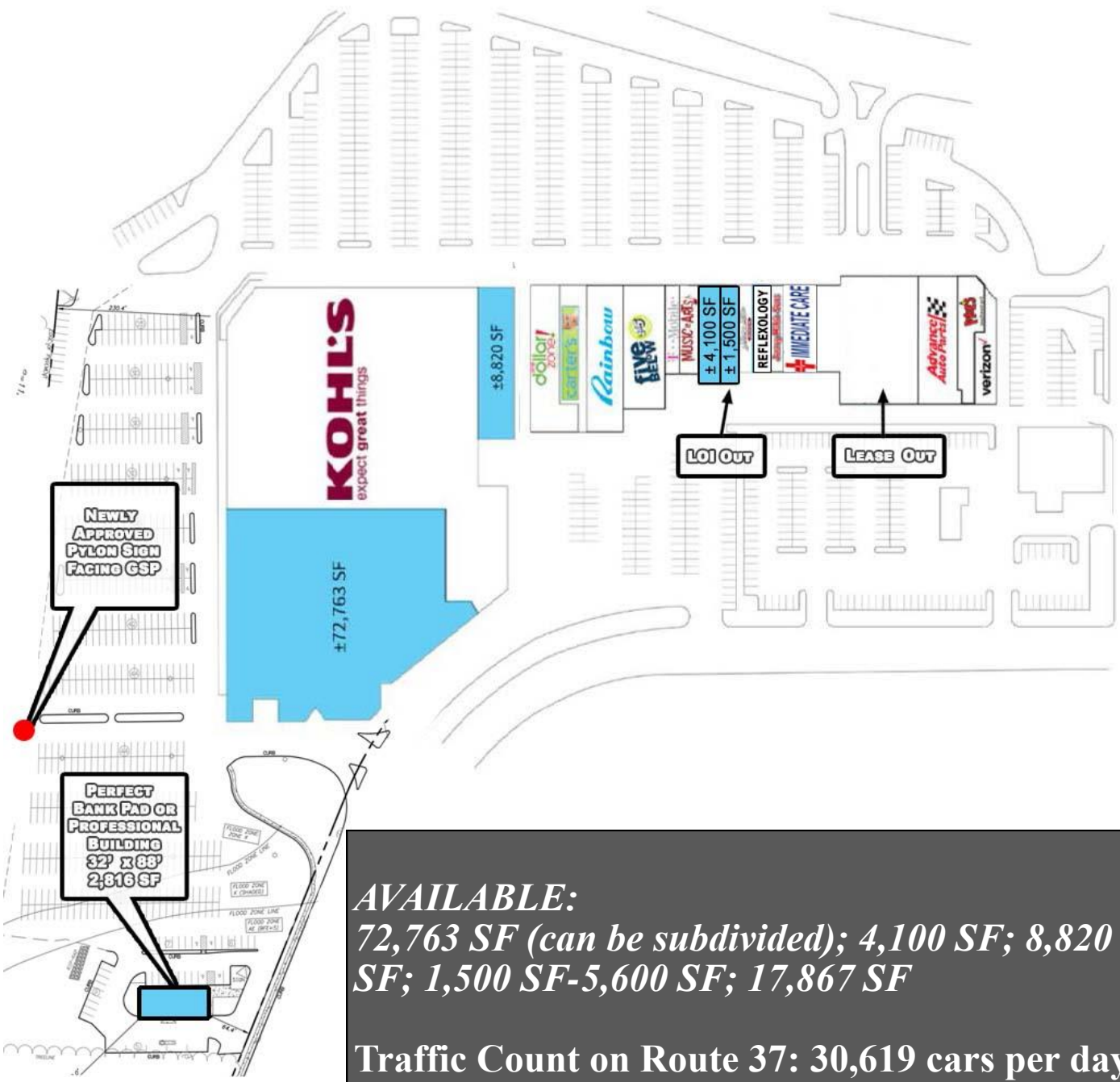


**TOMS RIVER CENTER, 1 ROUTE 37
TOMS RIVER, NEW JERSEY**



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**

For more information please contact:

EXCLUSIVE BROKER
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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



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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

