

UNDER NEW OWNERSHIP

NEW FACADE COMING SOON!

NEWLY BRANDED
BELLCREST
PLAZA



**931-953 FISCHER BLVD.
& CATTUS ISLAND BLVD.**
TOMS RIVER, NEW JERSEY
BELLCREST SHOPPING PLAZA

FOR LEASE UP TO 14,862 SF

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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.



- 37. RWJ Barnabas 9,355 SF
- 36. RWJ Barnabas
- 35A. Grocery Outlet 16,000 SF
- 35B. **AVAILABLE 14,862 SF**
- 34. Dollar Tree 10,019 SF
- 33. Margo's 2,375 SF
- 32. NJ Nails 2,375 SF
- 31. Jiu Jitsu 3,605 SF
- 30. **AVAILABLE 536 SF**
- 29. Jiu Jitsu
- 28. Jiu Jitsu
- 27. Dry Cleaners 1,175 SF

- 1. **AVAILABLE 956 SF**
- 2-3. NeverImage Studio 1,781 SF
- 4. **AVAILABLE 893 SF**
- 5. Dairy Queen 585 SF
- 6. Vape Store 595 SF
- 7. Salon Bree 1,189 SF
- 8. Salon Bree

- 9. Dairy Queen 1,800 SF
- 10. **AVAILABLE 6,304 SF**
- 11A. Jagged Edge 1,100 SF
- 11B/12. **AVAILABLE 3,590 SF**
FULLY BUILT RESTAURANT
- 13-18. Planet Fitness 14,690 SF
- 19. Chickentown 1,200 SF

- 20. Tardi's Ristorante 1,500 SF
- 21. #1 China Restaurant 900 SF
- 22. Tardi's Ristorante
- 23-24. Dance Studio 1,800 SF
- 25. **AVAILABLE 924 SF**
- 26. **AVAILABLE 924 SF**



931-953 FISCHER BLVD. TOMS RIVER, NJ

SITE INFORMATION

GLA: 102,331 SF

NNN: \$7.00 PSF

NOTES: • MULTIPLE ACCESS POINTS

AVAILABLE: 536 - 17,000 SF

FRONTAGE: 183' ON FISCHER

• OVER SIZED SINGLE TENANT PYLON

RENT: CALL FOR QUOTE

TRAFFIC: 20,748 VPD ON FISCHER

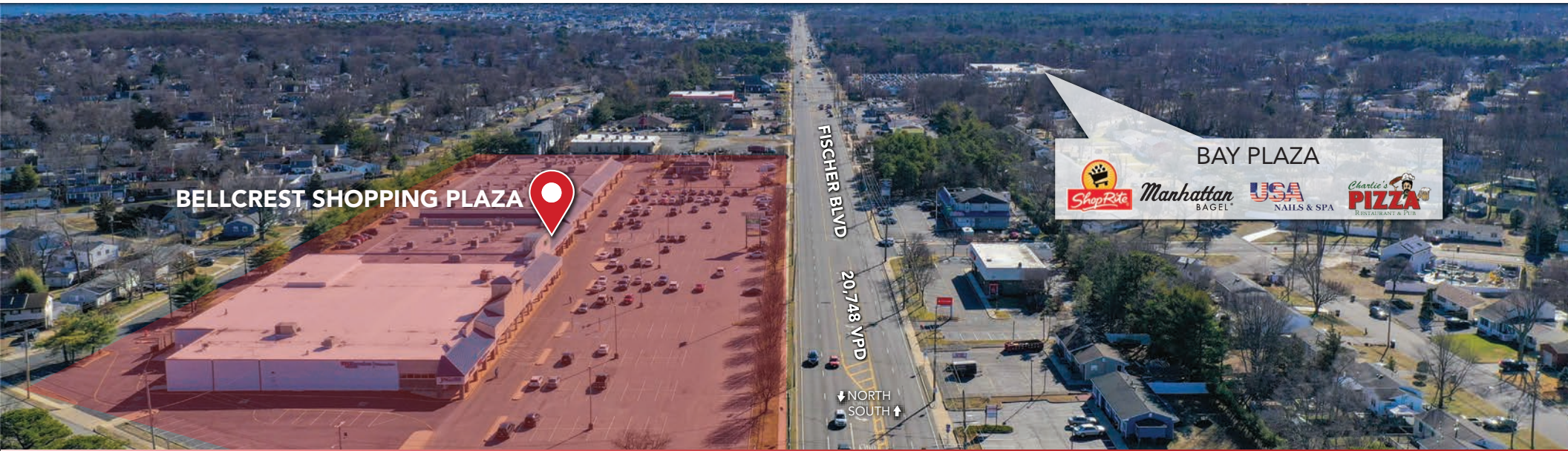
• MAJOR NEW IMPROVEMENTS, SIGNAGE AND FACADES COMING



