



AVAILABLE:

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

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

The subject space is a 2,208 SF end cap with potential for a drive-thru.

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 convenience store, sushi bar, pet food store, nail salon, sporting goods, hobby shop, medical, boutique fitness, and other retail or restaurant use.

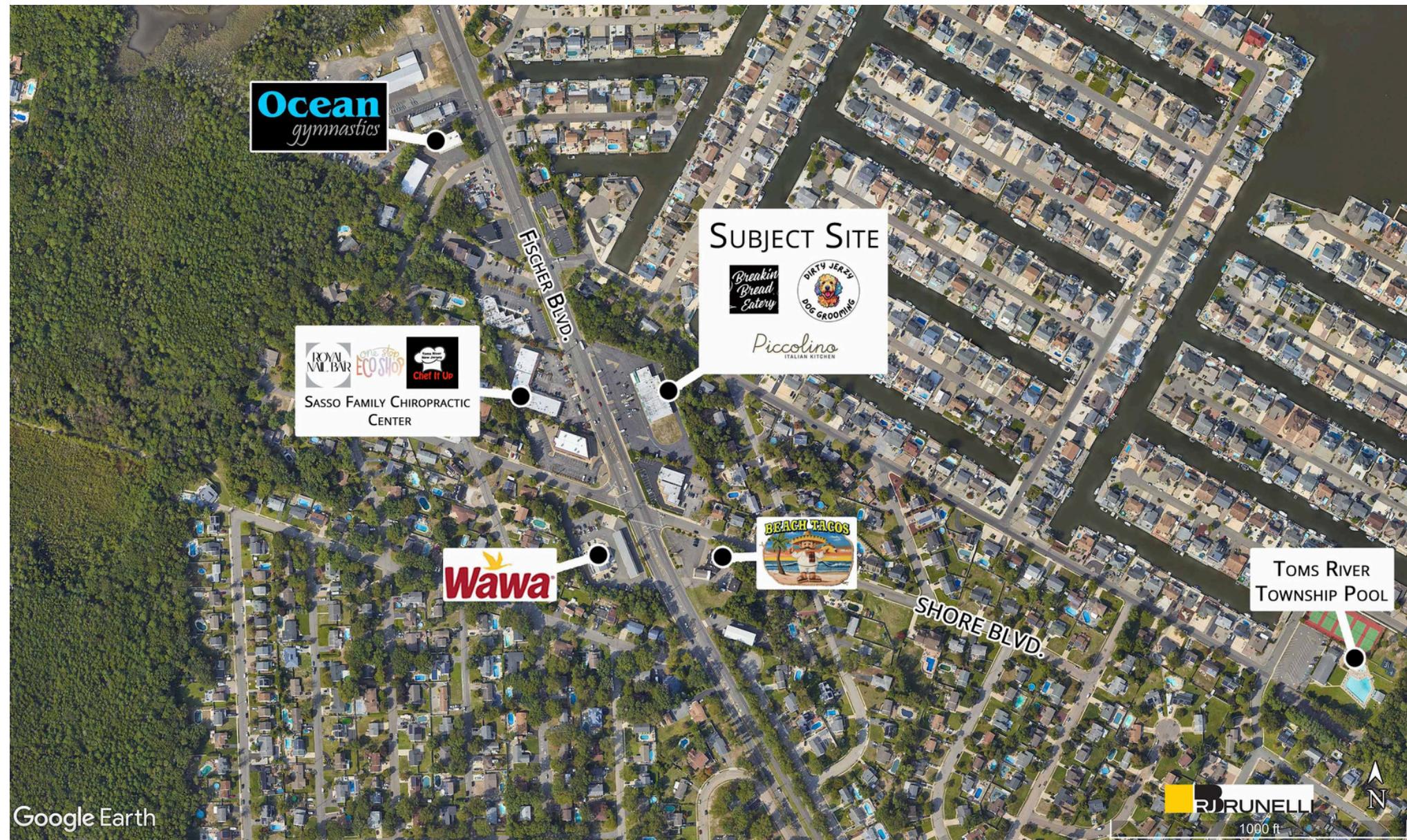
Demographics	1 Mile	3 Miles	5 Miles
Population:	6,181	60,691	152,670
Avg HH Income:	\$142,612	\$131,124	\$124,232
Daytime Pop	4,285	54,939	145,249

Total GLA	Parking	NNN- Estimated
13,008 SF	Approx. 46 Spaces	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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