

FOR LEASE | RETAIL

THE SHOPPES AT NEW VISIONS

101 Prosper Way | Brick, NJ 08723



PROPERTY SUMMARY

Available SF: 4 units ranging from \pm 1,532 - 1,666 SF

Lease Rate: \$21.00 SF/yr (NNN)

Building Size: \pm 20,000 SF

Cross Streets: Chambersbridge and Route 70

Traffic Count: 30,059

PROPERTY OVERVIEW

Join I Love Kickboxing, Wepa Quenepa Puerto Rican Food, Brick Pharmacy, CeCe's Salon, Quest Diagnostics and Dance Concepts in this newly constructed 20,000 SF center. Outside seating possible; excellent for coffee shop, nail salon, restaurant, pizza, salon, dry cleaners, pet supply, children's hair, arts, and other retail uses. Shadow to grocery-anchored center.

LOCATION OVERVIEW

Located within the highly desirable retail hub of Brick Township. Easy access to Routes 70, 88, 549 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- 6,462 SF SF Remaining
- Centerpiece of newly constructed 170 town homes and 44 apartments
- Multiple access roads including main signalized entrance to Brick Plaza
- All units offer outside patio space
- Excellent management
- Neighboring retailers include Best Buy, Bed Bath & Beyond, Kohls, Old Navy, Red Robin, Barnes and Noble, Chipotle, Chuckie Cheese, Auto Zone, Shop Rite, Bath and Body Works, and many more.

FOR MORE INFORMATION, PLEASE CONTACT:

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Sitar
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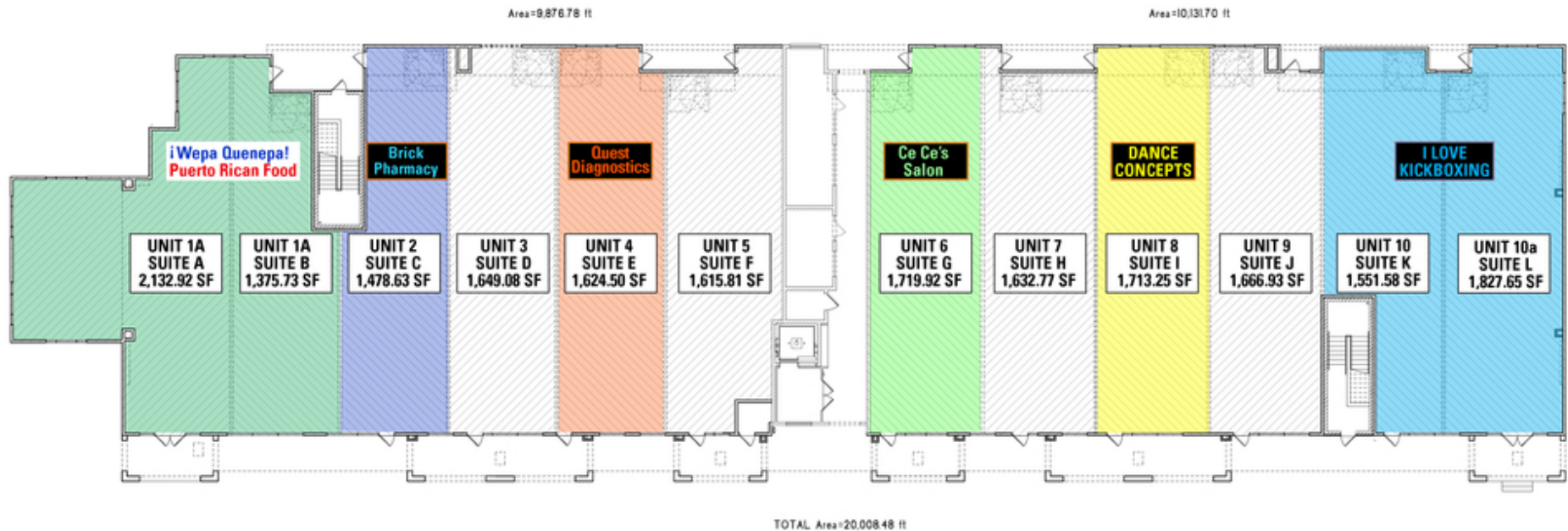
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Lease Rate: \$21.00 SF/YR (NNN) **Total Space** 19,881 SF
Lease Type: NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Unit 1, Suite A	Neighborhood Center	LEASED	NNN	± 2,132 SF	Negotiable
Unit 1A, Suite B	Neighborhood Center	LEASED	NNN	± 1,375 SF	Negotiable
Unit 2, Suite C	Neighborhood Center	LEASED	NNN	± 1,478 SF	Negotiable
Unit 3, Suite D	Neighborhood Center	\$21.00 SF/YR	NNN	± 1,649 SF	Negotiable
Unit 4, Suite E	Neighborhood Center	LEASED	NNN	± 1,624 SF	Negotiable
Unit 5, Suite F	Neighborhood Center	\$21.00 SF/YR	NNN	± 1,615 SF	Negotiable
Unit 6, Suite G	Neighborhood Center	LEASED	NNN	± 1,719 SF	Negotiable
Unit 7, Suite H	Neighborhood Center	\$21.00 SF/YR	NNN	± 1,532 SF	Negotiable
Unit 8, Suite I	Neighborhood Center	LEASED	NNN	± 1,713 SF	Negotiable
Unit 9, Suite J	Neighborhood Center	\$21.00 SF/YR	NNN	± 1,666 SF	Negotiable
Unit 10, Suite K	Neighborhood Center	LEASED	NNN	± 1,551 SF	Negotiable
Unit 10A, Suite L	Neighborhood Center	LEASED	NNN	± 1,827 SF	Negotiable