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931-953 FISCHER BLVD. TOMS RIVER, NJ

LOCAL MARKET



931-953 FISCHER BLVD. TOMS RIVER, NJ

SUITE 35B



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FACADE RENDERING

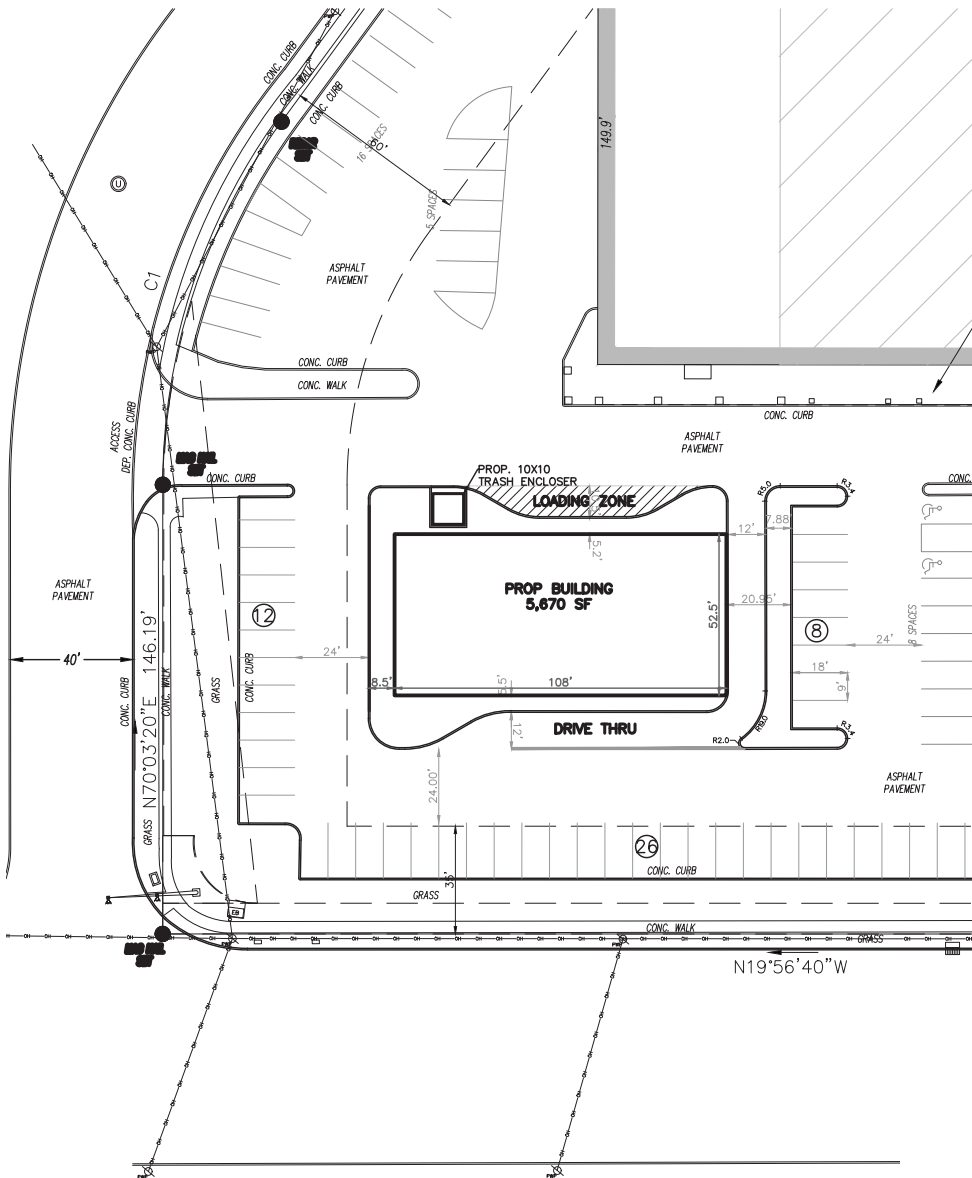


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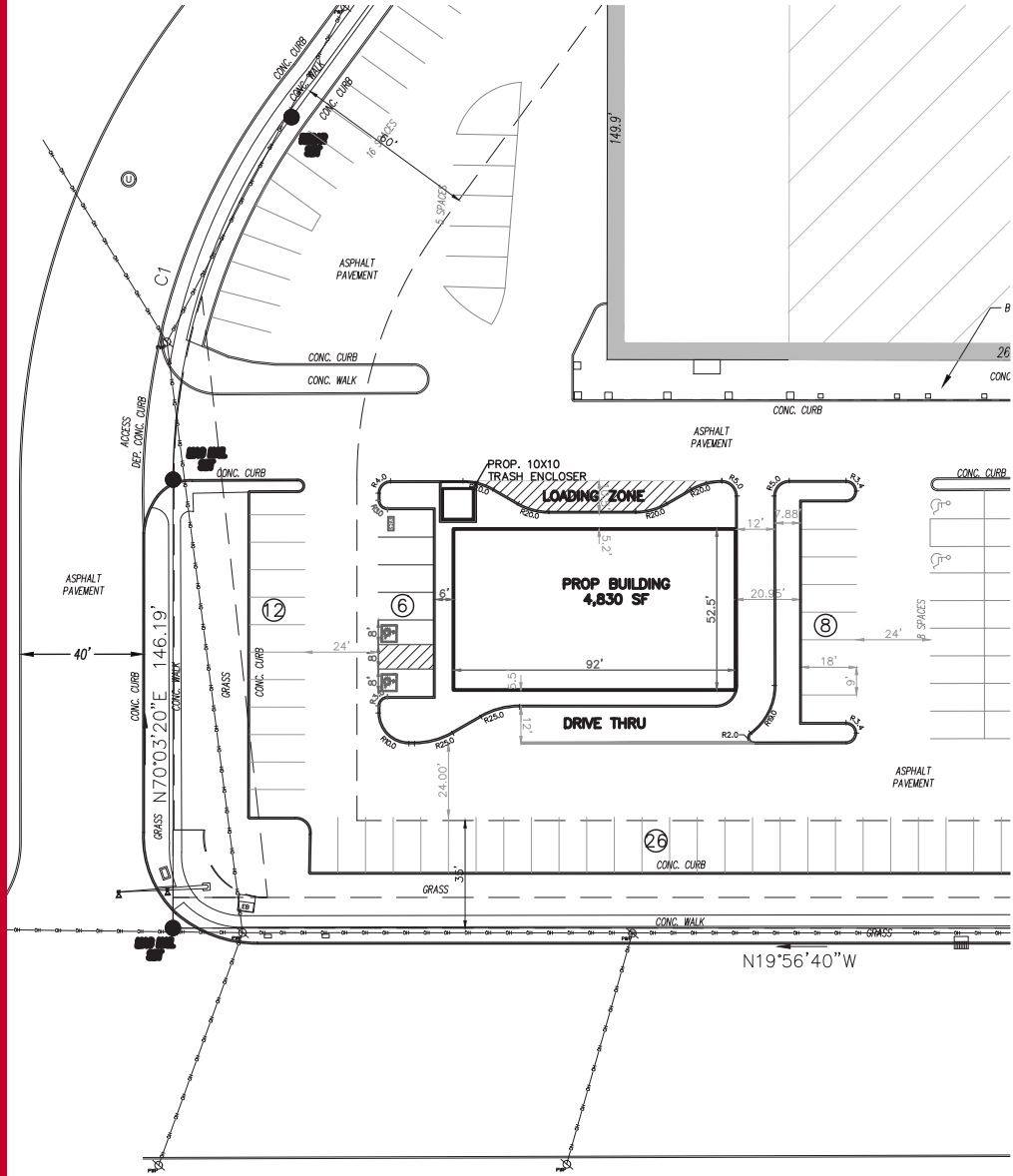
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PLAN A



