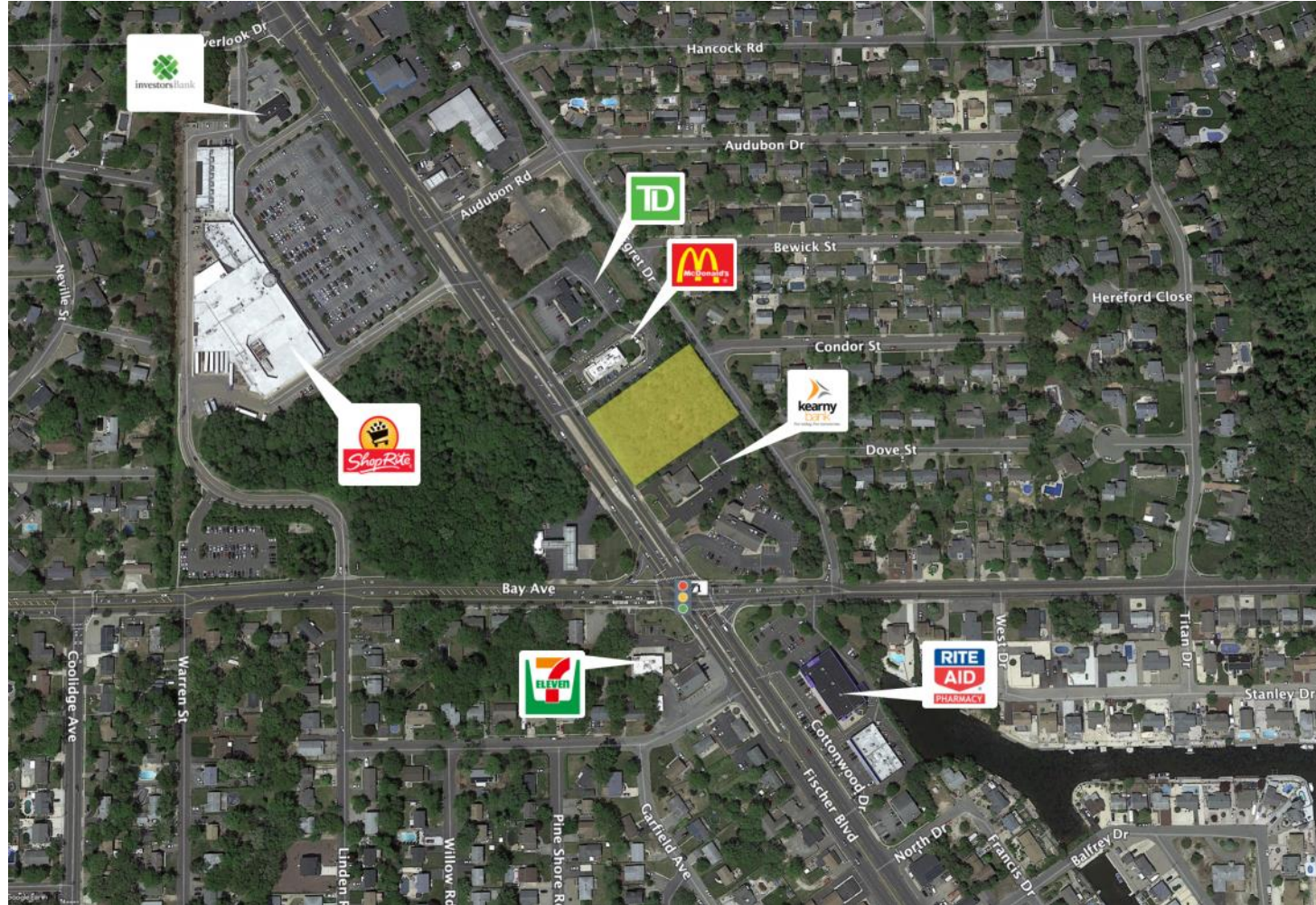


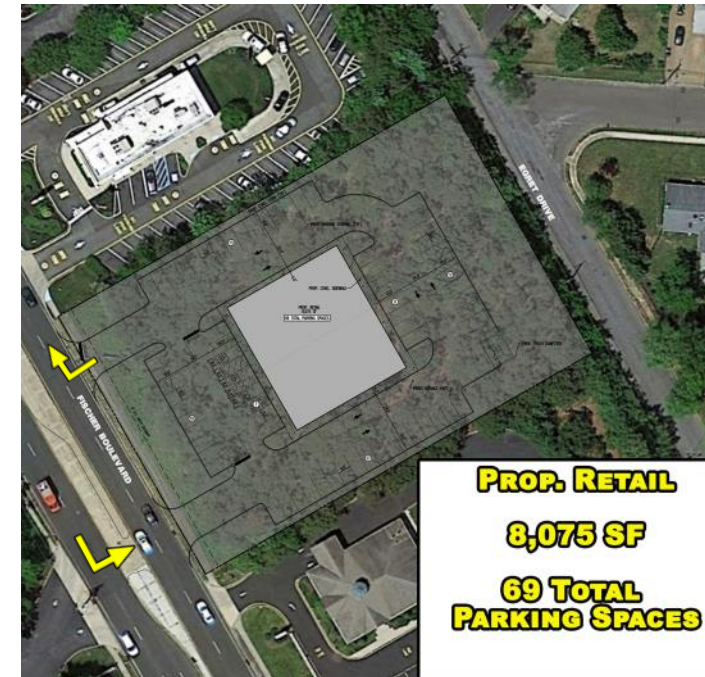
**833 Fischer Blvd.
Toms River, New Jersey**



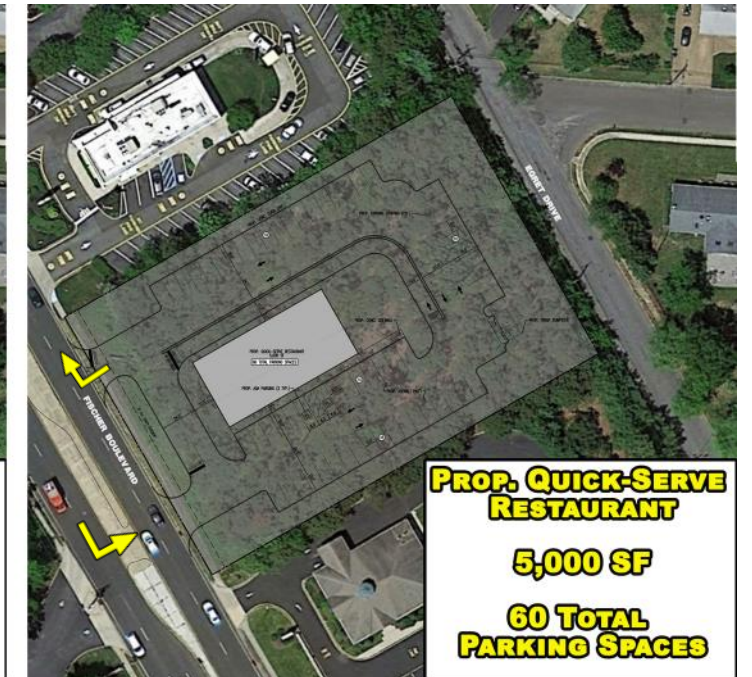
**833 Fischer Blvd.
Toms River, New Jersey**

*Pad Site to Be Developed
Available for Lease
2,500-8,000 SF*

Conceptual Site Plans



**PROP. RETAIL
8,075 SF
69 TOTAL
PARKING SPACES**



**PROP. QUICK-SERVE
RESTAURANT
5,000 SF
60 TOTAL
PARKING SPACES**

**Total GLA = 2,500-8,000 SF
Parking - 50 + Parking Spaces
Traffic Count on Fischer Blvd. - 25,195 cars per day**

DEMOGRAPHICS 2019

	1 mile	3 miles	5 miles
POPULATION	8,443	48,706	130,632
AVG. HOUSEHOLD INCOME	\$102,765	\$112,674	\$101,319
DAYTIME POPULATION	5,902	40,451	116,501

For more information please contact:

**EXCLUSIVE BROKER
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SALES ASSOCIATE
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PROPERTY HIGHLIGHTS:

- **Directly Across the Street From Shop Rite Shopping Center**
- **200 ft of Frontage provides high visibility**
- **Left Turn In Approved by City**
- **25,195 Cars Per Day on Fischer Blvd**
- **High Average Household income of \$112,674 within a 3-Mile Radius**
- **Seeking Restaurants, Urgent Care, Auto Store, Banks**



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