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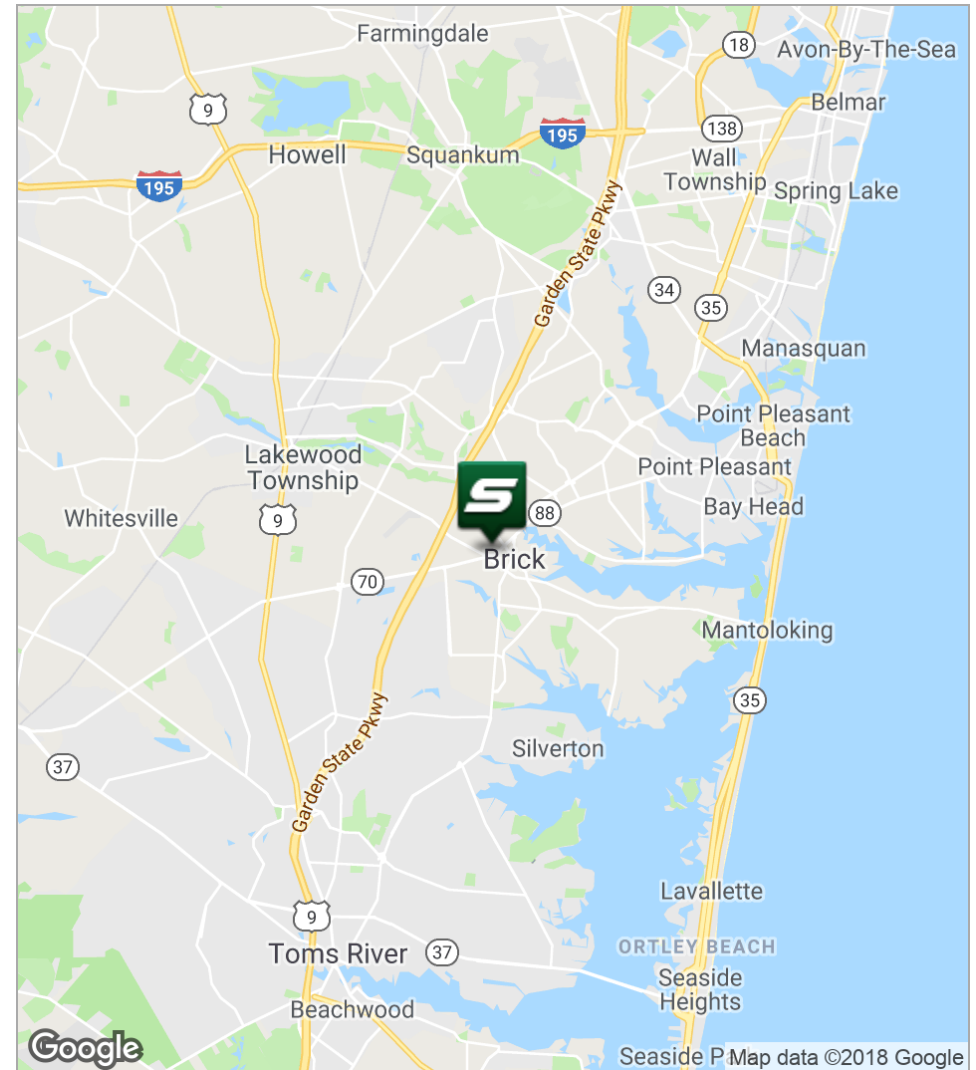
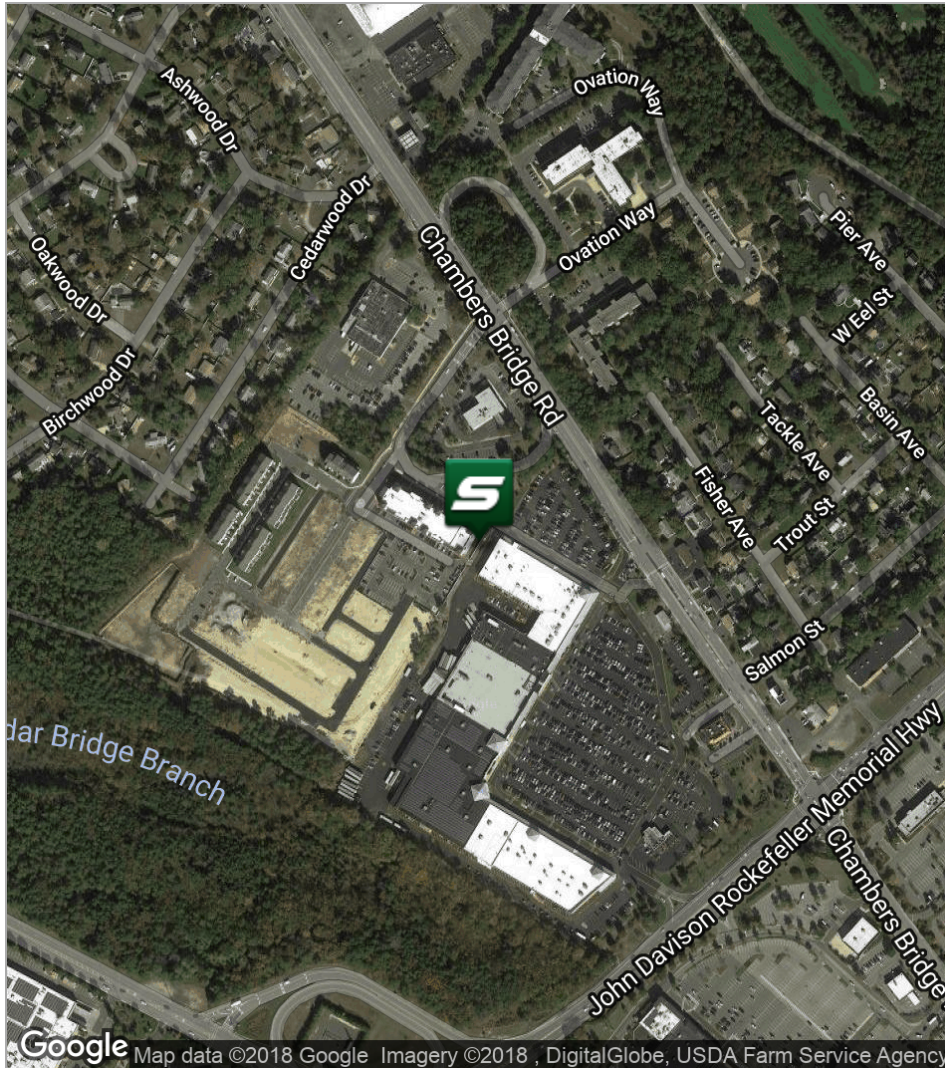


