

UNDER NEW OWNERSHIP

2,379 SF AVAILABLE

6,435 SF DIVISIBLE

676 SF (2) AVAILABLE



YORKTOWNE BLVD.

HOOPER AVE. 42,998 VPD




2850 YORKTOWNE BLVD.
TOMS RIVER, NEW JERSEY
YORKTOWNE PLAZA

FOR LEASE 646 SF - 6,435 SF

SHANE WIERKS
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C: 908.581.7781
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HOOOPER AVE. 42,998 VPD



1-2 - DOMINO'S	
Leasable Area	1,681
3 - MARINER FINANCE	
Leasable Area	1,692
4 - SHORE KICKBOXING	
Leasable Area	1,411
5 - PIP PRINTING	
Leasable Area	1,211
6 - NOVA GAMES	
Leasable Area	1,205
7 - A TASTE OF THE ISLANDS	
Leasable Area	942
8-9 - EZ FIT TRANSFORMATION CENTER	
Leasable Area	2,501
10 - DOGGIE TREATS GROOMING	
Leasable Area	1,146
11 - BODY PIERCING	
Leasable Area	981
12-13 - ELEANOR HEALTH	
Leasable Area	1,572
14 - KELLUM'S HAIR BRAIDING	
Leasable Area	671
15 - DESIREE DEAN	
Leasable Area	668
16-20 - DANCE STUDIOS	
Leasable Area	3,456
21-22 - LUCKY CONVENIENCE	
Leasable Area	1,189
23 - IDENTO GO	
Leasable Area	681
24 - ROBERT G. HAGGAN II INSURANCE AGENCY	
Leasable Area	611
25-26 - CIGAR SHOP	
Leasable Area	1,341
27 - AVAILABLE	
Leasable Area	676
28 - BARBER SHOP	
Leasable Area	648
29 - AVAILABLE	
Leasable Area	676
30 - LASH & BEAUTY BOUTIQUE	
Leasable Area	796
31-37 - AVAILABLE	
Leasable Area	5,561
38 - AVAILABLE	
Leasable Area	830
39-43 - SOCIAL SECURITY	
Leasable Area	6,684
44 - AVAILABLE FORMER CLEANERS	
Leasable Area	2,379

