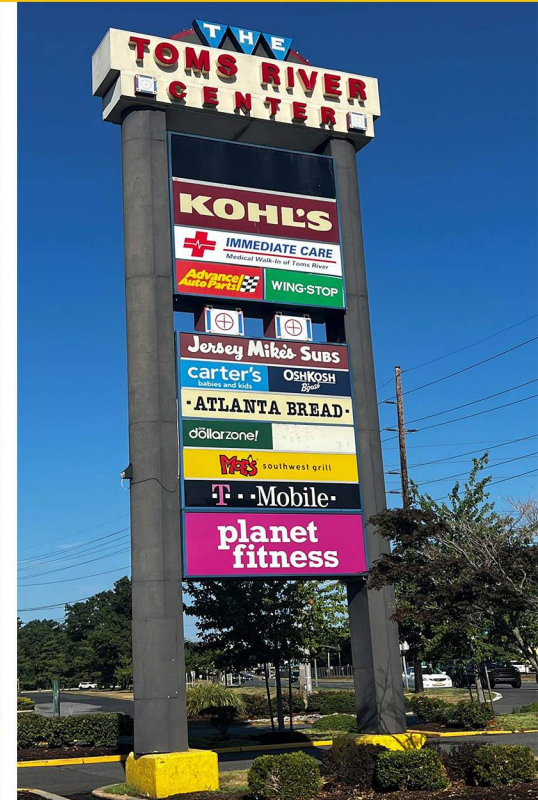


# Toms River Center 1 Route 37 Toms River, NJ

Available for Lease

72,763 SF (divisible); 3,160 SF; &  
4,100 SF



- Join Kohl's, Planet Fitness, Five Below, Carters, Advanced Auto Parts, T Mobile, Jersey Mike's, Immediate Care, Wings Stop, 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 a 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.
- 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 home furnishings, tile and flooring, mattress store, and restaurant.

\* Per placer.ai

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

## DEMOGRAPHICS 2020

MILES	1	3	5
POPULATION	9,520	67,733	144,470
HH INCOME	\$81,117	\$92,043	\$90,234
DAYTIME POP	15,113	69,109	136,127

**TOTAL GLA 200,000 SF (APPROX)**  
**TRAFFIC COUNT ROUTE 37 - 30,619 CARS PER DAY**  
**GSP - 115,000 CARS PER DAY**

Danielle Brunelli / President  
 732-721-5800, ext. 29  
 dbrunelli@rjbrunelli.com

Feb 29, 24



R.J. Brunelli & Co., LLC  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

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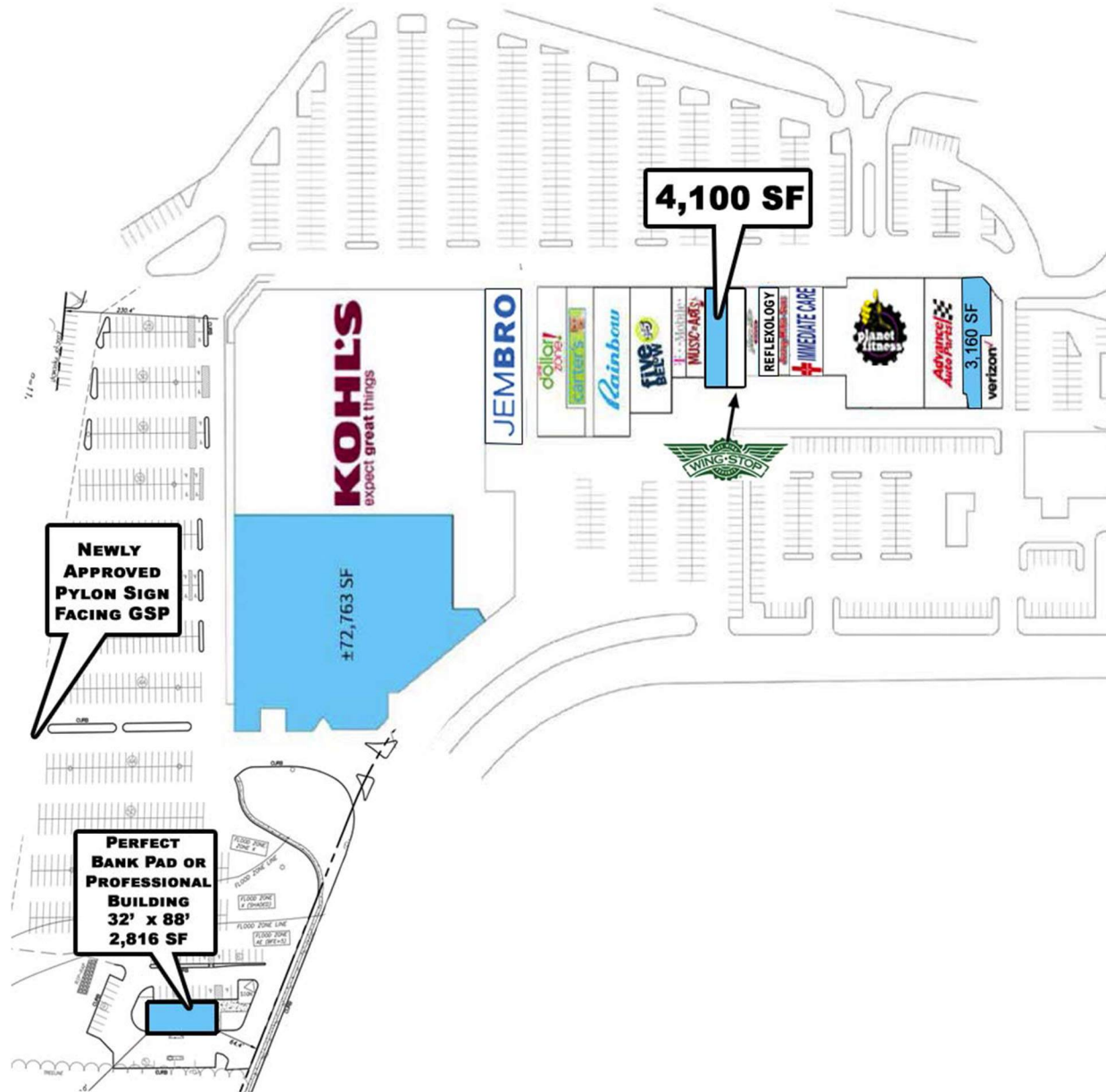