PLAN B

931-953 FISCHER BLVD. TOMS RIVER, NJ

PROPOSED PADS



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SITE RENDERING



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SITE RENDERING



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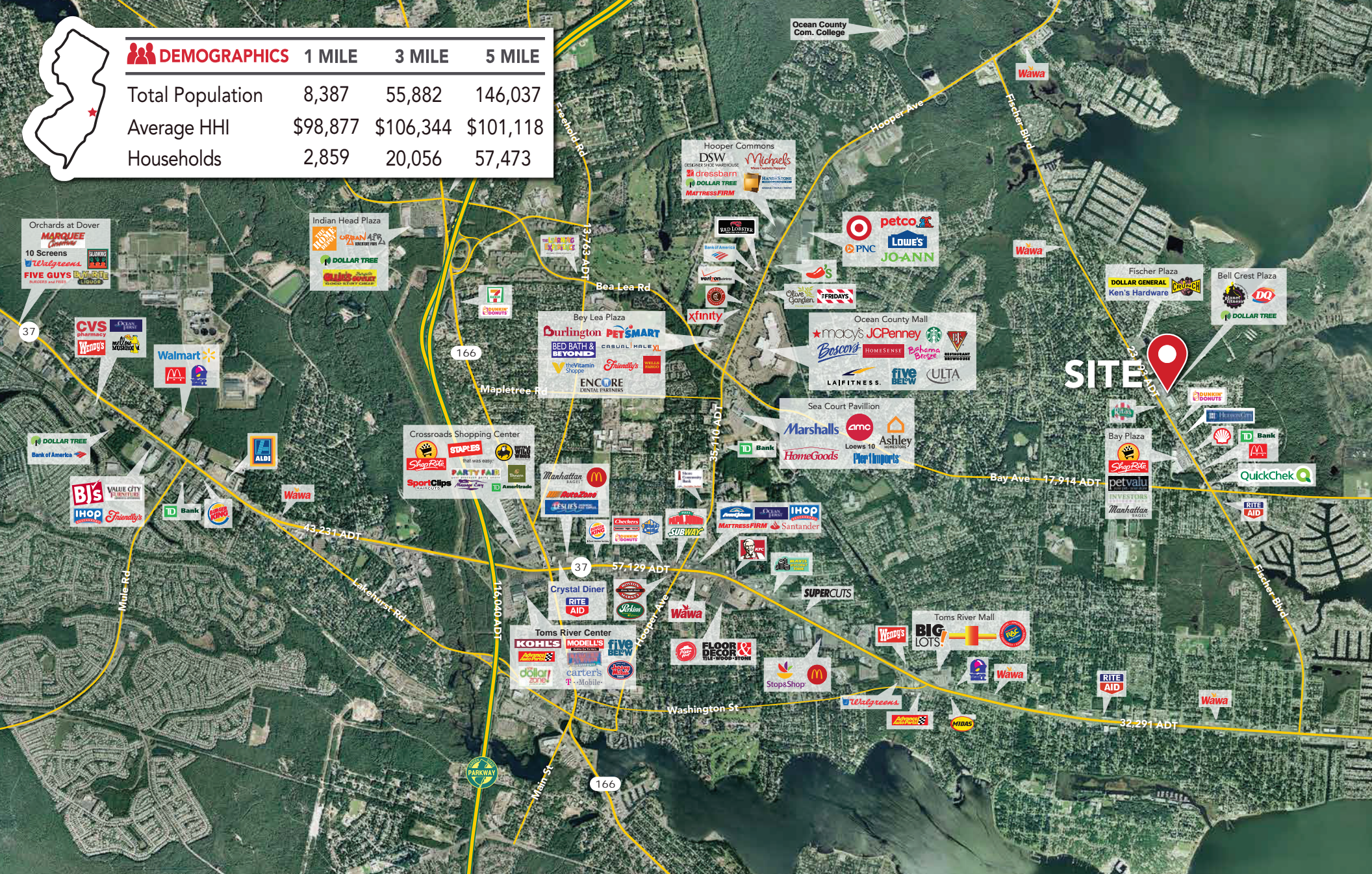
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,387	55,882	146,037
Average HHI	\$98,877	\$106,344	\$101,118
Households	2,859	20,056	57,473



931-953 FISCHER BLVD. TOMS RIVER, NJ

MARKET AERIAL