

FOR LEASE | RETAIL

GREENLEAF AT HOWELL

5313 Route 9 | Howell, NJ 07731



FOR MORE INFORMATION, PLEASE CONTACT:

Giorgio Vasilis | P: 732.449.2000 X2204 | C: 732.579.7002 | vasilis@sitarcompany.com
Justin Goodman | P: 732.449.2000 X2216 | C: 732.567.1433 | goodman@sitarcompany.com

503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com



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PROPERTY SUMMARY

Available SF:	± 1,200 - 58,639 SF
Lease Rate:	\$20.00 - 100,000.00 SF/yr (NNN)
Building Size:	± 17,964 SF
Cross Streets:	Lanes Mill Road

PROPERTY OVERVIEW

Retail and Pad Sites Available at Newly Constructed GreenLeaf at Howell

LOCATION OVERVIEW

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.

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.

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Lease Rate: \$20.00 - 100,000.00 SF/YR (NNN) **Total Space** 178,399 SF
Lease Type: NNN **Lease Term:** Negotiable

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

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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

Demographics

	3-Miles	5-Miles	10-Miles
Total Households	22,959	46,402	160,623
Total Population	91,463	165,835	447,951
Population White	79,873	141,171	392,646
Population Black	4,219	10,202	21,283
Population Hispanic	10,648	21,196	43,470
Population Asian	1,556	3,094	11,968
Population Pacific Islander	20	64	154
Population American Indian	108	258	698
Population Other	4,723	8,531	14,392
Persons Per Household	4	3.6	2.8
Average Household Income	\$79,430	\$78,989	\$81,896
Average House Value	\$386,150	\$378,530	\$354,799
Average Age	25.3	28	38.8
Average Age Male	24.9	27	37.5
Average Age Female	25.6	28.9	39.9

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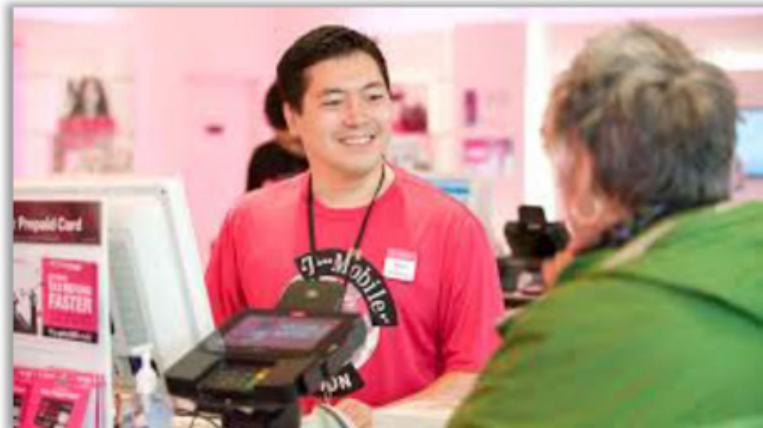
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T-Mobile US, Inc. is a national provider of wireless voice, messaging, and data services capable of reaching over 322 million people where they live, work, and play. Their advanced nationwide 4G LTE network delivers outstanding wireless experiences 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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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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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.



ClimbZone is a revolutionary concept in family entertainment that provides an amazing and unique climbing experience. This unique family focused climbing center concept was brought from New Zealand (where it has been incredibly popular since its launch in 2008) to the United States. The first US climbing center was opened in Laurel, Maryland in 2014. Each of our 75 walls is custom designed, with customers scaling walls that replicate amazing adventure scenes from King Kong® to Mount Rushmore. It's fun as well as secure, since ClimbZone utilizes an efficient hydraulic auto-belay system which allows climbers to return to the ground without relying on another person.

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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.

