



**RETAIL/COMMERCIAL PADS
AVAILABLE FOR GROUND LEASE
OR POSSIBLE BUILD-TO-SUIT**

TOMS RIVER, NJ

**CORNER OF ROUTE 37 &
BIMINI DRIVE**

SIZE

Mixed-use project with 150 proposed residential units at signalized intersection

Retail/commercial pads or build-to-suit opportunities

Western parcel: 5.1 acres with access off Bimini Drive

Eastern parcel: 5.9 acres with access off Route 37 and Bimini Drive

ASKING RENT

Upon Request

POSSESSION

2025-2026

COMMERCIAL NEIGHBORS

Marquee 10 Cinemas, Walgreen's, Subaru, Chrysler, Jeep, Dodge, Ram, Turning Point, Jersey Mike's

COMMENTS

Located at a signalized intersection along State Route 37

Bimini Drive is an entrance to Holiday City with over 16,000 homes

Zoning RHB-AH37 — Permitted Uses: Retail products & services including shopping centers, personal services, business, professional and medical offices, banks, restaurants and bars, new and used automobile sales, visual and performing art schools, vocational schools, research laboratories, contractors offices and warehouses, essential services, funeral homes, continuing care and retirement facilities including long-term health care facilities, hotels, child-care centers, auto service and repair, self-storage facilities and veterinary clinics and hospitals.

CONTACT EXCLUSIVE AGENTS

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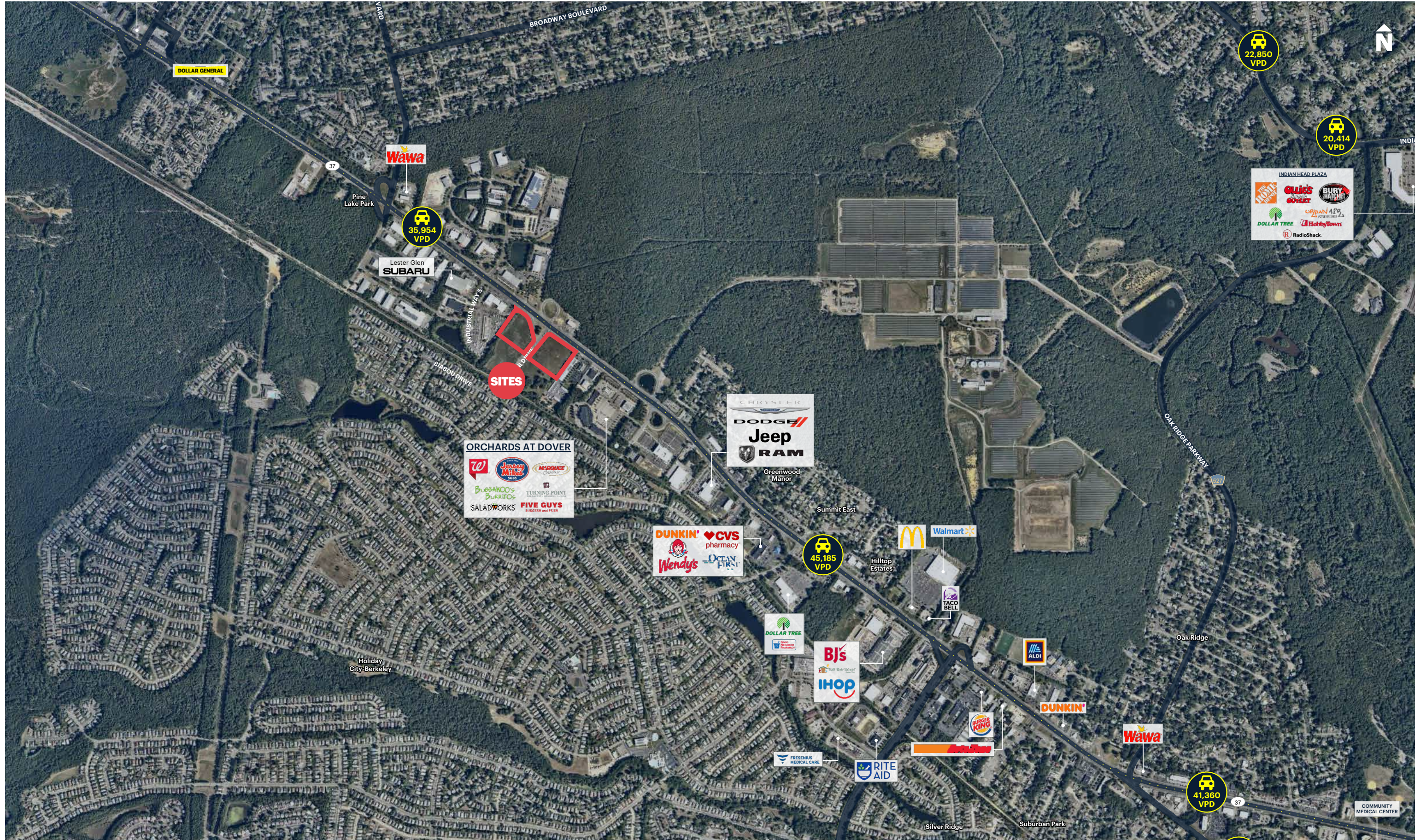


611 River Drive
3rd Floor
Elmwood Park, NJ 07407
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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MARKET AERIAL



LOW LEVEL AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION

7,265

HOUSEHOLDS

3,626

MEDIAN AGE

66.1

COLLEGE GRADUATES (Bachelor's +)

1,342 - 21%

TOTAL BUSINESSES

232

TOTAL EMPLOYEES

3,140

AVERAGE HOUSEHOLD INCOME

\$76,702

3 MILE RADIUS

POPULATION

50,881

HOUSEHOLDS

25,505

MEDIAN AGE

66.0

COLLEGE GRADUATES (Bachelor's +)

10,676 - 25%

TOTAL BUSINESSES

1,253

TOTAL EMPLOYEES

14,036

AVERAGE HOUSEHOLD INCOME

\$84,298

5 MILE RADIUS

POPULATION

121,543

HOUSEHOLDS

53,373

MEDIAN AGE

58.3

COLLEGE GRADUATES (Bachelor's +)

28,796 - 29%

TOTAL BUSINESSES

3,770

TOTAL EMPLOYEES

50,773

AVERAGE HOUSEHOLD INCOME

\$96,762

*2023 estimates