2850 YORKTOWNE BLVD. TOMS RIVER, NJ

SITE INFORMATION

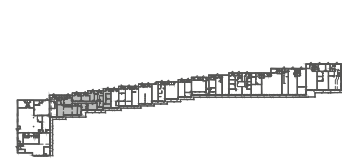
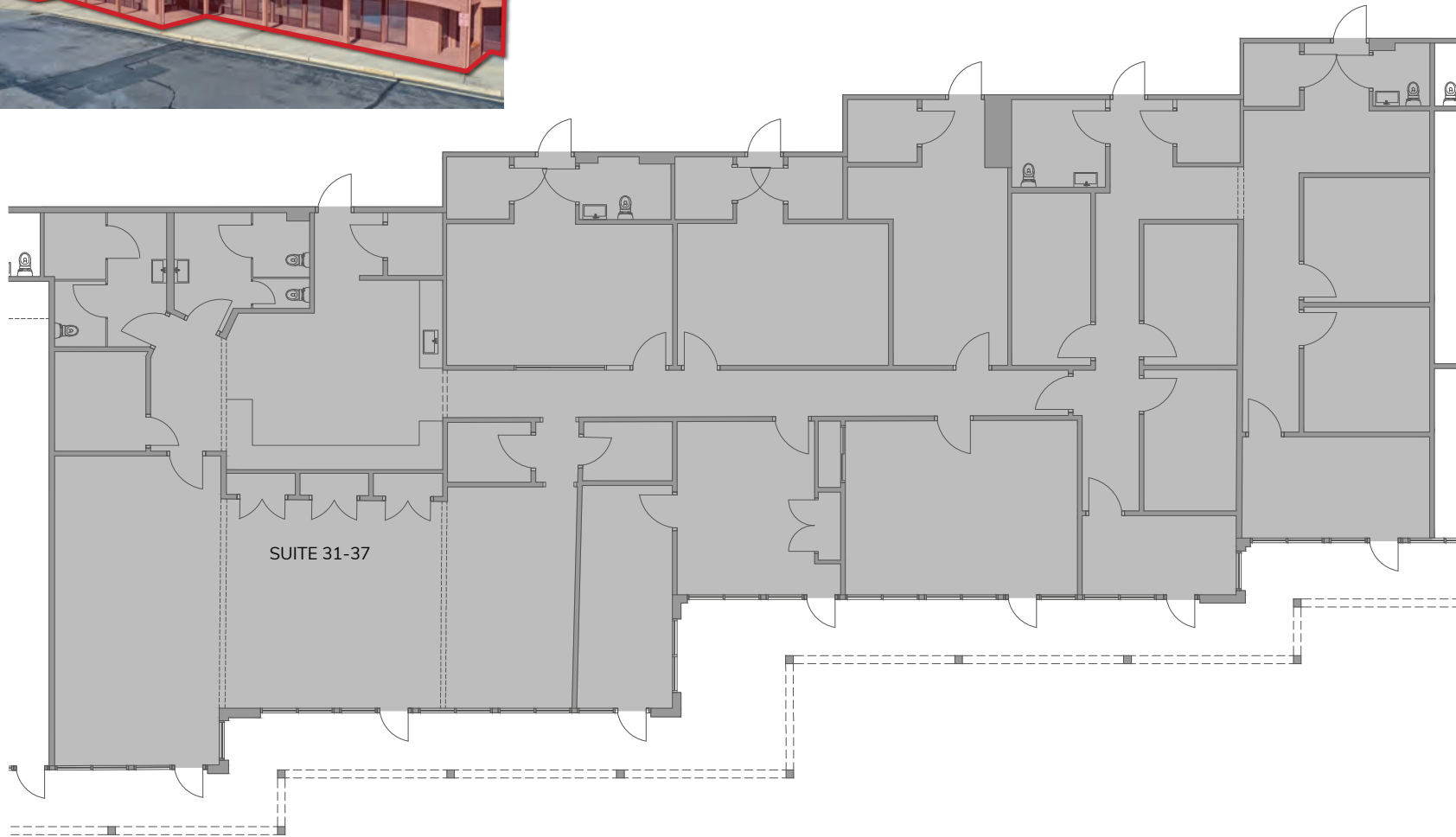
GLA: 41,209 SF EXISTING **NNN:** \$4.15 PSF | TAX: \$1.90 CAM/INS \$2.25
AVAILABLE: 6,435 SF DIVISIBLE **FRONTAGE:** 219' ON HOOPER
RENT: CALL FOR QUOTE **TRAFFIC:** 42,998 VPD ON HOOPER

NOTES: SIGNALIZED INTERSECTION
 HIGHLY VISIBLE PYLON



Suite Calculation

Floor: 1
Suite: 31-37
Name: RESOURCE CENTER
Leasable: 5,561
Calc ID: 1.22



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SUITES 31-37



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





BAY HARBOR PLAZA
 Bank of America
 Aaron's
 Stop&Shop
 coinstar
 Burlington
 coat factory