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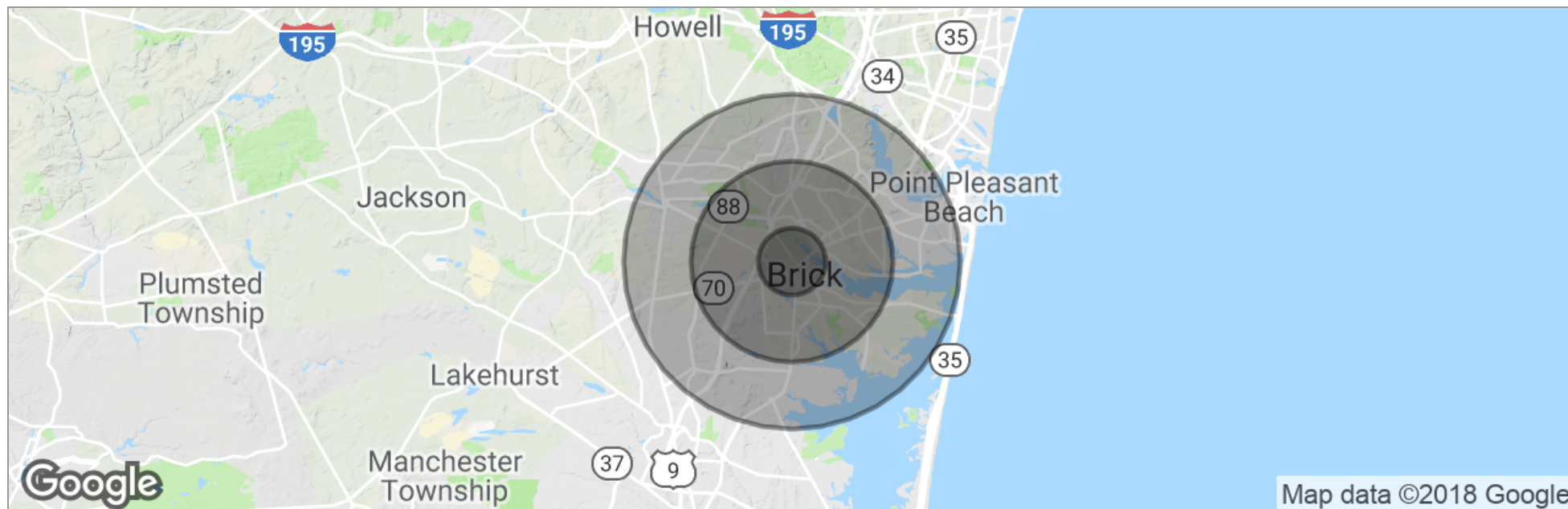


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	1 Mile	3 Miles	5 Miles
Total Population	6,920	73,260	188,506
Population Density	2,203	2,591	2,400
Median Age	42.5	44.7	40.3
Median Age (Male)	38.2	42.6	38.8
Median Age (Female)	46.2	46.3	41.4
Total Households	3,104	31,489	71,996
# of Persons Per HH	2.2	2.3	2.6
Average HH Income	\$61,189	\$67,831	\$75,273
Average House Value	\$372,891	\$320,216	\$351,794

** Demographic data derived from 2010 US Census*

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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.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

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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