starbucks and Body Complex now open
- Join Texas Roadhouse, LA Fitness, BJ's, T-Mobile, Mattress Firm, Children's Dental Management, and Body Complex Restaurant
- This center services Howell, Jackson, Lakewood, Farmingdale, and Freehold
- Nearby retailers include: Lowes, Target, Walmart, Stop-N-Shop, Verizon, Kohls, TJ Maxx, Michaels, Ruby Tuesdays, Advanced Auto Parts, Chase, Petco, Panera Bread, Starbucks, Barnes & Noble, Longhorns, Walgreens, Community Bank, and many more.

### LOCATION DESCRIPTION

Located in one of New Jersey's major shopping arteries, Greenleaf at Howell is situated at the intersection of Route 9 North and Lanes Mill Road.

### OFFERING SUMMARY

LEASE RATE:	\$20.00 - 100,000.00 SF/yr (NNN)
AVAILABLE SF:	1,200 - 58,639 SF
BUILDING SIZE:	17,964 SF

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## EXTERIOR PHOTOS



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## LEASE SPACES

### LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,200 - 58,639 SF	LEASE RATE:	\$20.00 - \$100,000.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building B2	Available	8,137 SF	NNN	\$32.00 SF/yr	-
Building B3	Available	40,000 SF	NNN	\$20.00 SF/yr	-
Building B4	Available	3,324 SF	NNN	\$32.00 SF/yr	-
Building D1	Available	21,818 SF	NNN	\$32.00 SF/yr	-
Building D2	Available	15,470 SF	NNN	\$32.00 SF/yr	-
Building D3	Available	7,995 SF	NNN	\$32.00 SF/yr	-
Building F, Unit 2	Available	1,352 SF	NNN	\$40.00 SF/yr	-
Building F, Unit 5	Available	1,300 SF	NNN	\$40.00 SF/yr	-
Building H	Available	1,200 - 17,964 SF	NNN	\$32.00 SF/yr	-
Building I, Pad Site	Available	2,400 SF	NNN	\$100,000.00 SF/yr	-
Former Theater	Available	58,639 SF	NNN	Negotiable	Former theater with stadium seating. Ideal for theater, college, or sports related use.

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## CO-TENANT INFO



Children's Dental Management is a Dental Support Organization dedicated to expanding access to quality dental care for children.

Their offices support the provision of preventative services, diagnostic imaging, and a full range of restorative dental care for our affiliated pediatric practices.

From financial management to human resources and business development, the Children's Dental Management professionals work to support affiliated dental practices, improving patient experience and access to dental care. There are currently 30+ locations throughout New Jersey and Pennsylvania.



With more than 3,500 company-operated and franchised stores across 49 states, Mattress Firm has the largest geographic footprint in the United States among multi-brand mattress retailers. Founded in 1986, Houston based Mattress Firm is the nation's leading specialty bedding retailer with approximately \$3.5 billion in pro forma sales in 2015. In September 2016, the company was acquired by Steinhoff International for \$3.8 billion and Mattress Firm now operates as a subsidiary of Steinhoff.



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## CO-TENANT INFO



LA Fitness, founded in 1984, is one of the fastest growing health club chains in the U.S. and presently operates nearly 700 locations in 26 states and Canada. Its mission is to help as many people as possible achieve the benefits of a healthy lifestyle by creating a nationwide network of health clubs, offering its members the widest range of amenities and the friendliest service at an affordable price.



BJ's Wholesale Club is a leading warehouse club operator on the East Coast of the United States. They deliver significant value to our members, consistently offering 25% or more savings on a representative basket of manufacturer-branded groceries compared to traditional supermarket competitors. They provide a curated assortment focused on perishable products, continuously refreshed general merchandise, gas and other ancillary services to deliver a differentiated shopping experience that is further enhanced by their omnichannel capabilities.



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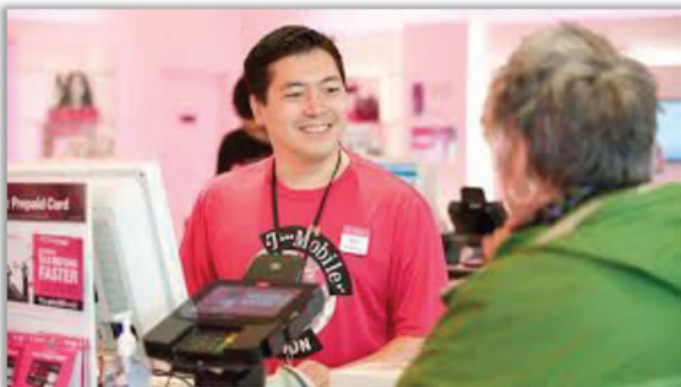
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## CO-TENANT INFO



T-Mobile US, Inc. is a national provider of wireless voice, messaging, and data services capable of reaching over 322 million people where they live, work, and play. Their advanced nationwide 4G LTE network delivers outstanding wireless experiences to 72.6 million customers who are unwilling to compromise on quality and value. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS.



