

## Specifications

±5,000 SF  
BUILDING 1

±2,800 SF  
BUILDING 2

±5,700 SF  
BUILDING 3

±2.37 AC (Block 566.02, Lot 6)  
LOT SIZE

Mostly Paved with Asphalt  
PARKING

VB – Village Business  
ZONING

\$42,824.78  
TAXES (2025)

\$3,500,000  
SALE PRICE

0.9 Miles to Route 9  
1.0 Miles to GSP Exit 81  
1.1 Miles to Route 37  
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

**Jason M. Crimmins, CCIM, SIOR, Chief Executive Officer, 973.379.6644 x 122, jmcrimmins@blauberg.com**

**Alessandro (Alex) Conte, CCIM, SIOR, President, 973.379.6644 x 131, aconde@blauberg.com**

**Charles T. Kavanagh, SIOR, Executive Vice President, 973.379.6644 x 113, ctkavanagh@blauberg.com**

**Peter J. Murano, Jr., Managing Executive Director, 973.379.6644 x 114, pjmurano@blauberg.com**

**FOR SALE | 71 IRONS STREET | TOMS RIVER, NJ**



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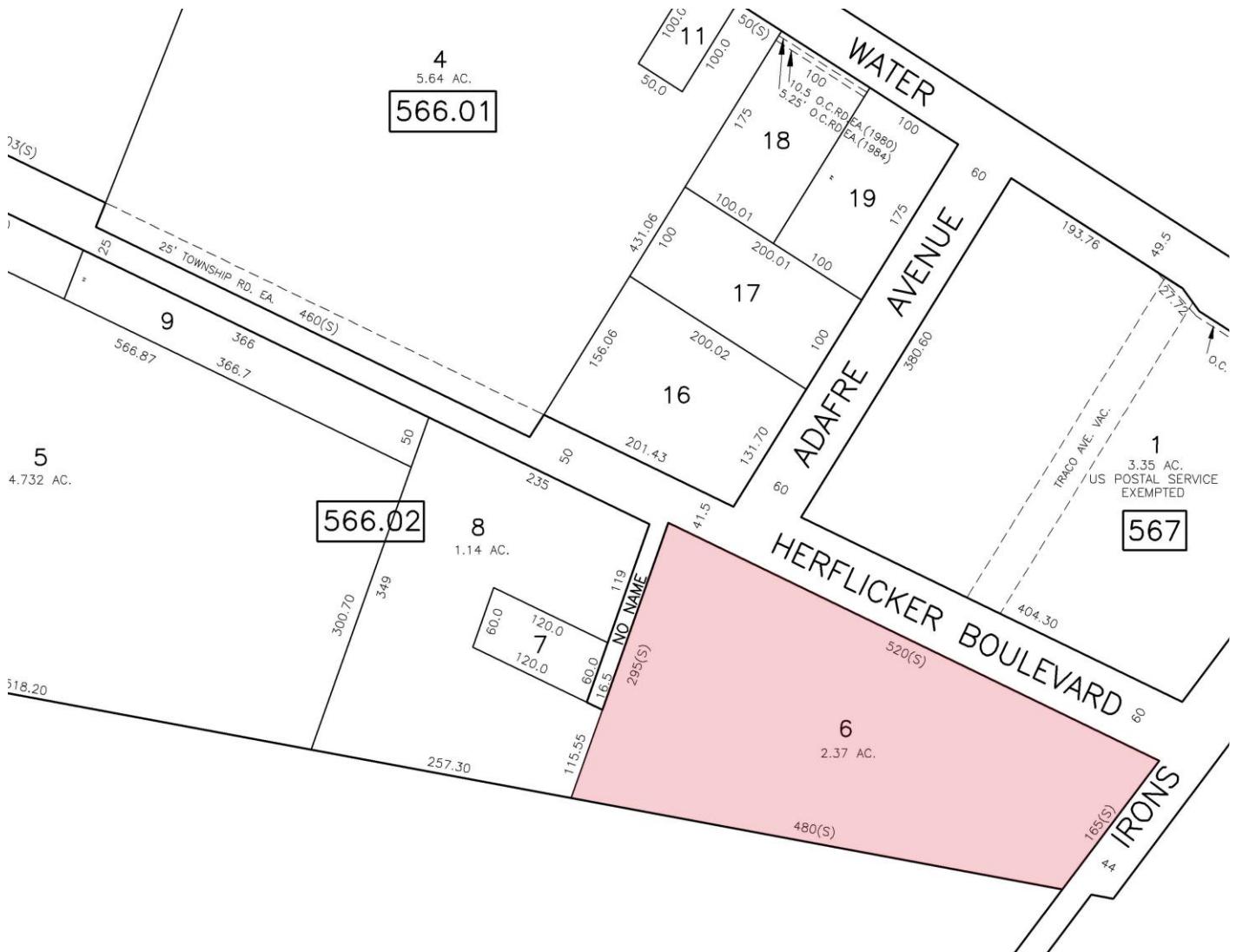
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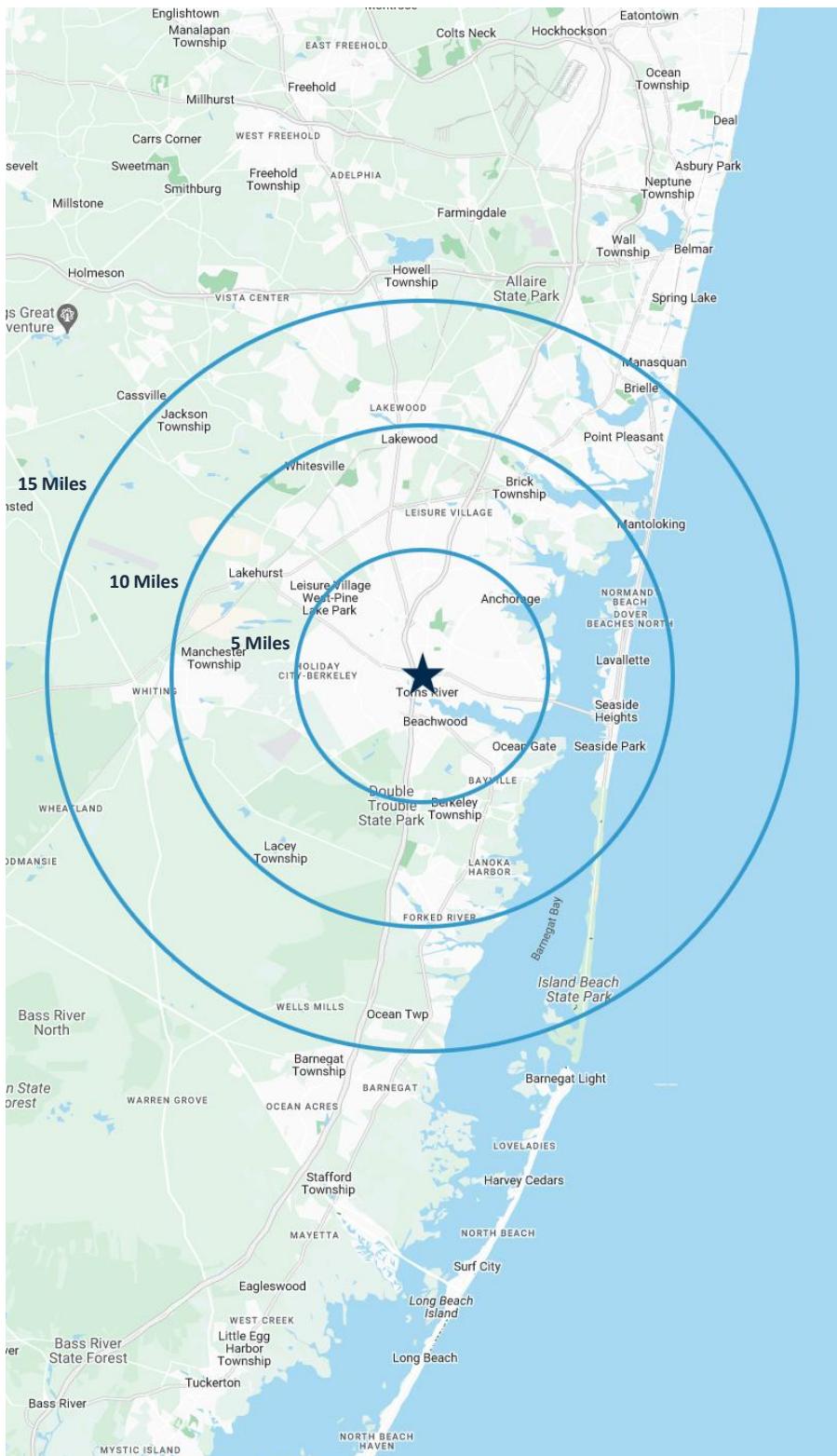
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## 5 MILES

- Total Population: 132,895
- Households: 52,072
- Median Household Income: \$92,759
- Average Household Size: 2.5
- Transportation to Work: 57,614
- Labor Force: 106,468

