

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:** N/A

**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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**Trista Ricciardelli** | P: 732.449.2000 X2214 | C: 732.232.9800 | ricciardelli@sitarcompany.com

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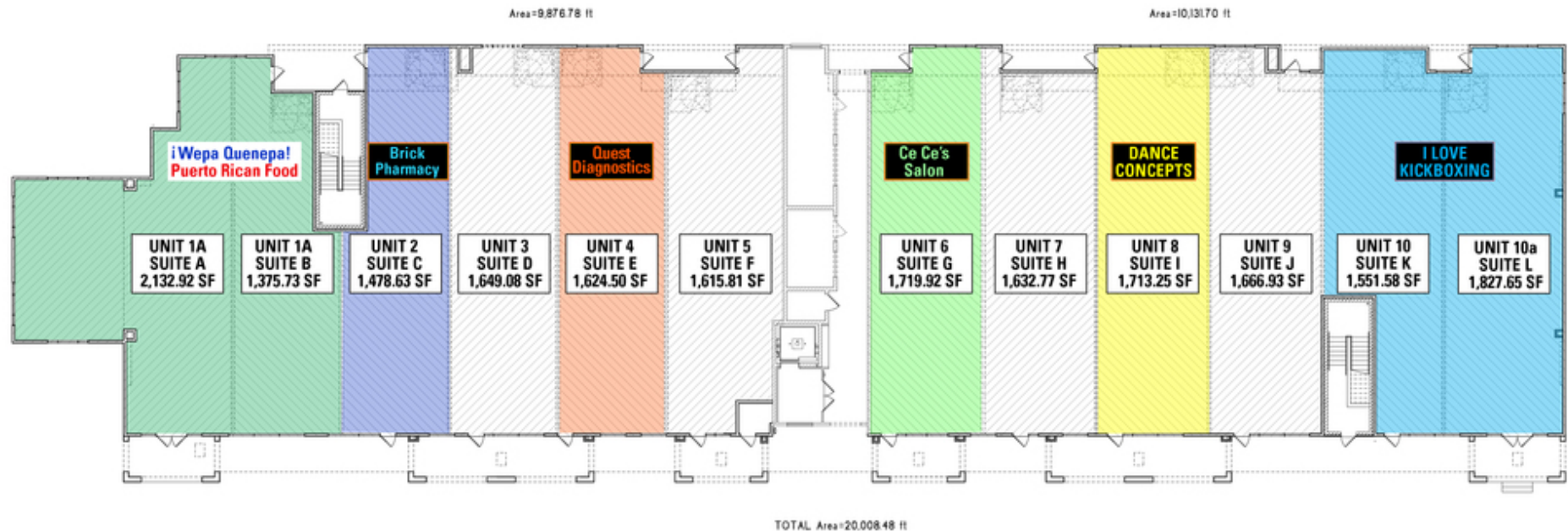
