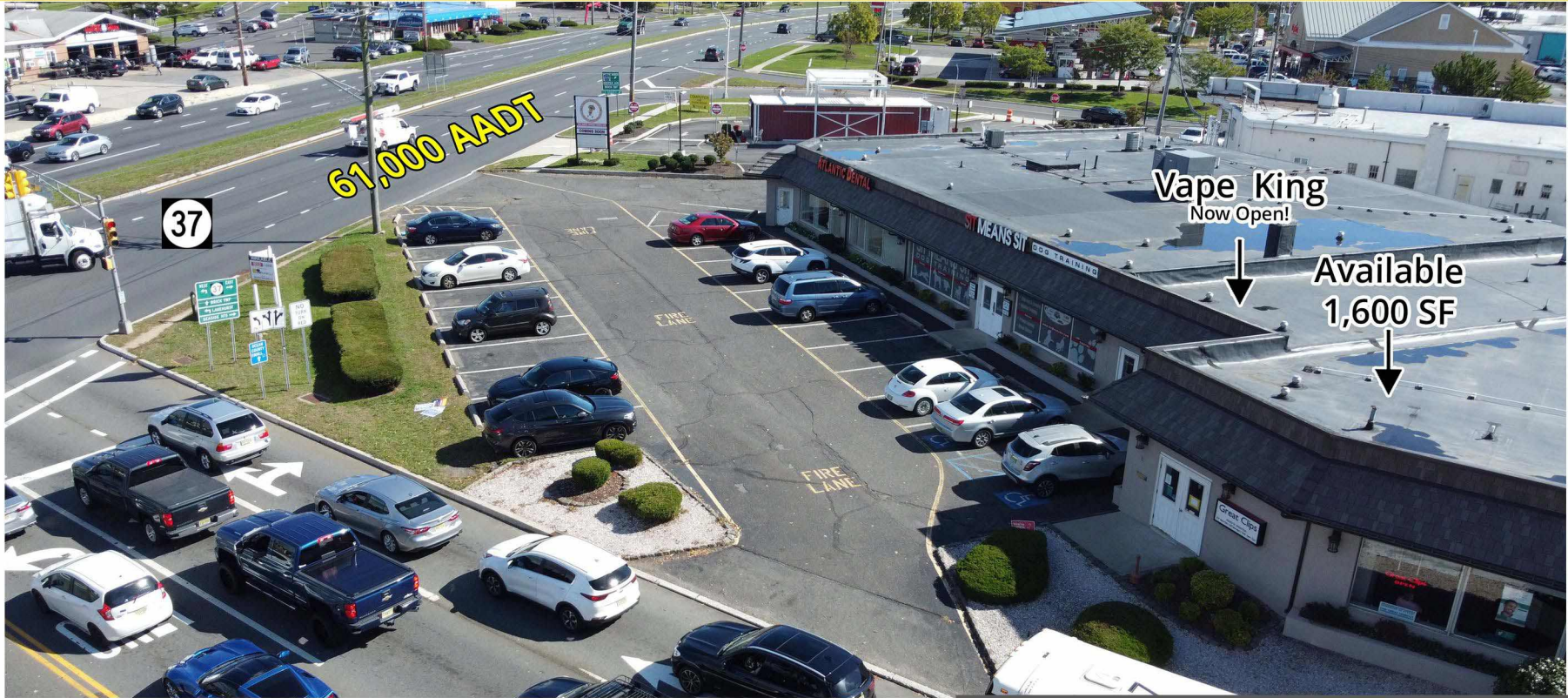


**171 Route 37
Toms River, NJ**

**Available for Lease:
1,600 SF**



- New Ownership! The only space left is 1,600 sq. ft.
- Tenants include Vape King (coming soon), Great Clips, Atlantic Dental, and SMS Dog Training.
- High visibility from Route 37 with 61,000 cars per day.
- Close proximity to Seaside Heights.
- Seeking bakery/deli, nail salon, convenience store, fitness, physical therapist or other destination-oriented users.