## BODY COMPLEX RESTAURANT



A new concept brought to you by the founders of Protein House Restaurant.

Co-founded in 2012 by Larissa Reis, Protein House restaurant was created with the quickly expanding fitness and health conscious community in mind. In a market saturated by fast food establishments and other restaurants operating from a profit over nutrition mindset, Protein House set out to bring you delicious, nutrient dense meals made fresh to cater to each person's specific needs.

Offering a menu designed with the professional athlete/fitness lifestyle in mind as well as a "build your own" option, we only use the finest and most unique selection of ingredients, blended with an acute sense of preparation and presentation every time!

Protein House is a place with a quick serve mentality which can be called fine, healthy fast food.

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## MAJOR EMPLOYERS

# Major Employers

Employer	# of Employees
Lightstone Group, LLC	5,158
Tender Touch Health Care Svcs	750
Georgian Court University	692
Jackson Liberty High School	626
Ocean County College	509
Candlewood Management Svc Inc	500
LTC Consulting Services LLC	400
Township of Howell	346
WalMart	300
Leisure Chateau Care Center	250
Lakewood Township	227
Crawford-Rdriguez Elem School	226

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## RETAILER MAP



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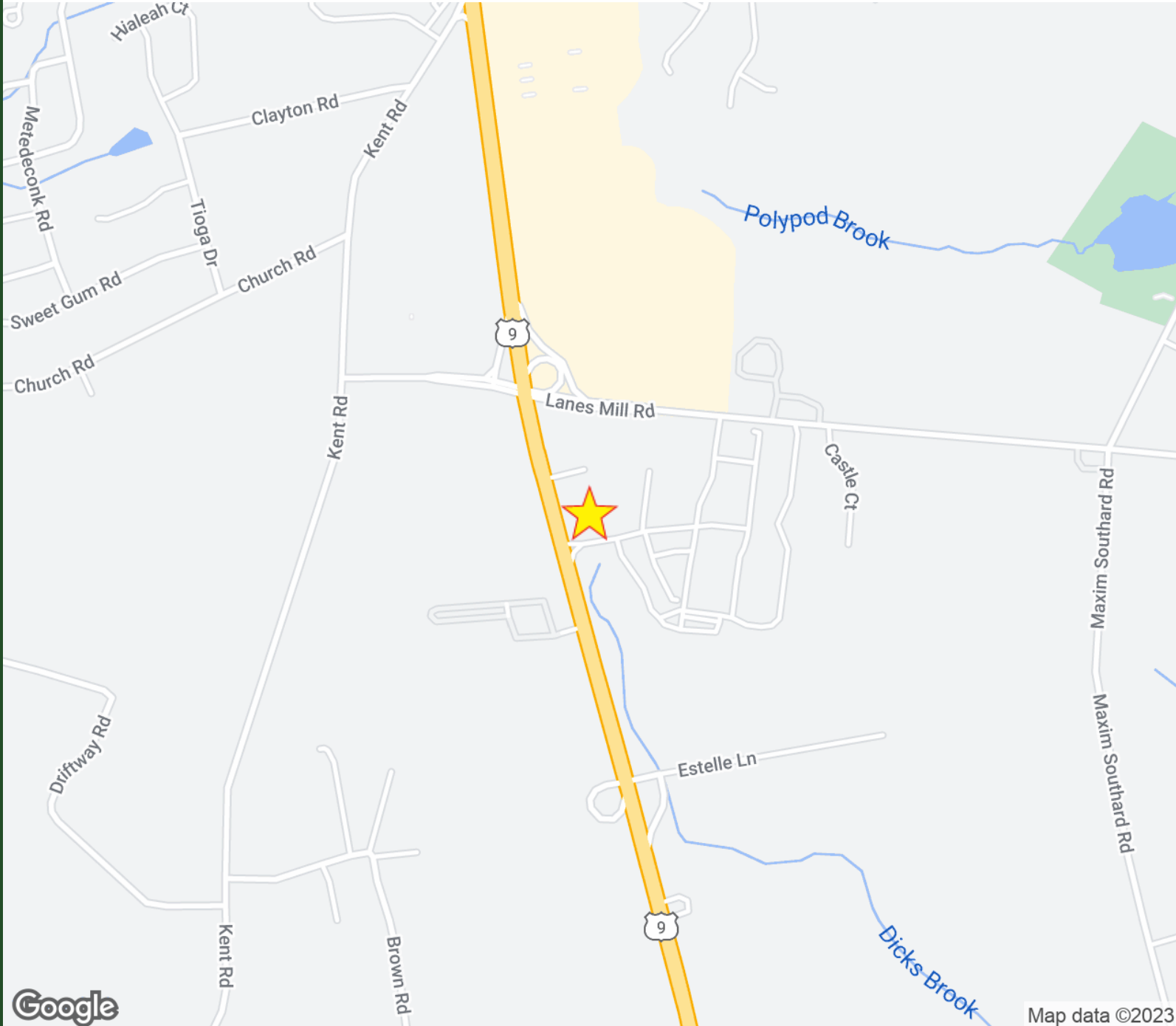
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## LOCATION MAP



