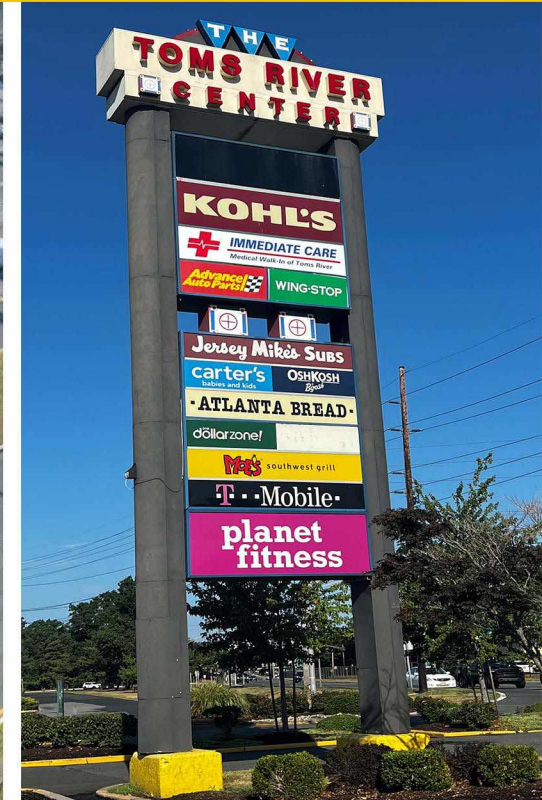


**Toms River Center
1 Route 37
Toms River, NJ**

Available for Lease:
**72,763 SF (Divisible); 6,933 SF; &
2,816 SF (Former Bank Pad)**



- Join Kohl's, Planet Fitness, Five Below, Carters, Advanced Auto Parts, T Mobile, Jersey Mike's, Immediate Care, Wings Stop, and others. Just signed are Wonder and Kyuramen, coming soon!
- Located on Route 37 at the intersection of Exit 82A of the Garden State Pkwy, which leads to the summer of Seaside, Lavallette, and Ortlely 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 carsper 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, salon suites, sporting goods, and cars and gifts.
* Per plac.er.ai

DEMOGRAPHICS 2024

MILES	1	3	5
POPULATION	9,960	68,319	149,571
HH INCOME	\$110,375	\$121,666	\$116,081
DAYTIME POP	21,304	72,552	138,113
TOTAL GLA	200,000 SF (APPROX)		
TRAFFIC COUNT	ROUTE 37 - 30,619 CARS PER DAY GSP - 115,000 CARS PER DAY		

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.

Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com
September 30, 24



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

732-721-5800
www.rjbrunelli.com

Toms River Center
1 Route 37
Toms River, NJ

Available for Lease:
72,763 SF (Divisible); 6,933 SF; &
2,816 SF (Former Bank Pad)



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



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

732-721-5800
www.rjbrunelli.com

**Toms River Center
1 Route 37
Toms River, NJ**

Available for Lease:
**72,763 SF (Divisible); 6,933 SF; &
2,816 SF (Former Bank Pad)**