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 2021

MILES	1	3	5
POPULATION	9,089	60,546	136,301
HH INCOME	\$81,421	\$84,031	\$90,968
DAYTIME POP	10,339	64,587	129,336

TOTAL GLA 14,500 SF
PARKING 15 SPACES
TRAFFIC COUNT HOOPER AVE - 25,770 CARS PER DAY
 ROUTE 37 - 61,000 CARS PER DAY

Mario Brunelli/ VP of Investment Sales & Site Acquisitions

cell: 786-570-9723

mbrunelli@rjbrunelli.com

June 13, 24



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

732-721-5800
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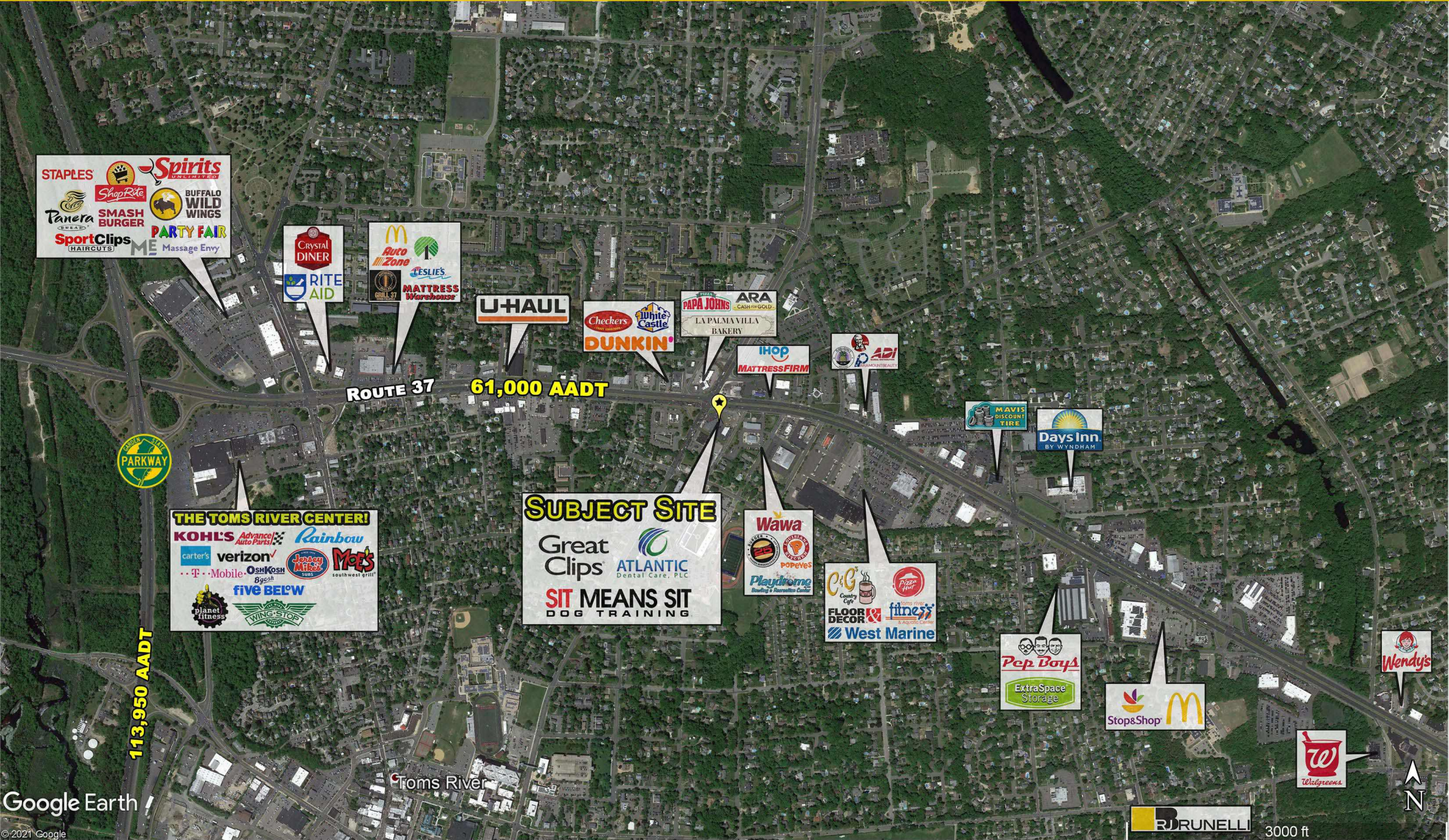


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