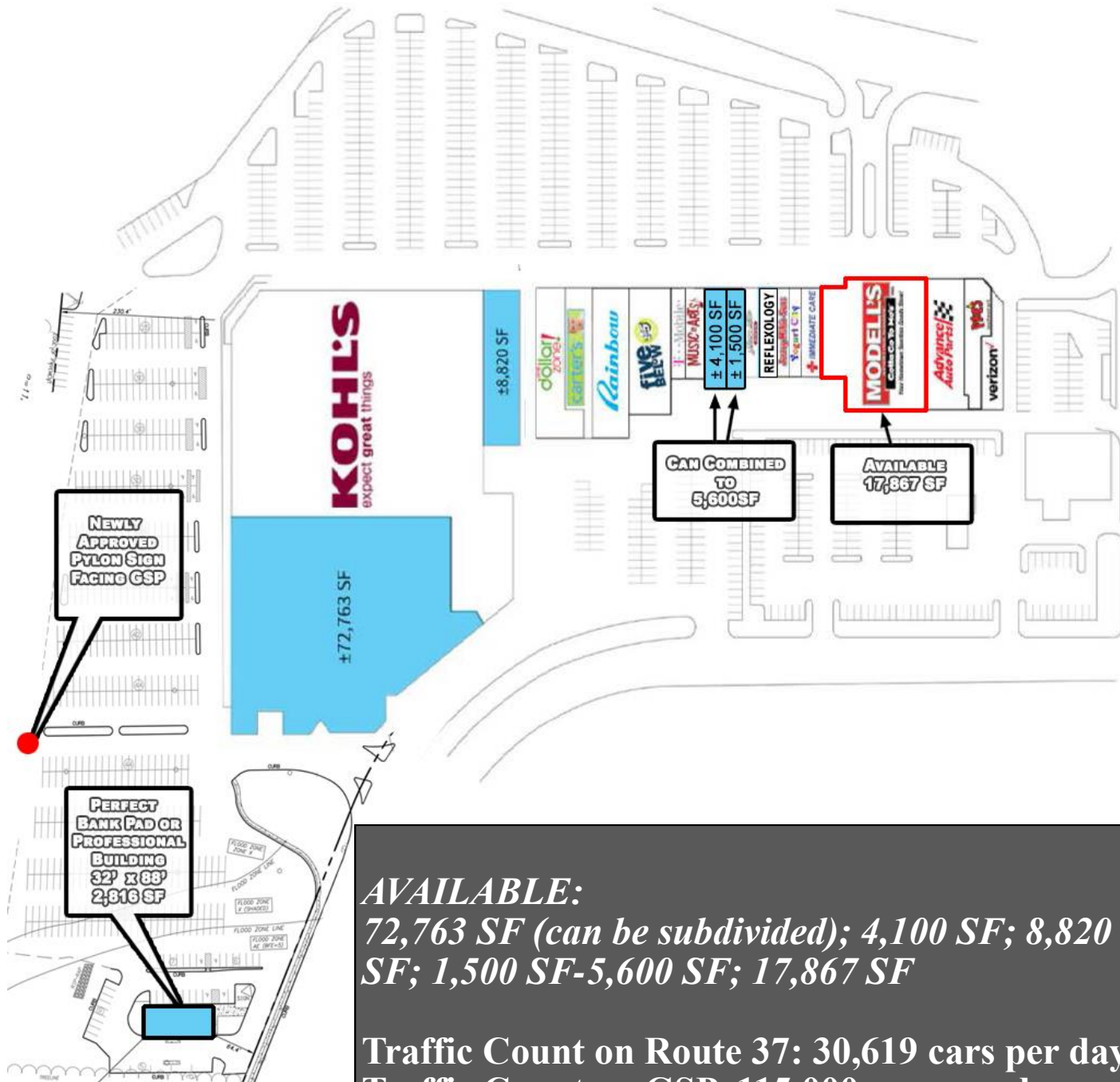


**TOMS RIVER CENTER, 1 ROUTE 37
TOMS RIVER, NEW JERSEY**



AVAILABLE:
72,763 SF (can be subdivided);
4,100 SF; 8,820 SF;
1,500 SF - 5,600 SF;
17,867 SF

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



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**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:

EXCLUSIVE BROKER
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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, 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

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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 BREAD **SMASH BURGER** **PARTY FAIR**
SportClips HAIRCUTS **ME Massage Envy**