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

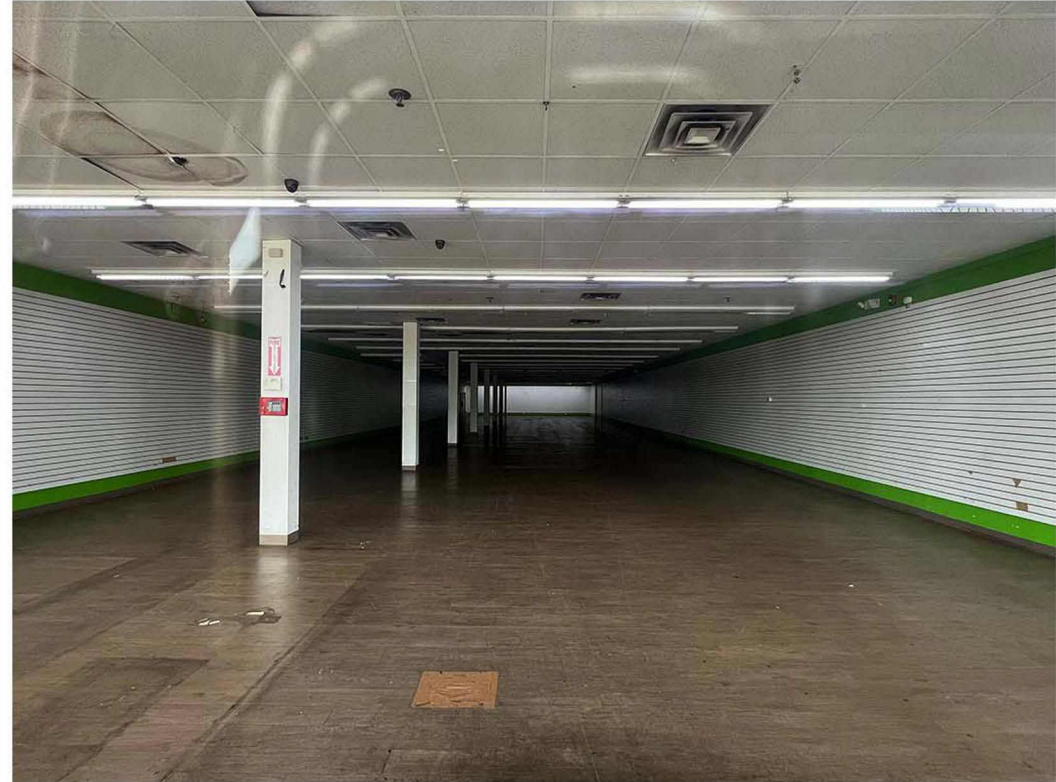


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

**Toms River Center
1 Route 37
Toms River, NJ**

Available for Lease:
**72,763 SF (Divisible); 6,933 SF; &
2,816 SF (Former Bank Pad)**



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

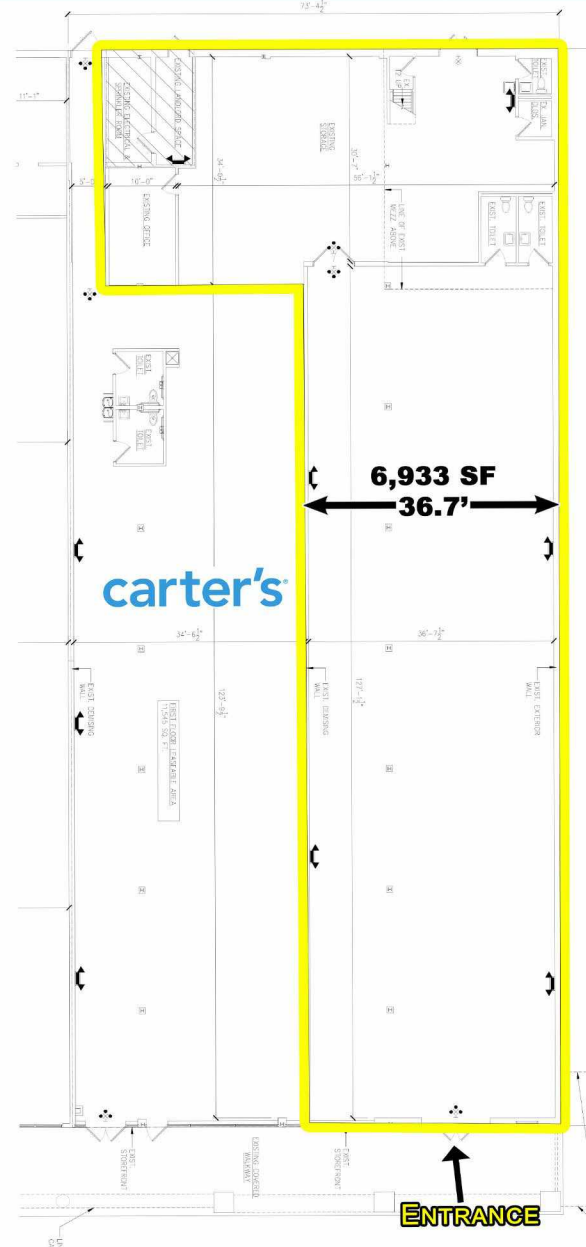


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

Toms River Center
1 Route 37
Toms River, NJ

Available for Lease:
72,763 SF (Divisible); 6,933 SF; &
2,816 SF (Former Bank Pad)



