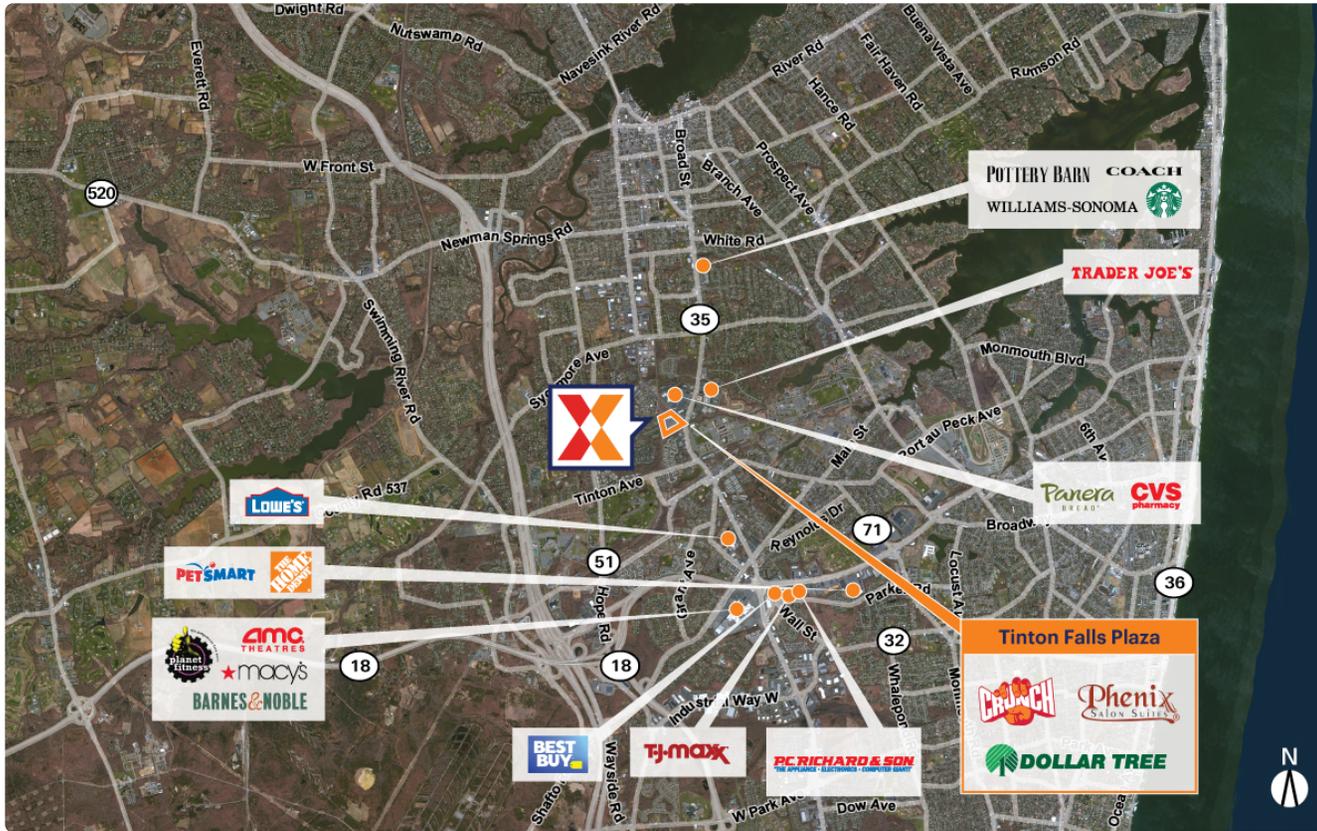


Tinton Falls Plaza

980 Shrewsbury Ave | Tinton Falls, NJ 07724

Monmouth County New York-Newark-Jersey City, NY-NJ 87,760 Sq Ft

40.3120, -74.0672



Demographics	1 Mile	3 Miles	5 Miles
Population	7,789	59,566	151,233
Daytime Pop.	24,974	99,105	212,488
Households	3,386	23,683	58,600
Income	\$147,111	\$181,845	\$185,372

Source: Synergos Technologies, Inc. 2024

Shadow anchored by Uncle Giuseppe's Marketplace and Crunch Fitness with strong mix of national retailers including Dollar Tree, Pet Supplies Plus, Dogtopia, and Phenix Salon Suites.