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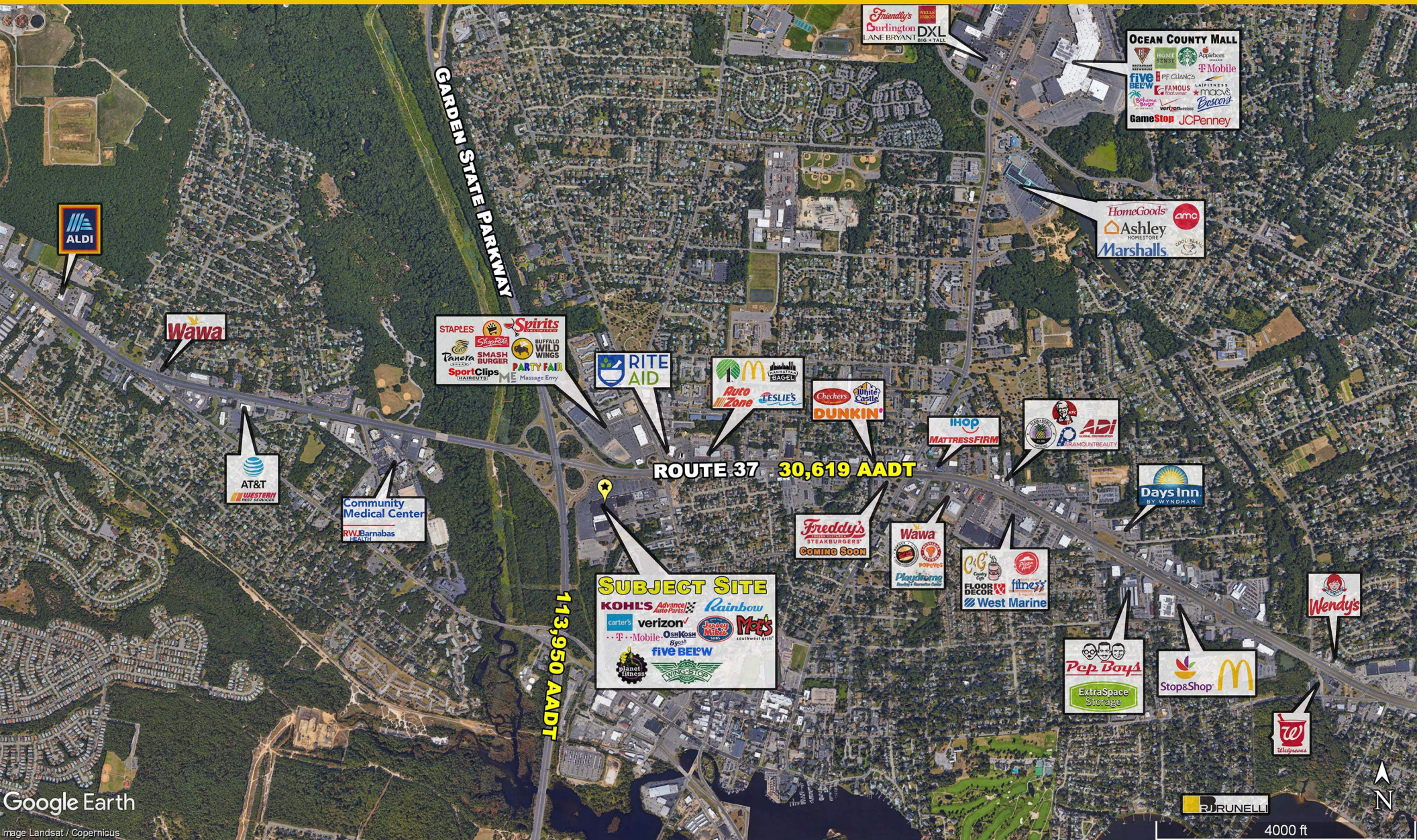
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