

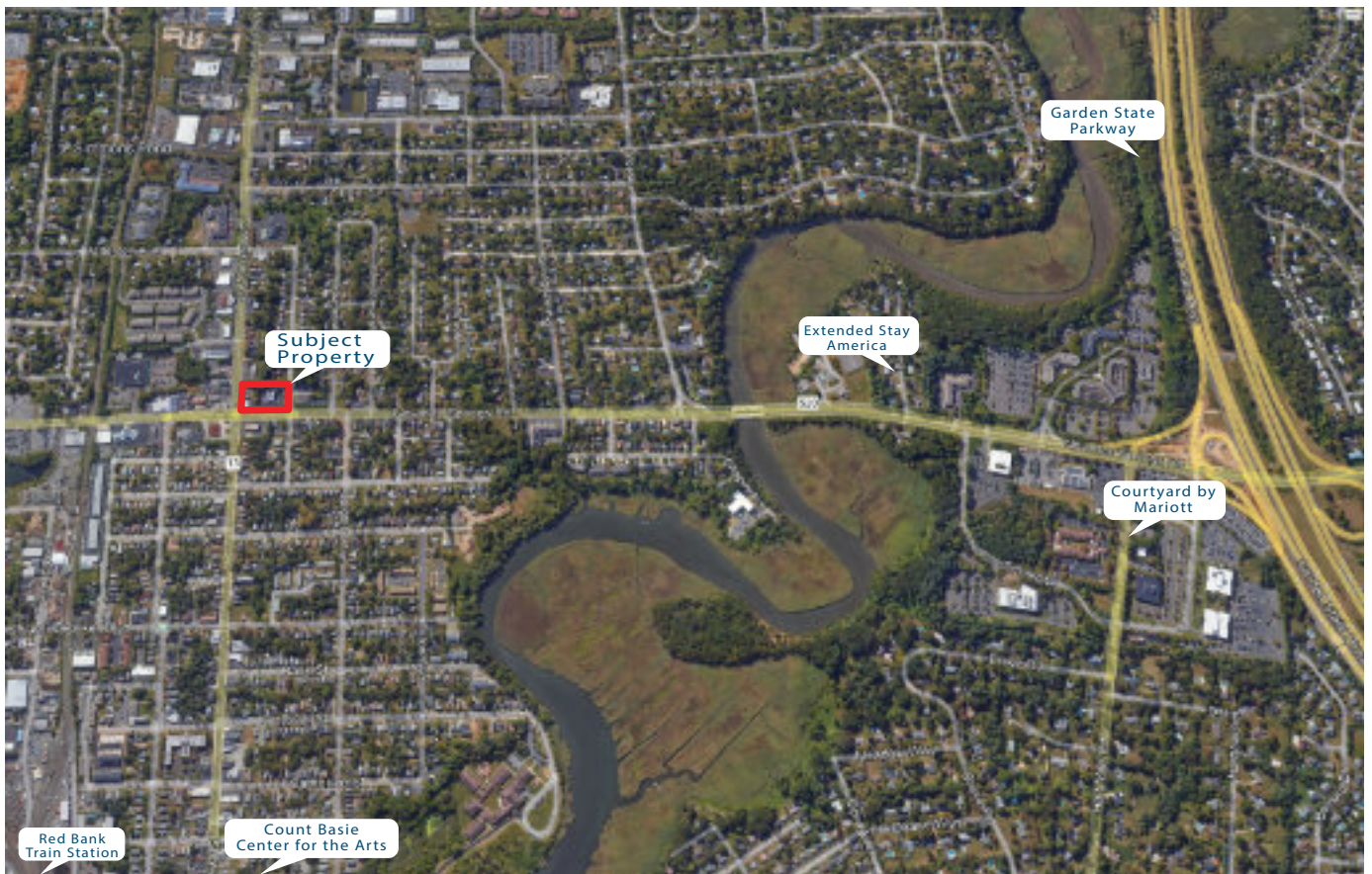


## TWO ADJACENT RETAIL BUILDINGS/SITES AVAILABLE FOR LEASE OR REDEVELOPMENT

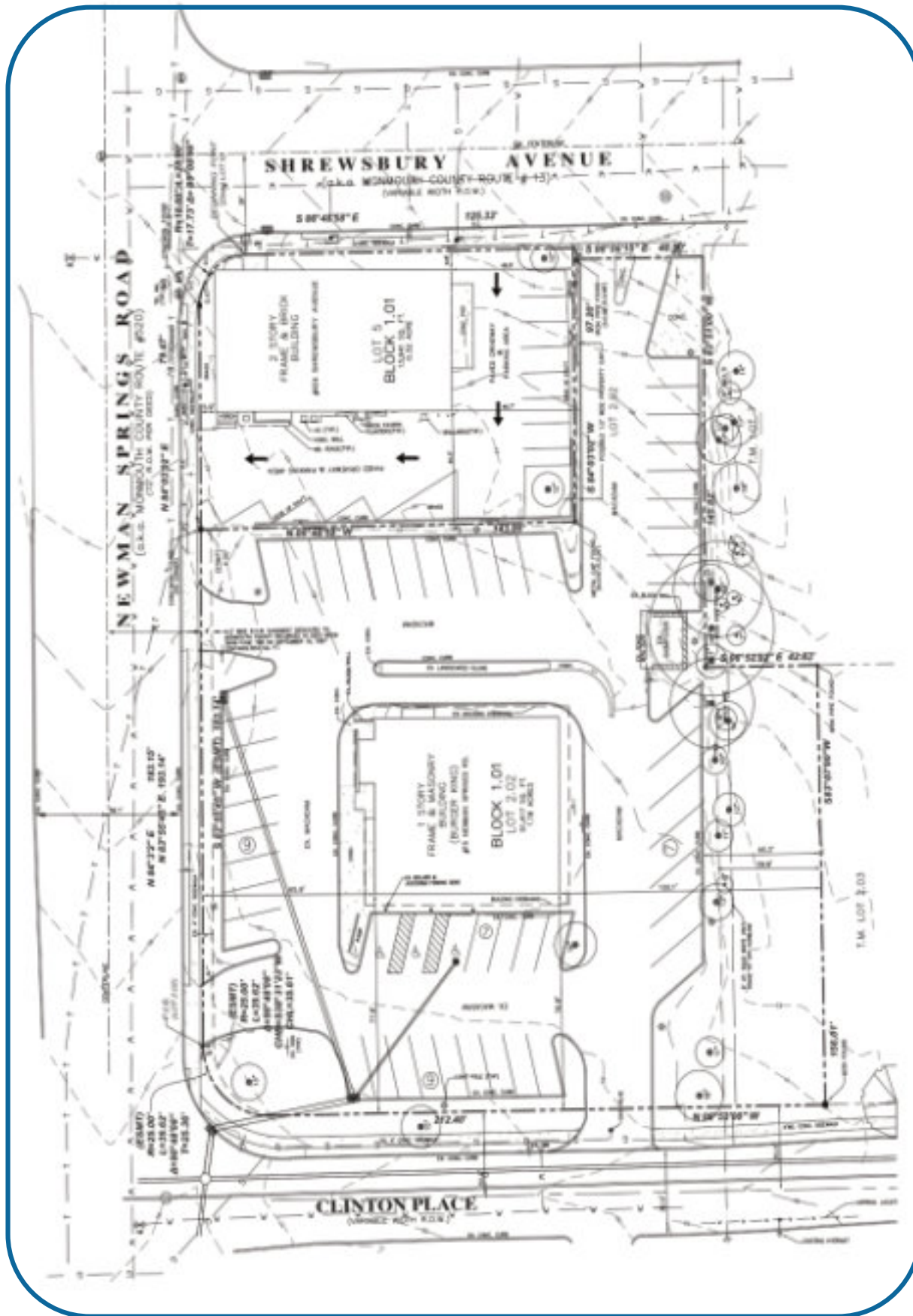
15 Newman Springs Rd. and 404 Shrewsbury Ave.  
Tinton Falls, Monmouth County, NJ

- 1.5 +/- acre site at signalized intersection with 3-street frontages
- Two 4,500 +/- sf retail/comm. bldgs. (former BK w/drive-thru)
- Zoned NC - Neighborhood Commercial (see link to zoning below)
- Build-to-Suit opportunity for long-term, creditworthy tenant
- Excellent Demographics (Tinton Falls-Red Bank-Shrewsbury)
- Terrific location for quick-serve/fast casual restaurant, bank, medical, day-care, convenience store (w/o gas) etc.









**FLORHAM**  
REALTY MANAGEMENT LLC

Florham Realty Management, LLC | 1075 Route 34, Suite G | Aberdeen, NJ 07747  
Phone: (732) 583-1200 | Fax: (732) 583-5050 | email: info@florhamrealty.com  
www.florhamrealty.com

**FOR ADDITIONAL INFORMATION  
CONTACT LISTING BROKER:**

**Florham Realty Group, Inc.**

**Phone (732) 583-1200**

**Fax (732) 583-5050**

**Karen Dolan Ext – 3**

**Theresa Bocchino Ext – 5**

**[info@florhamrealty.com](mailto:info@florhamrealty.com)**

**[www.florhamrealty.com](http://www.florhamrealty.com)**