Strong daytime population of 99K+ within 3-miles

Surrounded by an affluent and well-educated population with an average household income of \$181K+ and 53% college educated within a 3-mile radius

High visibility from 35K+ VPD on Main St and 31K+ VPD on Shrewsbury Ave (Kalibrate, 2025)

Located east of the Garden State Parkway with proximity to popular Jersey Shore destinations such as Long Branch and Asbury Park

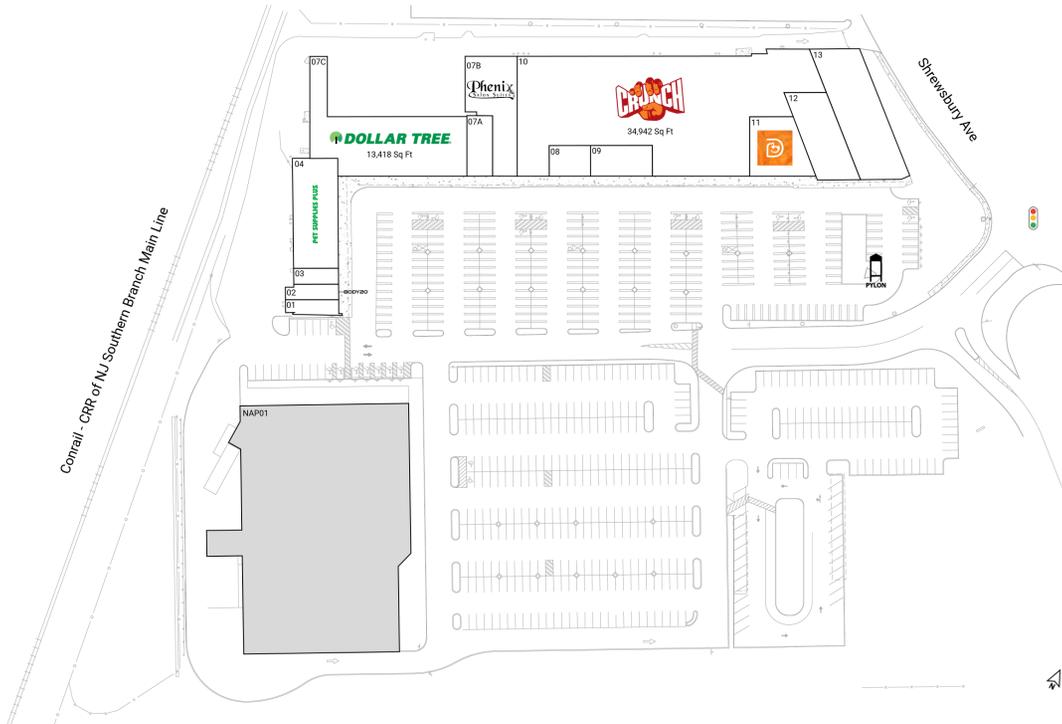


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Current Tenants Space size listed in square feet

01	Panda House Restaurant	1,100
02	BODY20	1,050
03	Salon Da Ja Vu	1,000
04	Pet Supplies Plus	6,038
07A	Bronze Couture Tan & Spa	2,165
07B	Phenix Salon Suites	5,962
07C	Dollar Tree	13,418
08	Nail Attraction	1,500
09	Degree Wellness	2,475
10	Crunch	34,942
11	Dogtopia	5,100
12	Kanji Steakhouse & Sushi Bar	5,503
13	Cottontails	7,507
NAP01	Uncle Giuseppe's Marketplace	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1147

