



FEATURED PROPERTY

AVAILABLE FOR LEASE

FORMER RITE AID BUILDING & PROPERTY

13,050 SQ. FT. AVAILABLE

2 NJ37 EAST & NJ9, TOMS RIVER, NJ

MAJOR INTERSECTION!

Near ShopRite, Staples, Dollar Tree, Panera Bread, Crystal Diner, McDonalds, and more!



Asking: \$21.00 PSF, TRIPLE NET



NJ COMMERCIAL REALTY SERVICES

Member ICSC - International Council of Shopping Centers

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FEATURES:

- Store Size: 13,050 SF, Foot Print: (80' Wide x 163.10 +/- Depth)
- Parking: 67 Spaces +
- Possibility of additional parking in the rear TBD (Est. 40 extra spaces)
- Refrigeration: In place
- Power: Heavy 3 Phase Power
- Loading Door: In rear
- Ingress/Egress: Route 37 E and Route 9
- Triple Net: Real Estate Taxes - \$5.40 psf +/-; Plus Insurance /Maintenance
- Real Estate Tax: \$70,462.43 year; Rite Aid Bldg is 68% of the Building Assessment, since Diner shares the overall lot
- Traffic Count: In excess of 45,000 cars per day (aadt)
- Unique site because ownership holds title to the Rite Aid all the way east past the McDonalds with common access.



PROPERTY ADDRESS:

2 NJSH 37 EAST & NJSH 9, TOMS RIVER, NJ

	1 MILES	3 MILES
Population	9,776	69,477
Households	3,561	26,327
Median HHI	\$78,819	\$84,434
Daytime Emp.	15,461	36,849

Demographic Data Source: Applied Geographic Solutions (REGIS)

