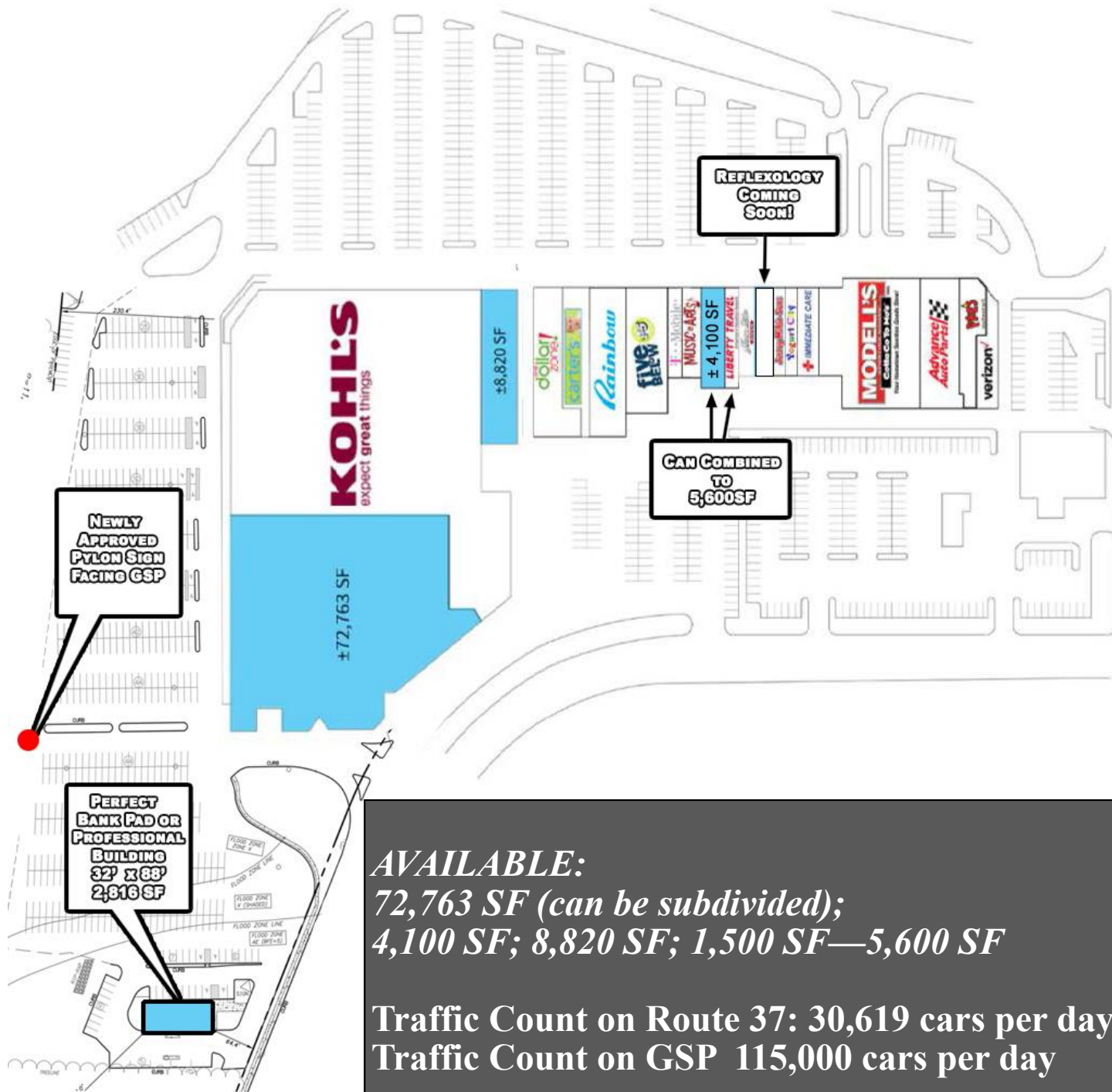


**TOMS RIVER CENTER, 1 ROUTE 37  
TOMS RIVER, NEW JERSEY**



**AVAILABLE:**  
72,763 SF (can be subdivided);  
4,100 SF; 8,820 SF;  
1,500 SF—5,600 SF

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



**AVAILABLE:**  
72,763 SF (can be subdivided);  
4,100 SF; 8,820 SF; 1,500 SF—5,600 SF

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

**DEMOGRAPHICS 2019**

	1 mile	3 miles	5 miles
POPULATION	8,214	47,543	104,928
AVG. HOUSEHOLD INCOME	\$73,020	\$68,817	\$80,580
DAYTIME POPULATION	2,106	13,615	44,979

For more information please contact:

**EXCLUSIVE BROKER**  
Danielle Brunelli  
President  
R.J. Brunelli & Co., LLC  
400 Perrine Road, Suite 405  
Old Bridge, NJ 08857  
Phone: 732-721-5800, ext. 29  
Email: dbrunelli@rjbrunelli.com  
Visit our website: www.rjbrunelli.com

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241



**PROPERTY HIGHLIGHTS:**

- Join Kohl's, Five Below, Modell's, Osh Kosh, Carters, Rainbow, Advanced Auto Parts, Moe's Southwest Grill, T Mobile, and Jersey Mike's
- Located on Route 37 at the intersection of Exit 82A of the Garden State Pkwy, which leads to the summer destination of Seaside, New Jersey
- 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 \$4.47 psf
- Seeking apparel, shoe store, boutique fitness, card/gift shop, furniture, specialty grocery, hibachi buffet, full service salon/spa, hair/nails/waxing, optical, children's learning center, sushi, beauty supplies, and more

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

**TOMS RIVER CENTER**  
**1 ROUTE 37 WEST**  
**TOMS RIVER, NJ 08753**

**FULLY APPROVED**  
**100 FT TALL**  
**PYLON FACING**  
**GARDEN**  
**STATE PARKWAY**  
**FOR**  
**2 NEW TENANTS**

**JOIN**  
**THE TOMS RIVER CENTER!**

**KOHL'S** *Advance!* *Auto Parts!* **Rainbow**  
**carter's** **verizon** **Jersey Mike's** **MOE'S**  
*sub* *southwest grill*  
**...T...Mobile** **OSH KOSH** **Bgosh**  
**five BELOW**

**PERFECT FOR**  
**PROFESSIONAL**  
**BUILDING**  
**32' X 88'**  
**2,816 SF**

**STAPLES** **Spirits UNLIMITED**  
**ShopRite** **BUFFALO WILD WINGS**  
**Panera** **SMASH BURGER** **PARTY FAIR**  
**SportClips** **ME** **Massage Envy**  
**HAIRCUTS**

**PETE'S** *Auto Service*

**McDonald's**

**66,477**

**115,000**

**RJBRUNELLI**