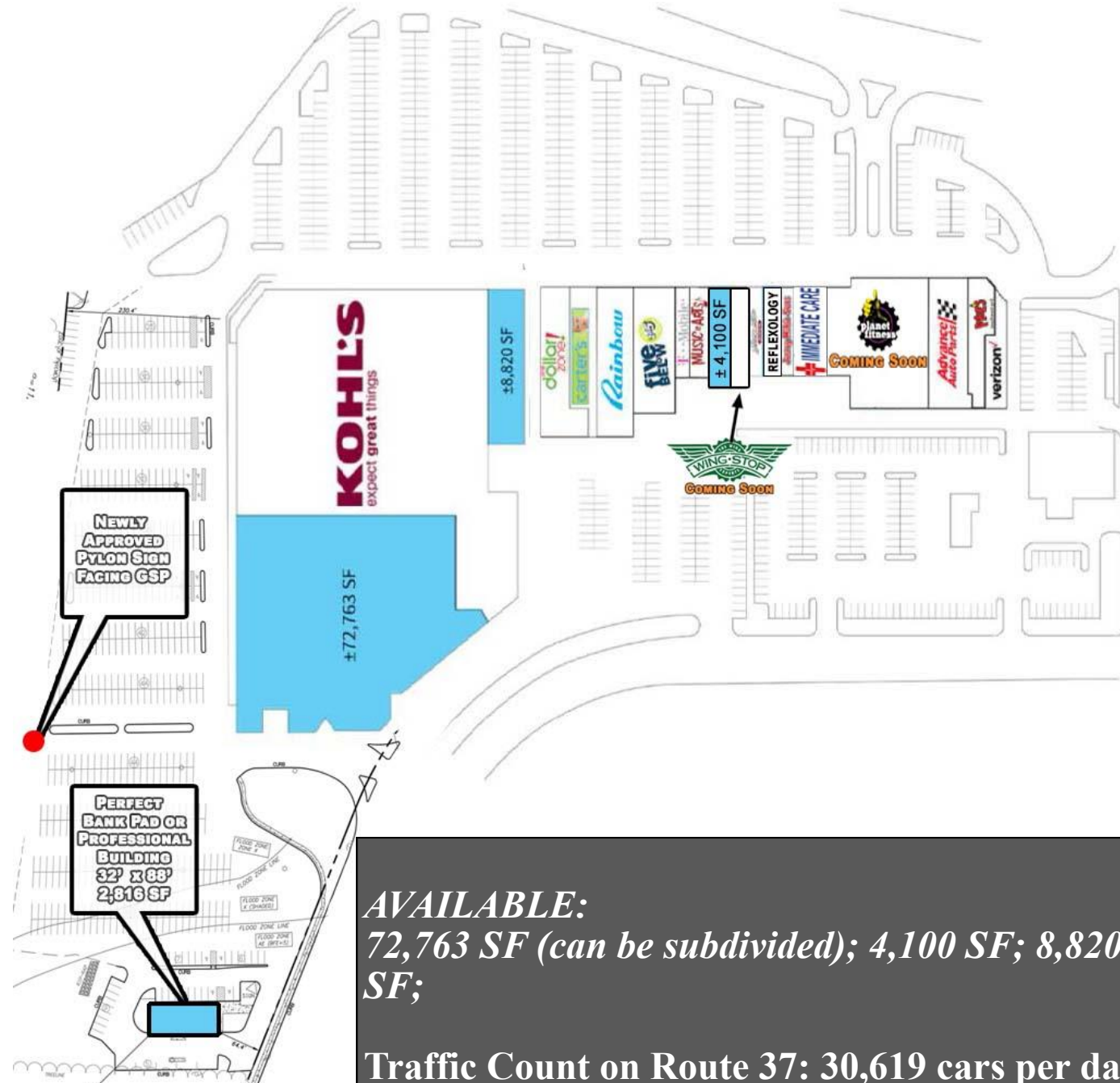


**TOMS RIVER CENTER, 1 ROUTE 37
TOMS RIVER, NEW JERSEY**



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

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

AVAILABLE:
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PROPERTY HIGHLIGHTS:

- Recently signed 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
- Seeking specialty food store, restaurant, card/gift shop, salon/spa, optical, dentist, and medical.

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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*

T-Mobile *OshKosh Bigosh* *southwest grill*

planet fitness *WING-STOP*

STAPLES *Spirits UNLIMITED*

ShopRite *BUFFALO WILD WINGS*

Panera **SMASH BURGER** *ME* *Party Fair*

SportClips *HAIRCUTS* *Massage Envy*

PERFECT FOR
PROFESSIONAL
BUILDING
32' x 88'
2,816 SF

