

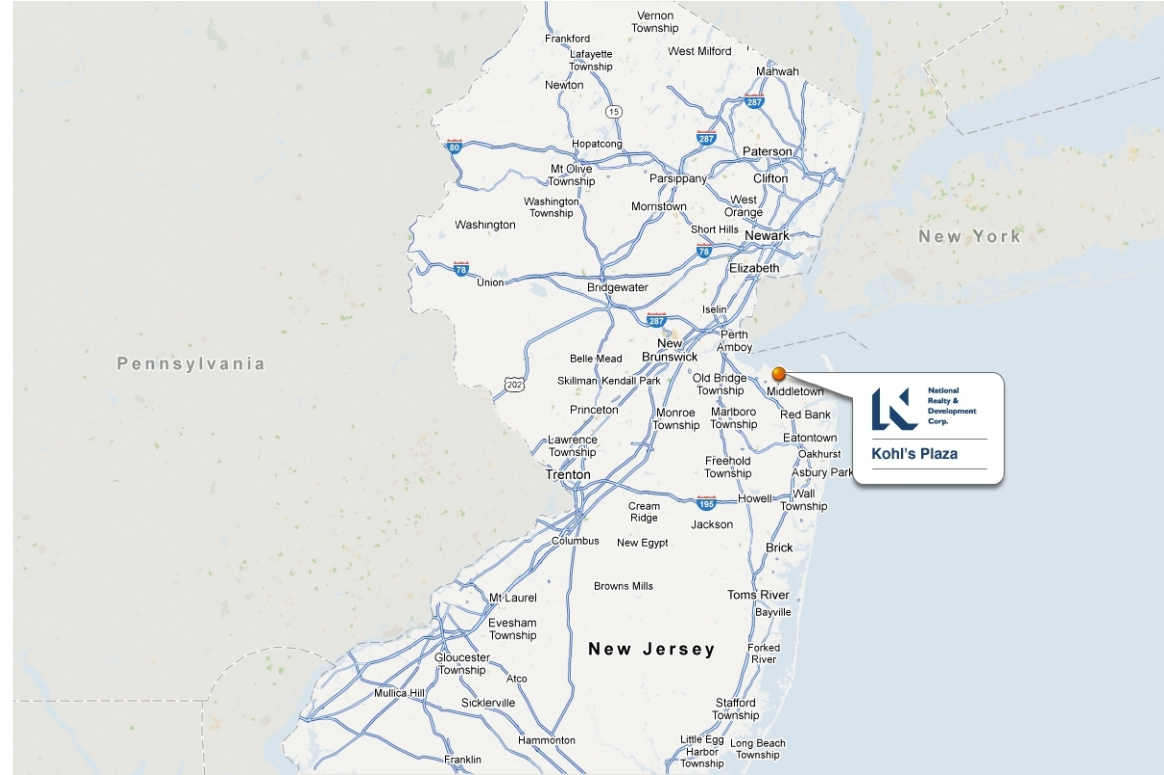
Kohl's Plaza

2145 Route 35
Holmdel, NJ 07733



GROSS LEASABLE AREA	PARKING	PARKING RATIO
184,208 sf	926	5/1,000

Demographics	3 miles			5 miles			10 miles		
Daytime Population	22,825	43,156	162,230						
Population	72,551	138,997	531,333						
Households	27,114	52,038	194,932						
Avg HH Income	\$125,531	\$129,802	\$131,761						
Med HH Income	\$95,249	\$100,188	\$96,432						



Details

- Located at the busy intersection of Route 35 & Union Avenue; signalized jughandle access.
- Strong national and regional tenant mix including Kohl's.
- Traffic counts of **42,695 vehicles per day** on Route 35.
- Meticulous shopping center with ample parking and great visibility

Kohl's Plaza

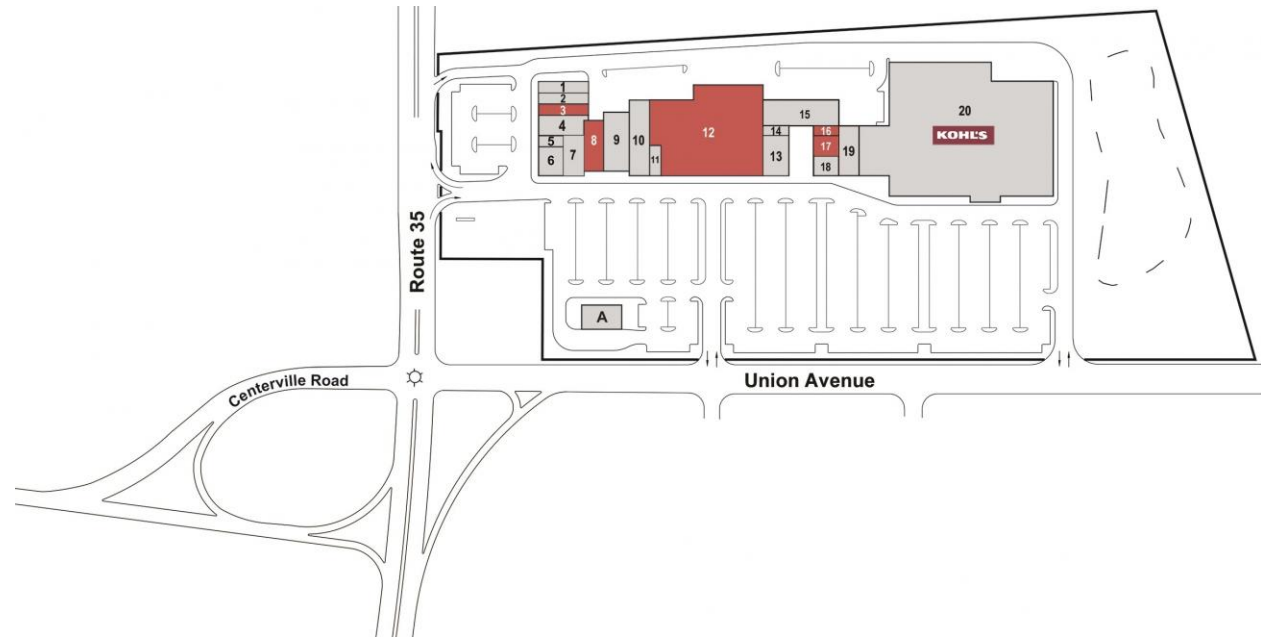
2145 Route 35
Holmdel, NJ 07733

Space Available

- | | | | |
|----|-----------|----|----------|
| 3 | 2,000 sf | 16 | 972 sf |
| 8 | 4,200 sf | 17 | 2,300 sf |
| 12 | 37,020 sf | | |

Current Tenants

- | | | | |
|----|-------------------------------------|----|-------------------------|
| 1 | Twin Boro Physical Therapy | 11 | Nail Salon |
| 2 | Jersey Mike's Sub Shop | 13 | Bella Dental |
| 4 | Spare Pair Vision Center | 14 | Advantage Health |
| 5 | Dry Cleaner | 15 | Flynn & O'Hara Uniforms |
| 6 | 7-Eleven | 18 | Villa Restaurant |
| 7 | Hand & Stone Massage and Facial Spa | 19 | Senior Daycare |
| 9 | Harmon Stores | 20 | Kohl's |
| 10 | Beach Bum Tanning | A | Wells Fargo |



Kohl's Plaza

2145 Route 35
Holmdel, NJ 07733

Leasing Contacts



Nick Hrvatin

914.272.8037

nick.hrvatin@nrdc.com