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**Lease Rate:** N/A      **Total Space:** 0 SF  
**Lease Type:**      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
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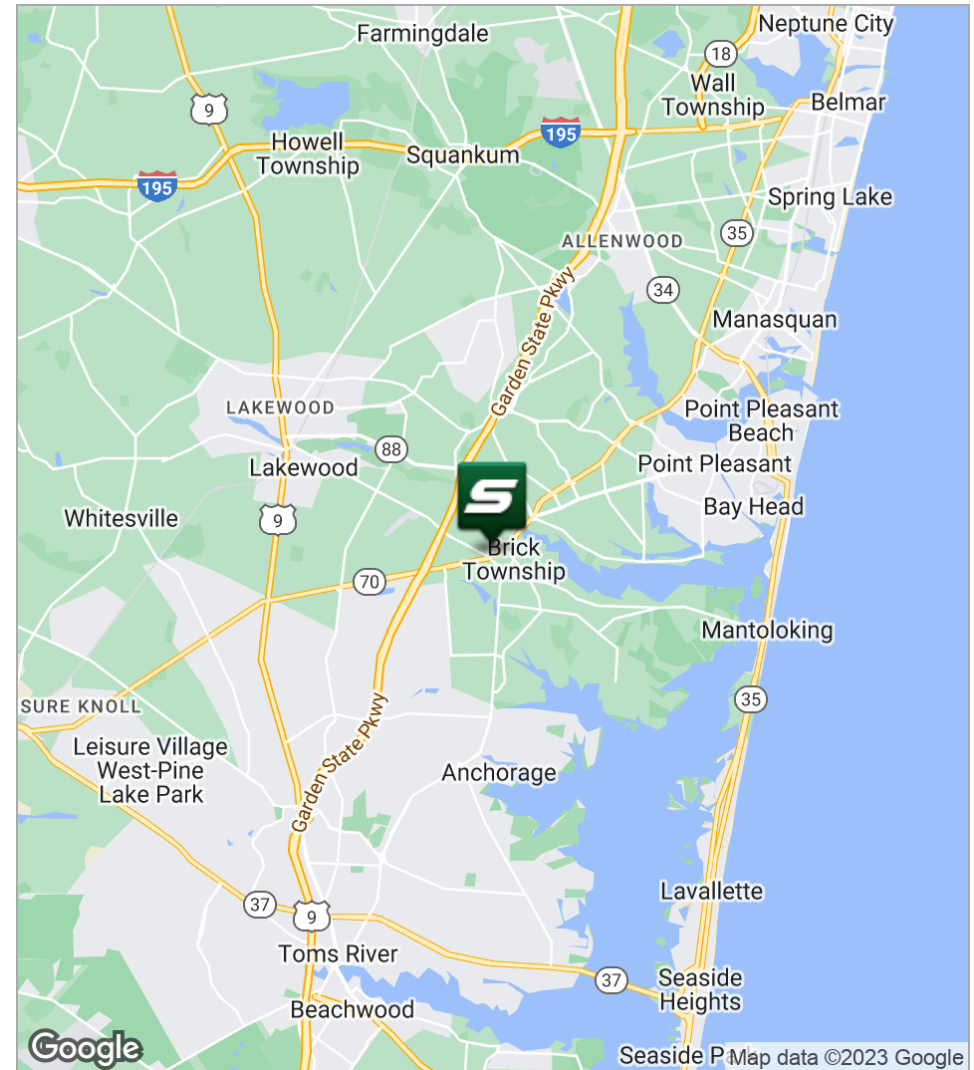
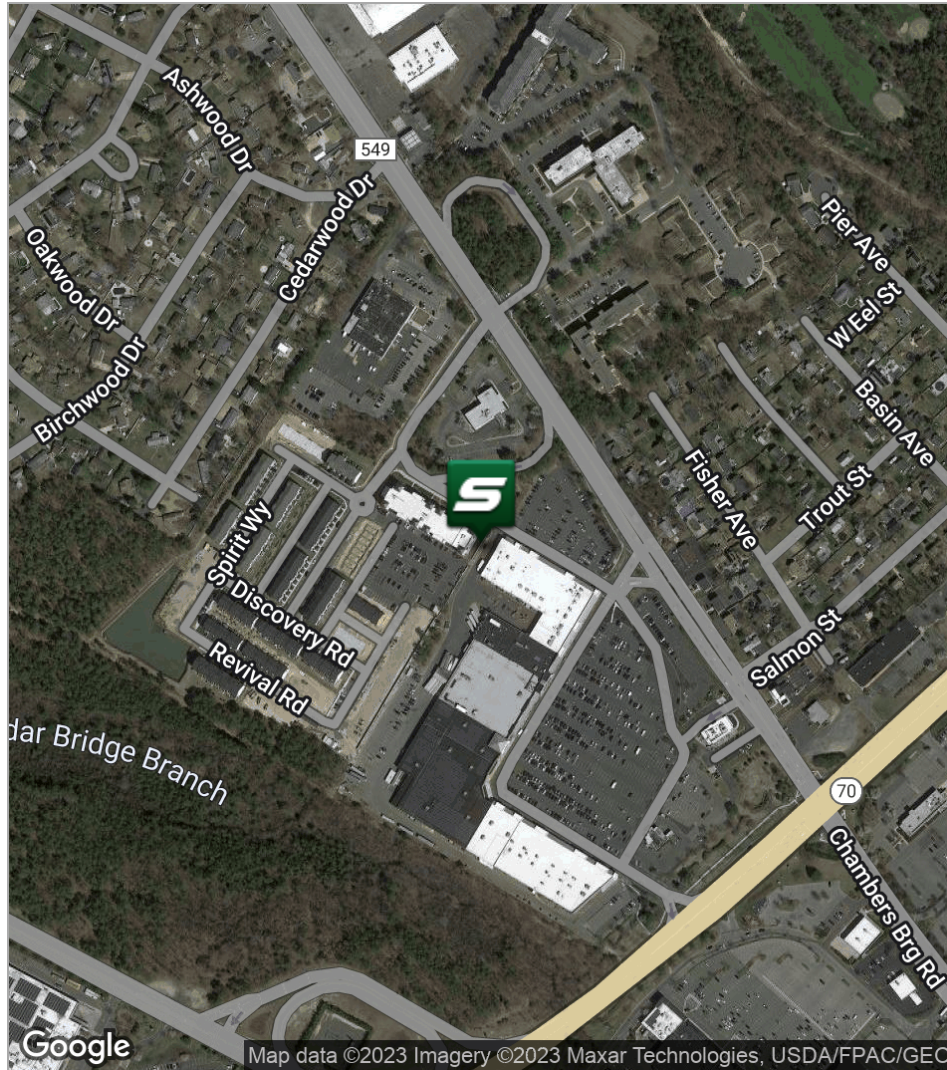