BRICK PAVILION
 Spirits Retro Fitness
 OCEANFIRST


 SITE



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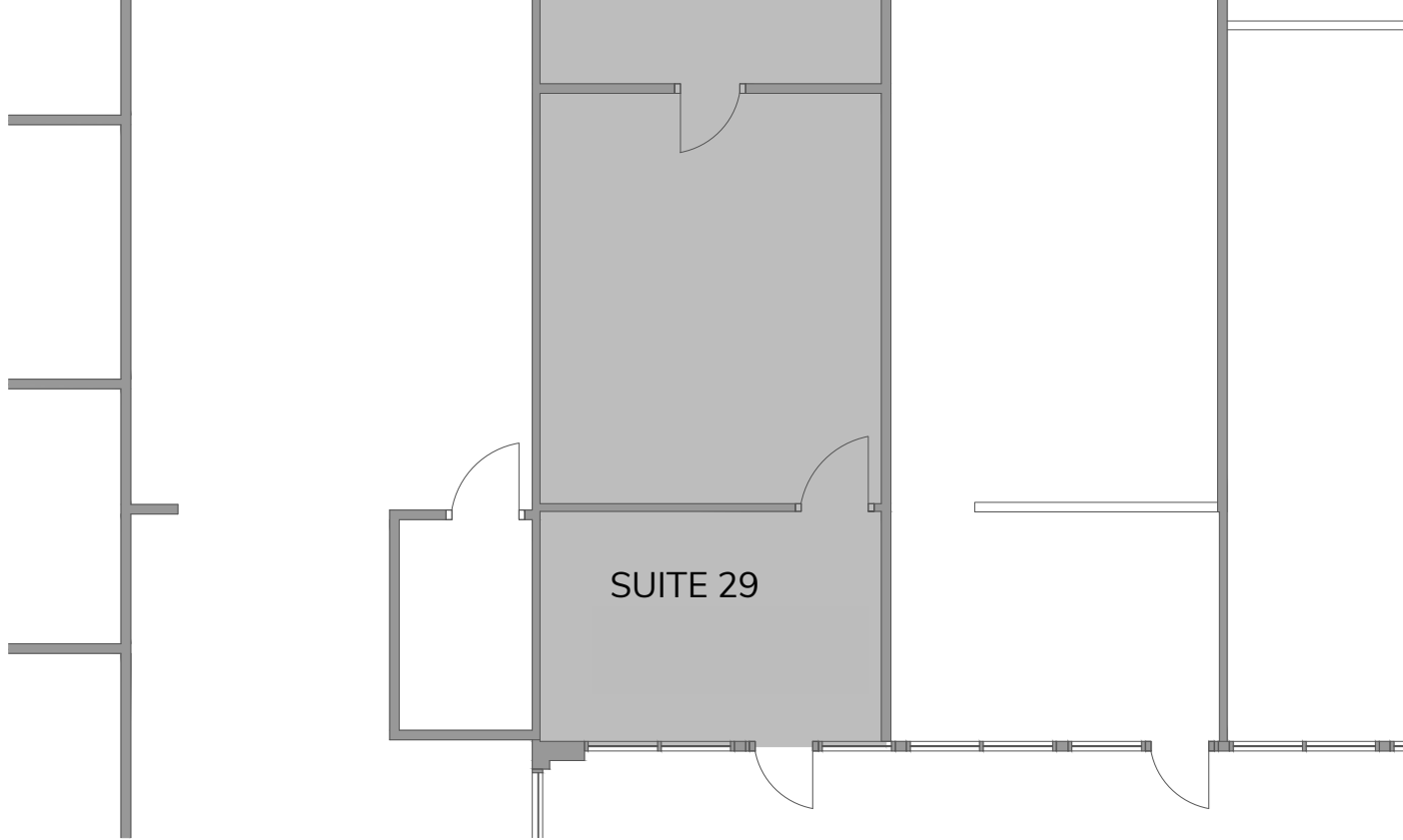
LOCAL AREA