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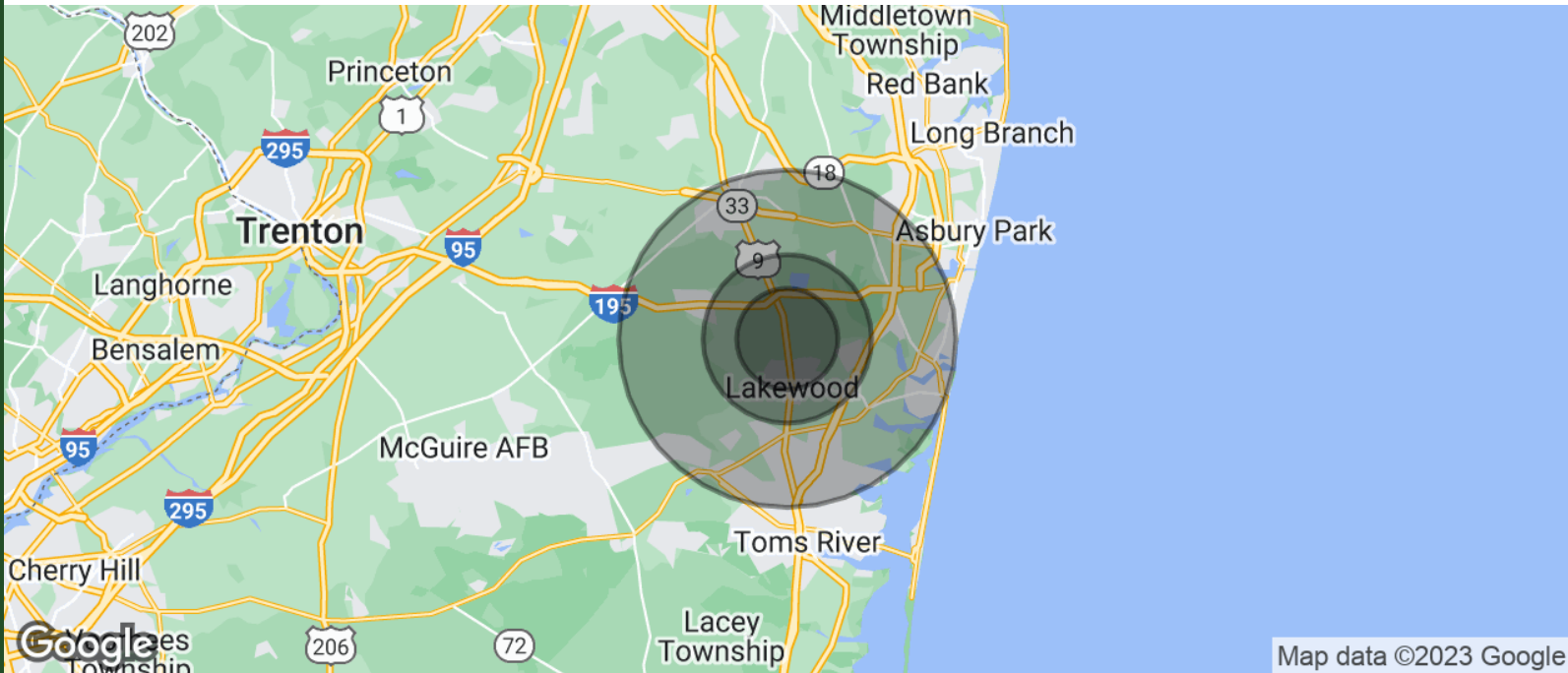
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## DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	89,066	167,592	458,727
AVERAGE AGE	25.7	28.0	39.2
AVERAGE AGE (MALE)	25.4	27.3	37.8
AVERAGE AGE (FEMALE)	26.2	28.8	40.4

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	23,168	46,717	175,483
# OF PERSONS PER HH	3.8	3.6	2.6
AVERAGE HH INCOME	\$98,422	\$97,156	\$99,840
AVERAGE HOUSE VALUE	\$413,822	\$405,415	\$387,623

\* Demographic data derived from 2020 ACS - US Census

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## OUR SERVICES

### Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

### Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

### Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

### Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

### Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

### Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

### Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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