

FORMER SALON  
APPROX.  
2,000 SF  
AVAILABLE

LEASE OUT

36'



AVAILABLE:

2,000 SF & 2,208 SF (Approx. 36' X 61')

Join Piccolino Italian Kitchen, Breaking Bread Eatery, and others in this high-exposure strip center located on Fischer Blvd. in Toms River, NJ!

Fischer Blvd has a daily average traffic count of 22,544 cars per day and experiences a dramatic increase during the summer season.

Pylon signage available.

The shopping center was recently sold, and the new Landlord has plans to make cosmetic improvements to the center, which will add value to this busy convenience center.

Seeking salon, barber shop, med spa, pet food store, nail salon, medical, boutique fitness, and other retail or restaurant use.

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	6,181	60,691	152,670
Avg HH Income:	\$142,612	\$131,124	\$124,232
Daytime Pop	4,285	54,939	145,249

**Total GLA**

13,008 SF

**Parking**

Approx.  
46 Spaces

**NNN- Estimated**

Taxes: \$2.56/SF  
Insurance: \$1.13/SF  
CAM: \$2/SF

**Traffic Counts**

Fischer Blvd. 22,544 Cars Per Day









1177 Fischer Blvd.  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

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