



AVAILABLE:
1,600 SQ FT

- Prime retail opportunity along Route 37 West in the heart of Toms River's dominant commercial corridor, one of Ocean County's most established retail trade areas.
- ±1,600 SF available, ideally suited for service retail, boutique concepts, food users, or medical/professional occupancy. Excellent pylon signage potential enhances branding and visibility.
- Signalized corner location providing exceptional visibility, controlled access, and easy ingress/egress.
- Positioned at a signalized intersection, the property maximizes consumer recognition and impulse visits, with strong exposure to Route 37 traffic exceeding 43,000 vehicles per day.
- Minutes to the Garden State Parkway, drawing regional traffic and seasonal shore-bound volume.
- Surrounded by national retailers and daily traffic generators, including Walmart, Kohl's, ShopRite of Route 37, Staples, and Ocean County Mall.
- Dense residential population nearby creates a strong repeat customer base.
- Seeking medical/wellness office, urgent care satellite/therapy practice, salon / med spa/beauty concept, quick-service restaurant/café/smoothie bar, cell phone / wireless store, insurance/mortgage / financial office, boutique fitness / personal training studio, pet grooming/specialty pet retail, tobacco/vape/convenience specialty retail (if permitted), UPS/shipping/business services, and specialty dessert/bakery concept.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	6,430	63,316	135,986
Avg HH Income:	\$109,073	\$98,258	\$110,584
Daytime Pop	8,376	68,539	131,063

Total GLA

43,000 SF

Parking

Spaces

NNN Estimated

\$/SF

Traffic Counts

Route 37	45,148 Cars Per Day
NJ Garden State Parkway	113,950 Cars Per Day









864 Route 37 W
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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