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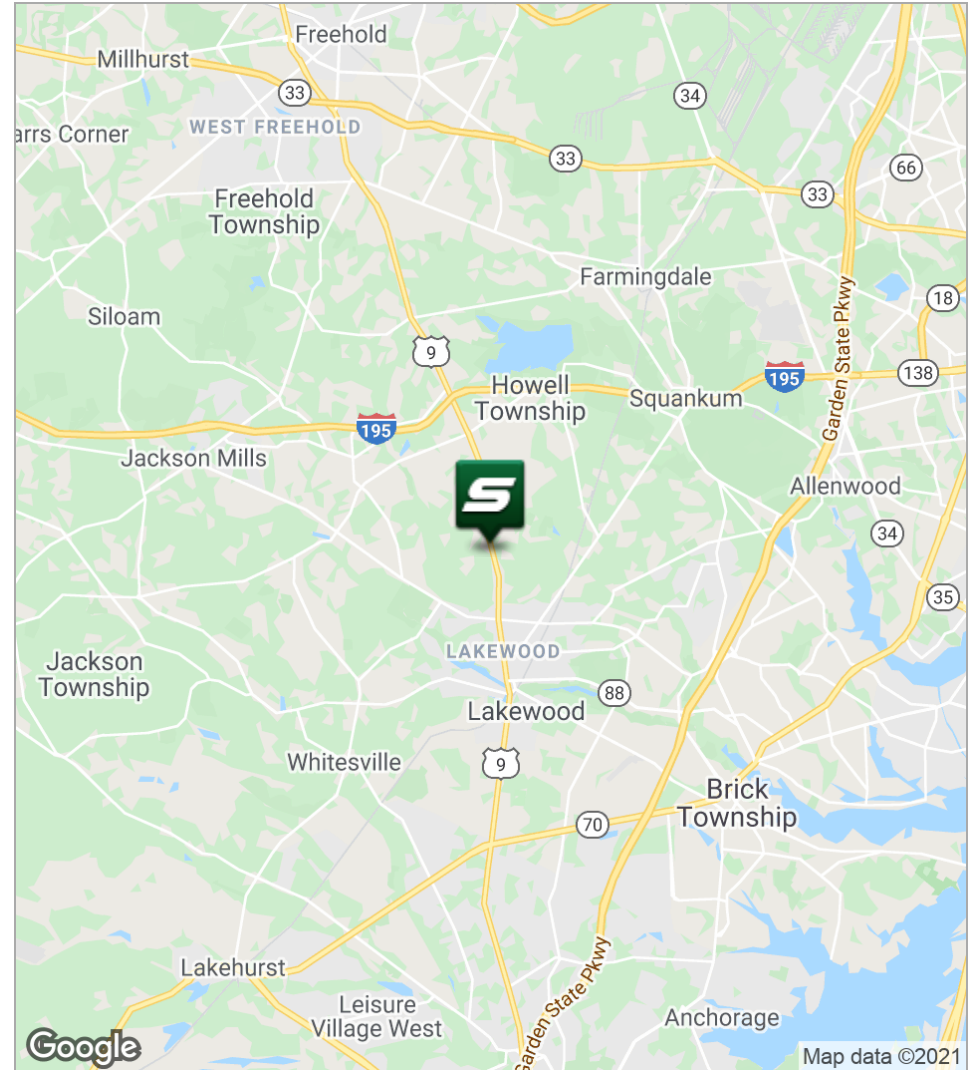
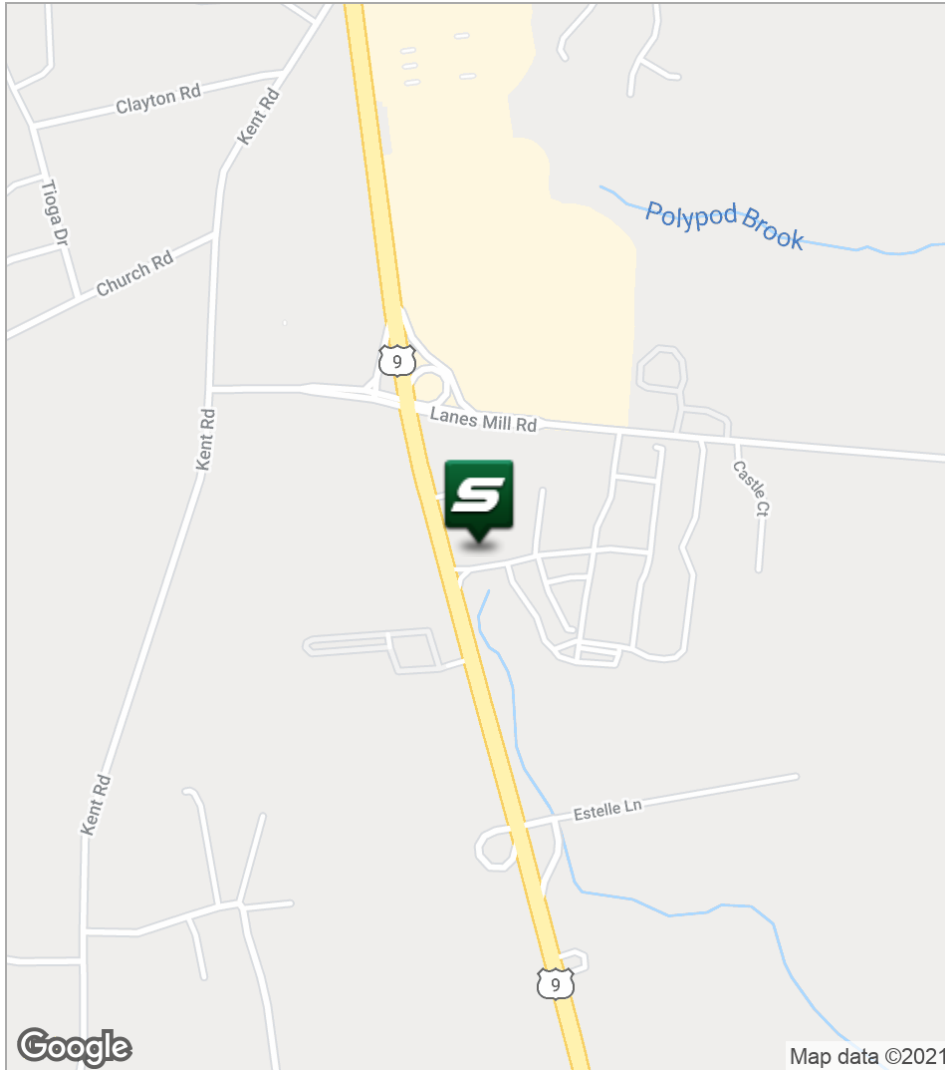
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