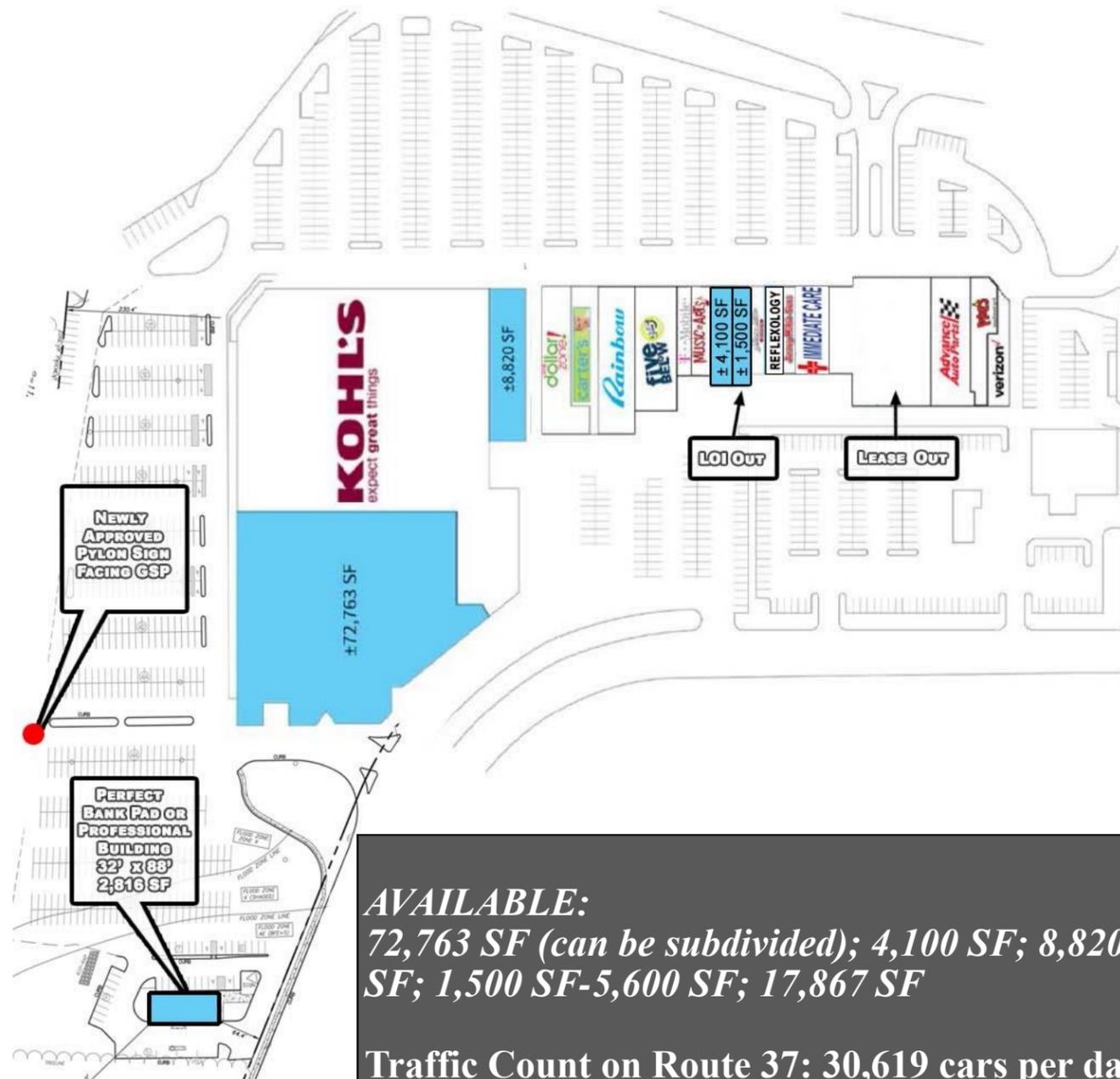


**TOMS RIVER CENTER, 1 ROUTE 37
TOMS RIVER, NEW JERSEY**



AVAILABLE:
72,763 SF (can be subdivided); 4,100 SF; 8,820 SF; 1,500 SF-5,600 SF; 17,867 SF

Traffic Count on Route 37: 30,619 cars per day
Traffic Count on GSP 115,000 cars per day

DEMOGRAPHICS 2020

	1 mile	3 miles	5 miles
POPULATION	9,520	67,733	144,470
AVG. HOUSEHOLD INCOME	\$81,117	\$92,043	\$90,234
DAYTIME POPULATION	15,113	69,109	136,127

For more information please contact:

EXCLUSIVE BROKER
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PROPERTY HIGHLIGHTS:

- Join Kohl's, Five Below, Osh Kosh, Carters, Rainbow, Advanced Auto Parts, Moe's Southwest Grill, T Mobile, and Jersey Mike's
- Located on Route 37 at the intersection of Exit 82A of the Garden State Pkwy, which leads to the summer destination of Seaside, New Jersey
- Toms River officially approved 100ft pylon sign will be erected facing the Garden State Pkwy (115,000 cars per day) naming 2 anchor tenants who will occupy the 72,763 SF
- NNN charges = Taxes \$3.23 psf; CAM/Insurance \$4.47 psf
- Seeking apparel, shoe store, fitness, card/gift shop, furniture, specialty grocery, full service salon/spa, hair/nails/waxing, optical, children's learning center, sushi, beauty supplies, medical and more

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TOMS RIVER CENTER
1 ROUTE 37 WEST
TOMS RIVER, NJ 08753

FULLY APPROVED
100 FT TALL
PYLON FACING
GARDEN
STATE PARKWAY
FOR
2 NEW TENANTS

JOIN THE TOMS RIVER CENTER!



KOHL'S Advance Auto Parts Rainbow
carter's verizon Jersey Mike's Subs Moe's southwest grill
T-Mobile OshKosh B'gosh five BELOW



STAPLES ShopRite BUFFALO WILD WINGS
Panera BREAD SMASH BURGER PARTY FAIR
SportClips HAIRCUTS ME Massage Envy

PERFECT FOR
PROFESSIONAL
BUILDING
32' X 88'
2,816 SF



66,477

115,000