## 10 MILES

- Total Population: 392,473
- Households: 149,179
- Median Household Income: \$87,376
- Average Household Size: 2.6
- Transportation to Work: 155,058
- Labor Force: 305,399

## 15 MILES

- Total Population: 619,170
- Households: 228,963
- Median Household Income: \$96,648
- Average Household Size: 2.7
- Transportation to Work: 255,121
- Labor Force: 480,634

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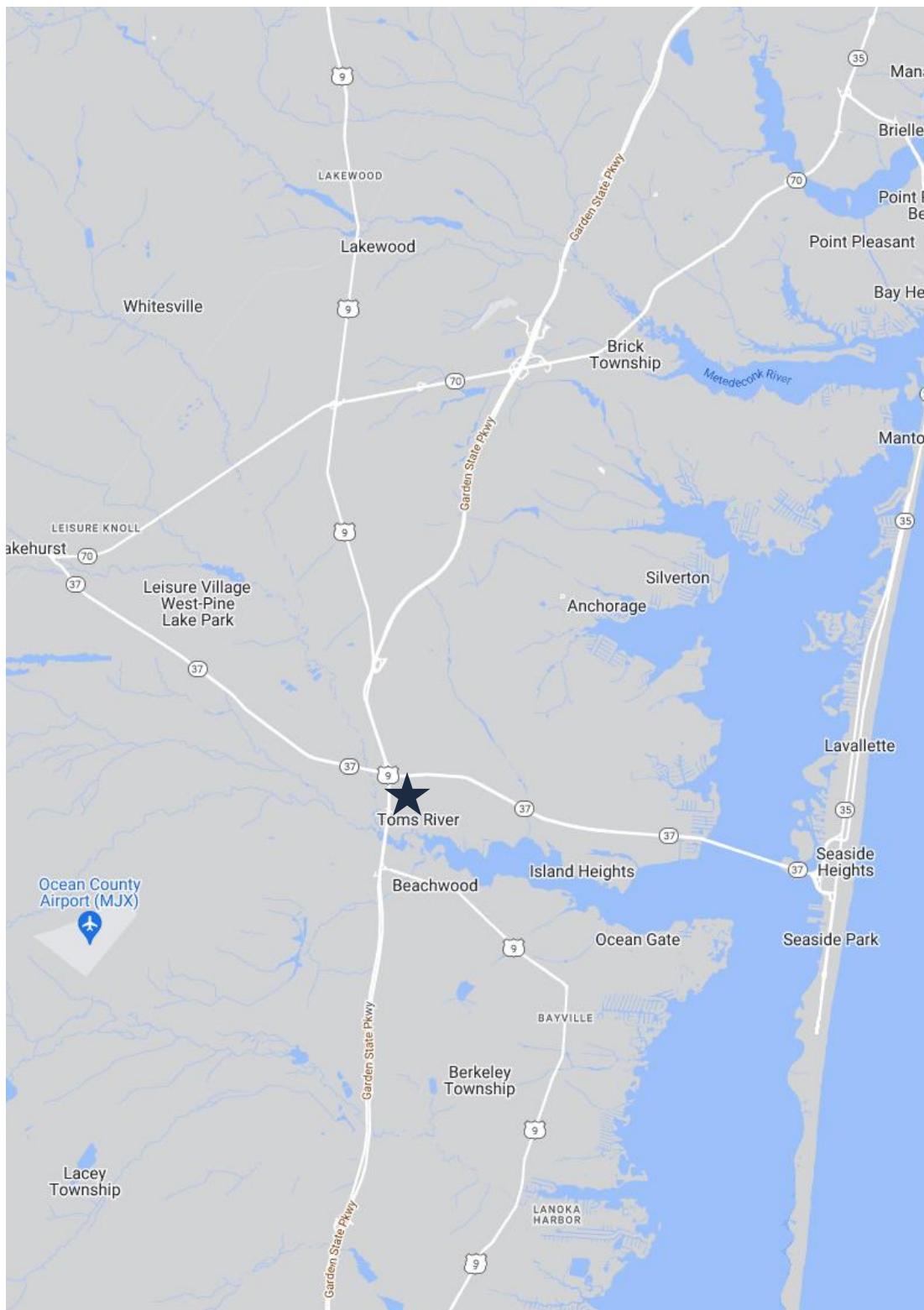
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**ACCESSIBILITY**



0.9 MI  
Route 9



1.0 MI  
GSP Exit 81



1.1 MI  
Route 37

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