JEFFERY REALTY
 Retail Specialist

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Suite Calculation

Floor: 1
 Suite: 29
 Name: SHORESOUND STUDIOS
 Leasable: 676
 Calc ID: 1.20



Suite: 29
 Leasable Area: 676

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SUITE 29



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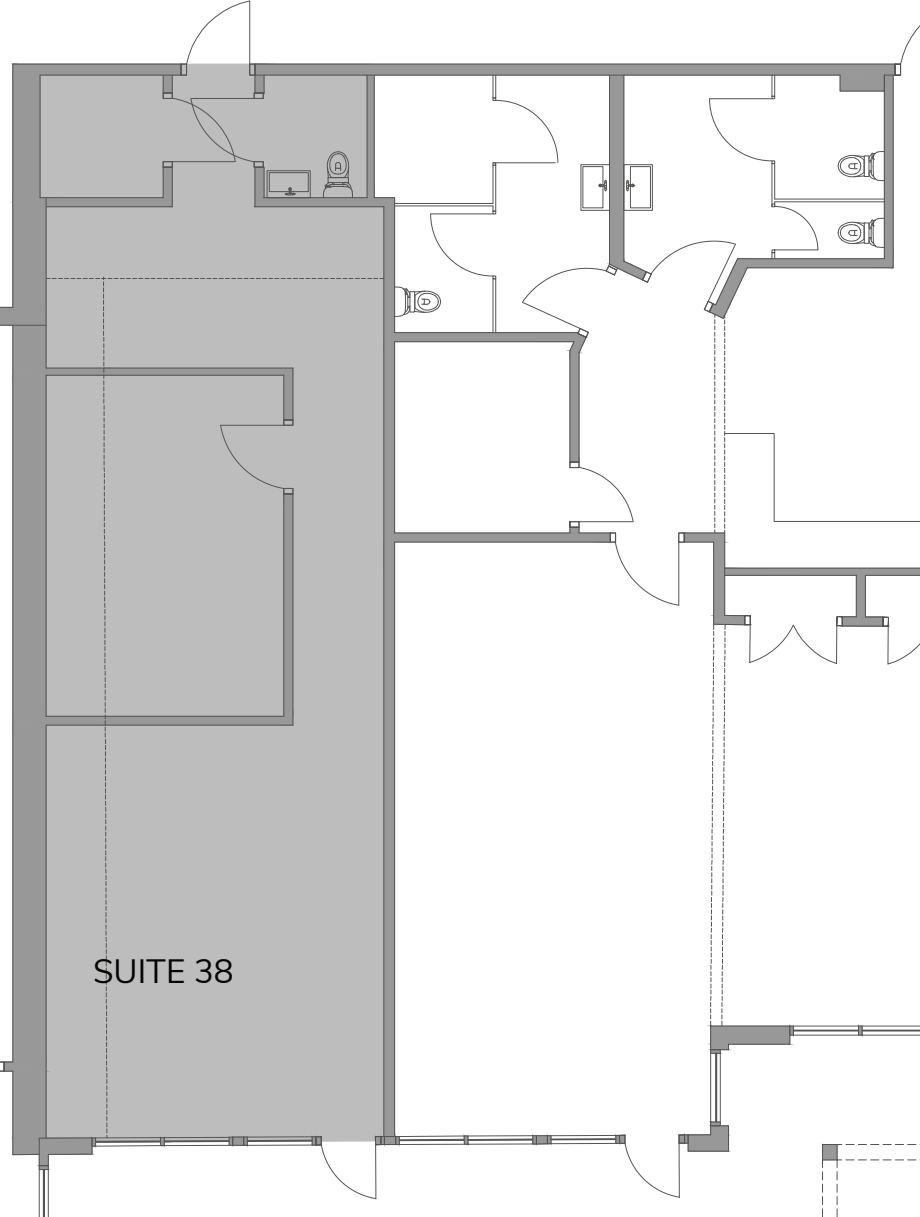