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

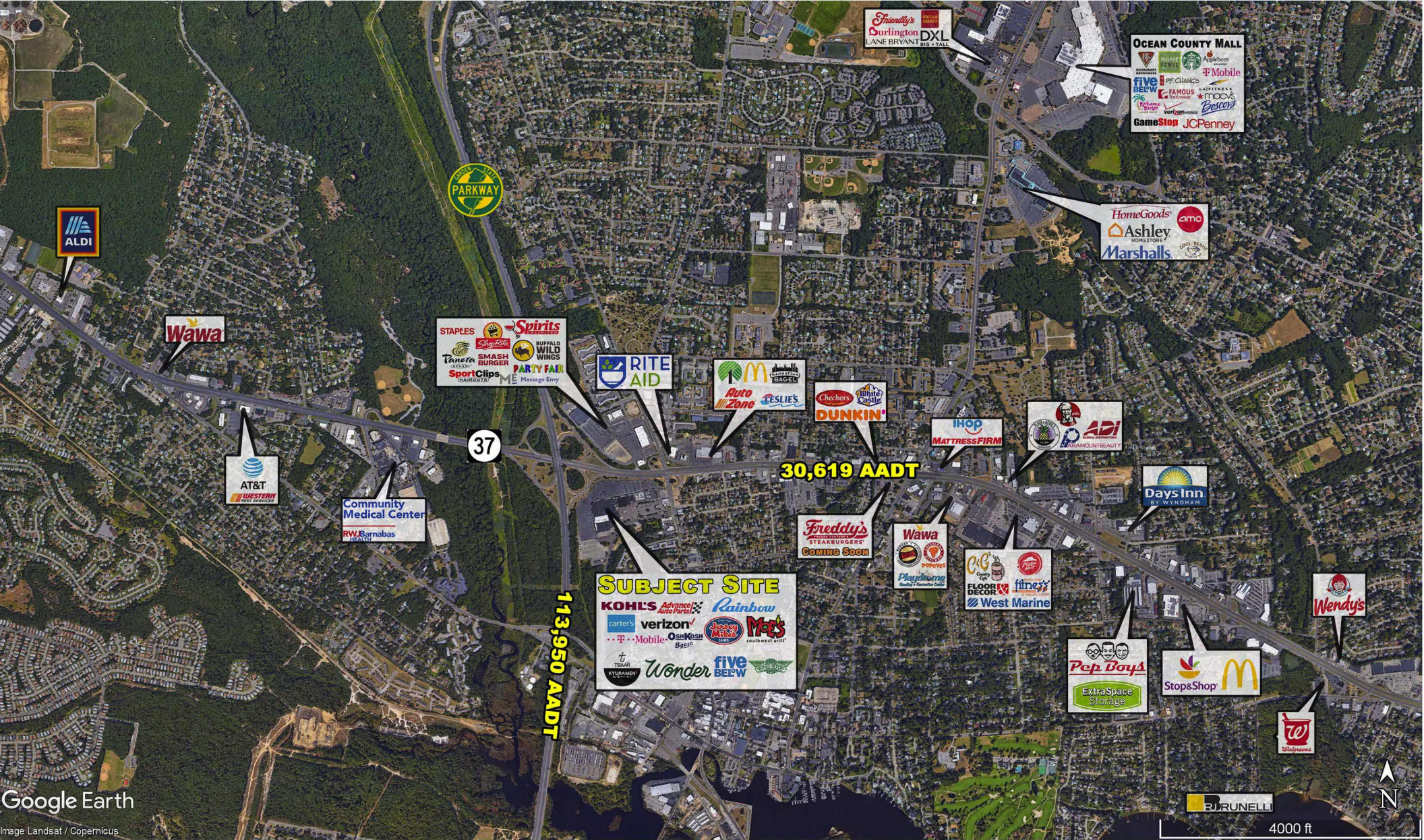


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

**Toms River Center
1 Route 37
Toms River, NJ**

Available for Lease:
72,763 SF (Divisible); 6,933 SF; &
2,816 SF (Former Bank Pad)



Google Earth
Image Landsat / Copernicus

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



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

732-721-5800
www.rjbrunelli.com