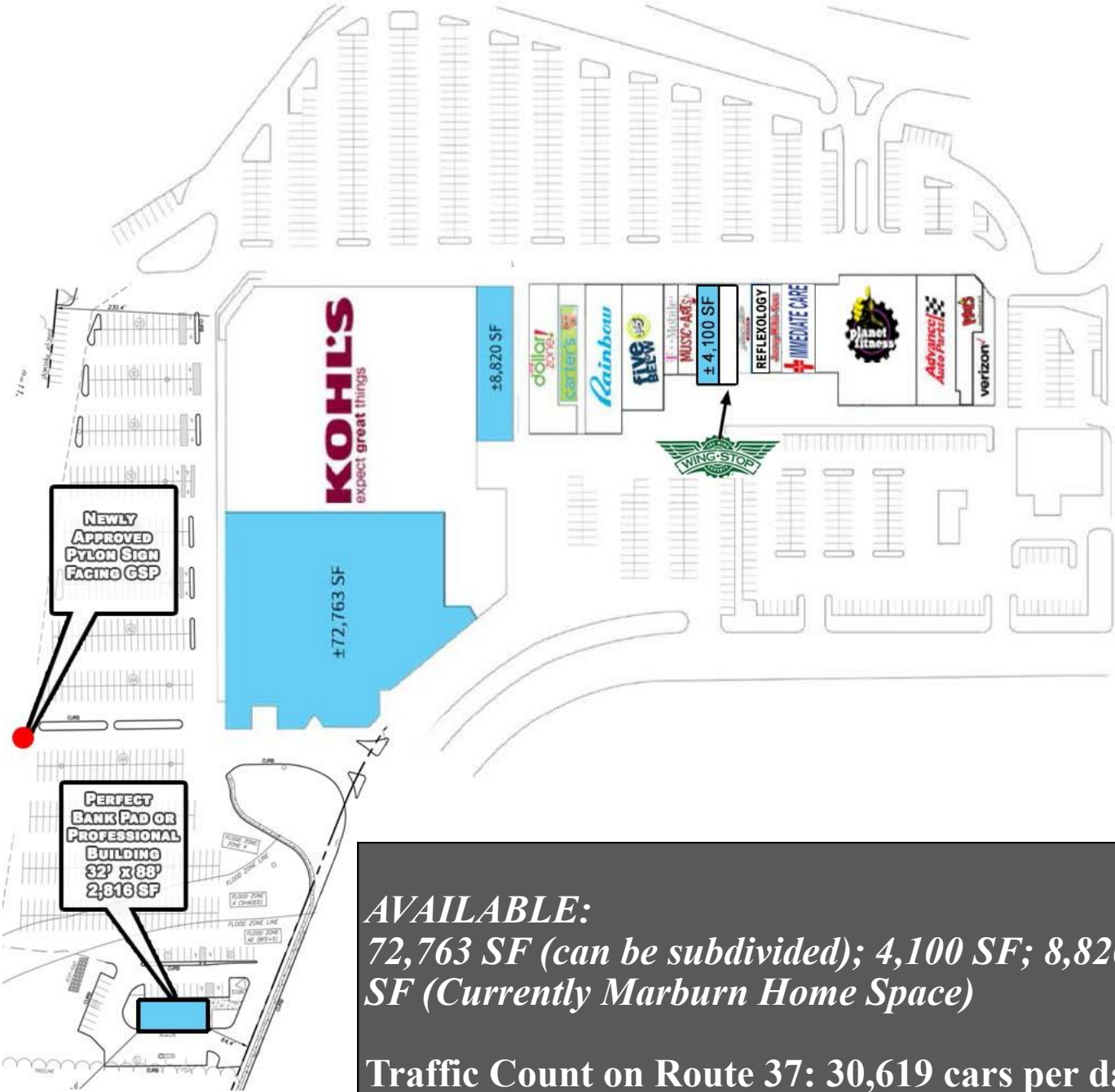


**TOMS RIVER CENTER, 1 ROUTE 37
TOMS RIVER, NEW JERSEY**



AVAILABLE:
72,763 SF (can be subdivided); 4,100 SF; 8,820 SF (Currently Marburn Home Space)

**Traffic Count on Route 37: 30,619 cars per day
Traffic Count on GSP 115,000 cars per day**

DEMOGRAPHICS 2020			
	1 mile	3 miles	5 miles
POPULATION	9,520	67,733	144,470
AVG. HOUSEHOLD INCOME	\$81,117	\$92,043	\$90,234
DAYTIME POPULATION	15,113	69,109	136,127

For more information please contact:

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**TOMS RIVER CENTER
1 ROUTE 37
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AVAILABLE:
*72,763 SF (can be subdivided);
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PROPERTY HIGHLIGHTS:

- Recently opened Planet Fitness and Wing Stop!
- Join Kohl's, Five Below, Osh Kosh, Carters, Rainbow, Advanced Auto Parts, Moe's Southwest Grill, T Mobile, and Jersey Mike's, Immediate Care, and others.
- Located on Route 37 at the intersection of Exit 82A of the Garden State Pkwy, which leads to the summer of Seaside, Lavallette, and Ortley Beach Towns, New Jersey. Pylon signage available on RT.37.
- Toms River officially approved 100ft pylon sign will be erected facing the Garden State Pkwy (115,000 cars per day) naming 2 anchor tenants who will occupy the 72,763 SF.
- NNN charges = Taxes \$3.23 psf; CAM/Insurance \$3.84 psf.
- Per Placer, ShopRite located on Rt. 37 is 3rd most visited in NJ out of 138 Shoprite locations.
- The Toms River Target located on Hooper Ave is the 5th most visited location out of 47 locations in NJ!
- Kohls in the subject center is the 11th most visited location out of 38 in NJ.
- Seeking specialty food store, restaurant, card/gift shop, salon/spa, optical, dentist, and medical.