Suite Calculation

Floor: 1
Suite: 38
Name: LAW OFFICE
Leasable: 830
Calc ID: 1.23



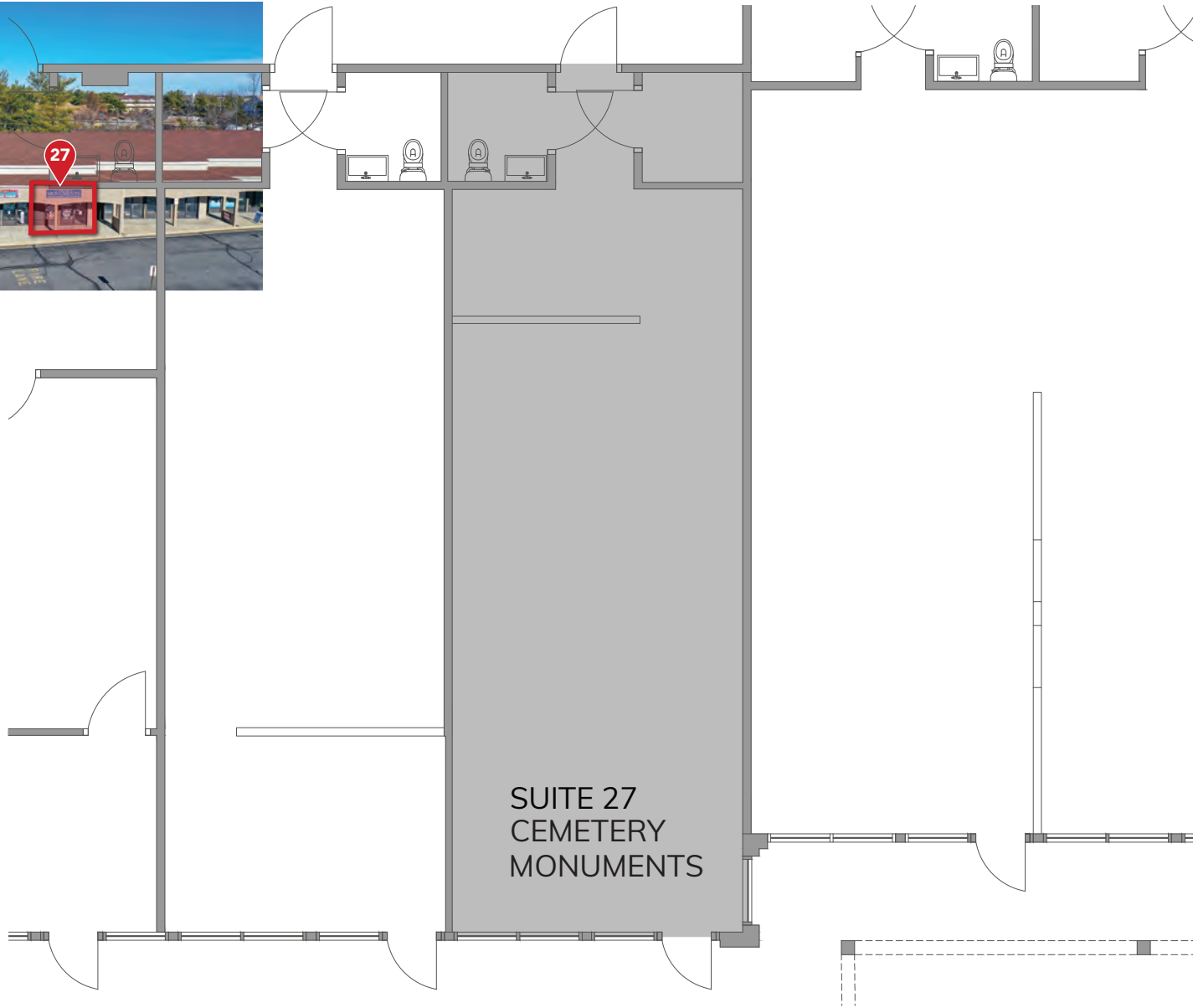
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Suite: 38
Leasable Area: 830