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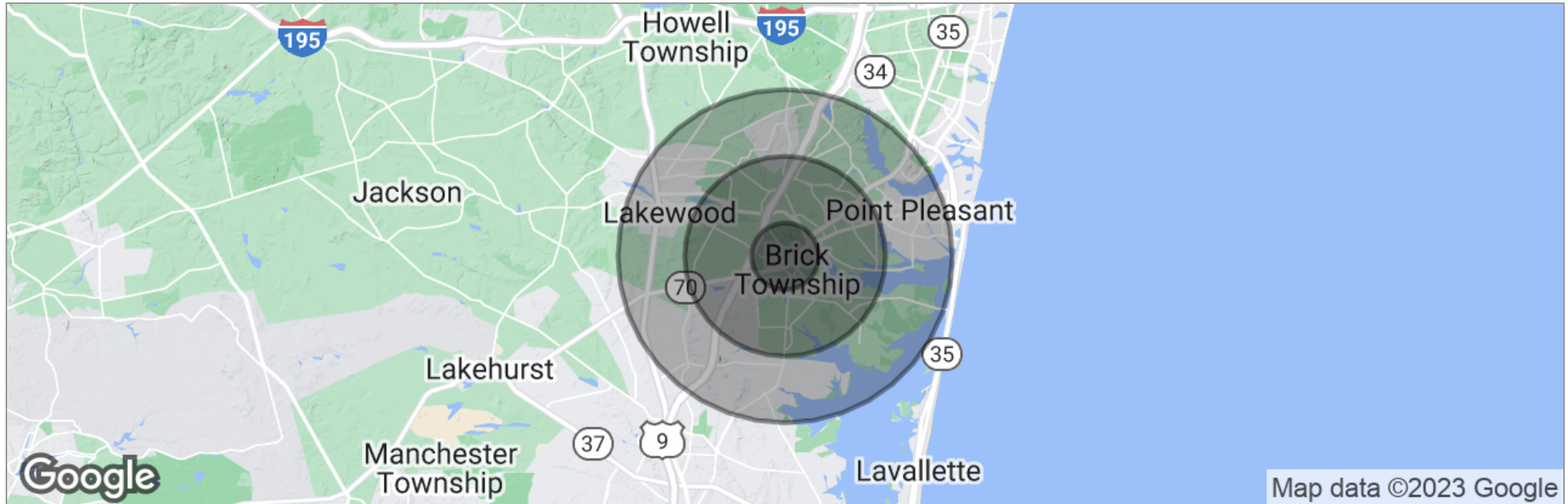
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	1 Mile	3 Miles	5 Miles
Total Population	6,920	73,260	188,506
Population Density	2,203	2,591	2,400
Median Age	42.5	44.7	40.3
Median Age (Male)	38.2	42.6	38.8
Median Age (Female)	46.2	46.3	41.4
Total Households	3,104	31,489	71,996
# of Persons Per HH	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 2020 ACS - 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.

## **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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