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SUITE 38



Suite Calculation

Floor:	1
Suite:	27
Name:	CEMETERY MONUMENT:
Leasable:	676
Calc ID:	1.18



Suite:	27
Leasable Area:	676

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SUITE 27

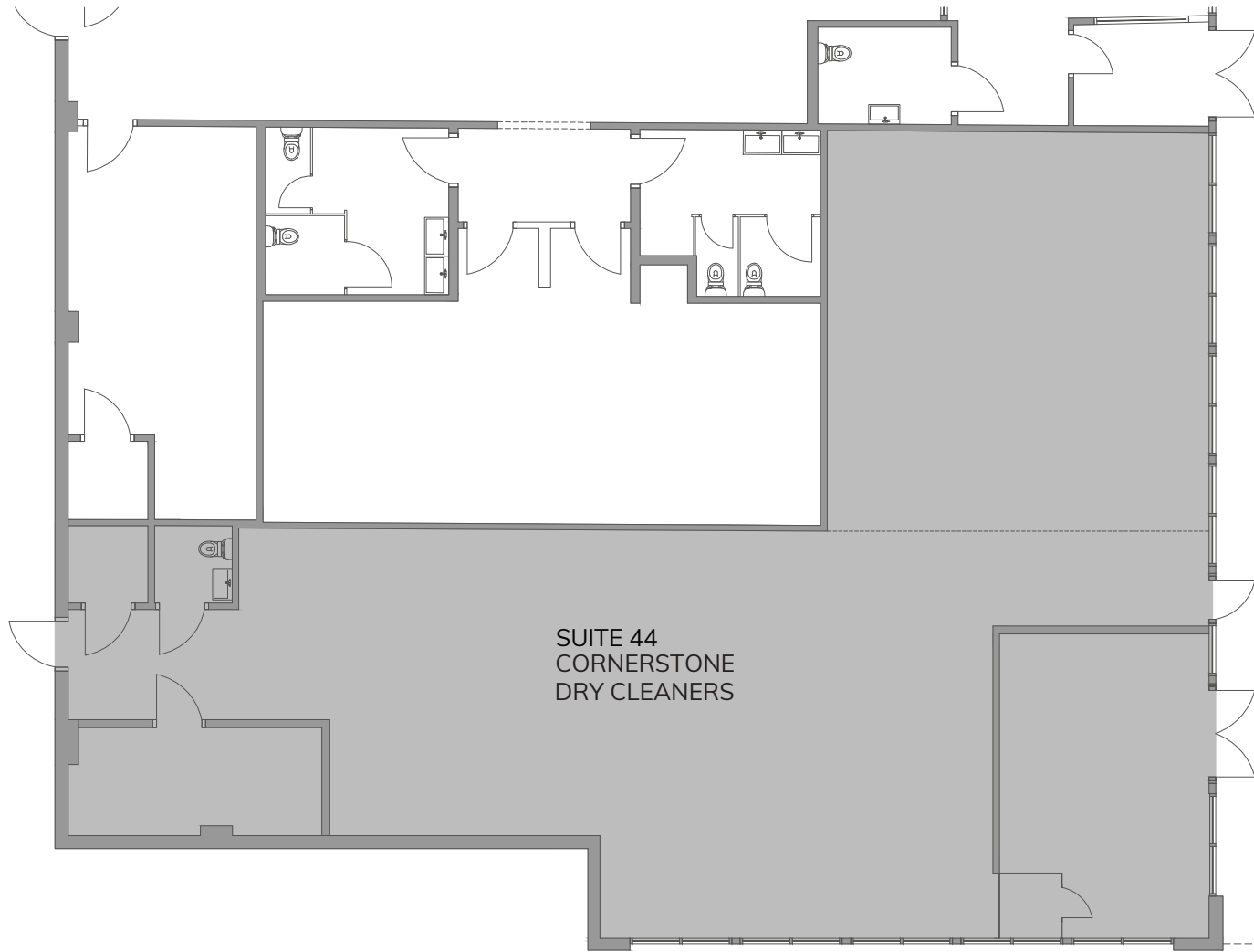


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Suite Calculation	
Floor:	1
Suite:	44
Name:	DRY CLEANERS
Leasable:	2,379
Calc ID:	1.25



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Suite:	44
Leasable Area:	2,379

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SUITE 44



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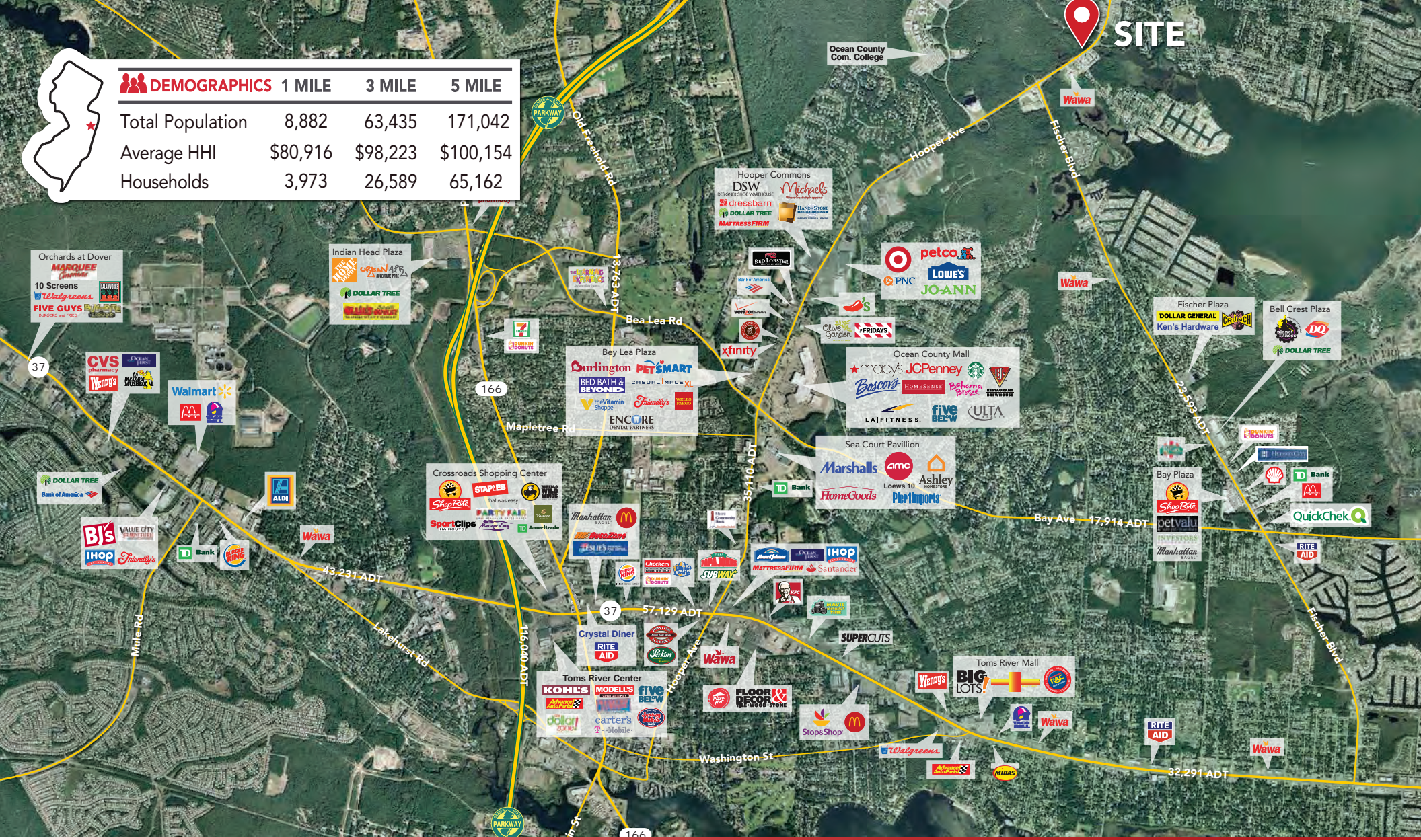
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,882	63,435	171,042
Average HHI	\$80,916	\$98,223	\$100,154
Households	3,973	26,589	65,162

SITE



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TOMS RIVER MARKET AERIAL



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Retail Specialist

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BRICK MARKET AERIAL