



Thomas Bench
Mark Nasr
David Fredericks



**OFFERING MEMORANDUM
MULTI-TENANT CENTER
165-171 Route 37, Toms River, NJ 08753**

**Presented By:
Mario Brunelli**

VP of Investment Sales And Site Acquisitions
400 Perrine Road, Suite 405 Old Bridge, NJ 08857
D 732-721-5800
M 786-570-9723

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RJBrunelli&Co and should not be made available to any other person or entity without the written consent of RJBrunelli&Co. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RJBrunelli&Co has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, RJBrunelli&Co has not verified, and will not verify, any of the information contained herein, nor has RJBrunelli&Co conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All property showings are by appointment only.
Please consult your RJBrunelli&Co agent for more details.

SUBJECT OFFERING

RJBrunelli & Company has been retained by the owner to sell the 100% fee simple interest in Multi-Tenant Strip Center, a 100% occupied strip center located in Toms River, New Jersey, where Route 37 and Hooper Ave connect. The Strip Center is 14,500 square feet, with an estimated 61,000 vehicles per day on Route 37 and 25,000 vehicles per day on Hooper Ave., offering strong exposure. Conveniently close to Seaside Heights (a seasonally busy coastal destination), and accessible via Route 9, Route 35, Route 70, and the Garden State Parkway.



Location: 165-171 Route 37, Toms River, NJ

GLA: 14,500 SF

Acres: .71

Tenants: Altantic Dental, Great Clips, SMS Dog Training, Pay More Electronics, Royal King Vape Shop

Asking Price: \$4,300,000

Cap Rate: 7.3%

Net Operating Income: \$313,768

Occupancy: 100%

Year Built: 1965



PRIME LOCATION – Situated on the high-traffic Route 37, offering excellent visibility and access. High daily commuter traffic from nearby residential areas and businesses.

VARIETY OF RETAIL SPACES – Flexible suite sizes, suitable for a range of businesses, from retail to service-oriented tenants. Configurations available for small, medium, and large storefronts.

LOCAL AREA – Located in the heart of Toms River, a densely populated area with a strong mix of residential, commercial, and retail developments. Close proximity to schools, residential neighborhoods, and entertainment venues.

SURROUNDING ATTRACTIONS – Close proximity to the Jersey Shore, popular for its tourism and summer traffic. Easy access to public transportation and nearby residential communities.

SHOPPING NEARBY – The subject site is just east of the Toms River Shopping Center—anchored by Kohl’s and other well-known retailers—and is also within easy driving distance of the indoor Ocean County Mall and the Walmart Supercenter on Route 37 West.

DEMOGRAPHICS – The area around 165–171 Route 37 in Toms River has a median household income of about \$95K, a strong base of homeowners, and a well-educated, predominantly middle-aged population.

DEMOGRAPHIC PROFILE WITHIN A 5 MILE RADIUS:



POPULATION

144,850



AVERAGE HH INCOME

\$99,441



HOUSING UNITS

56,930



BUSINESSES

7,328



DAYTIME POP.

54,912



MEDIAN AGE

45

Rent Roll

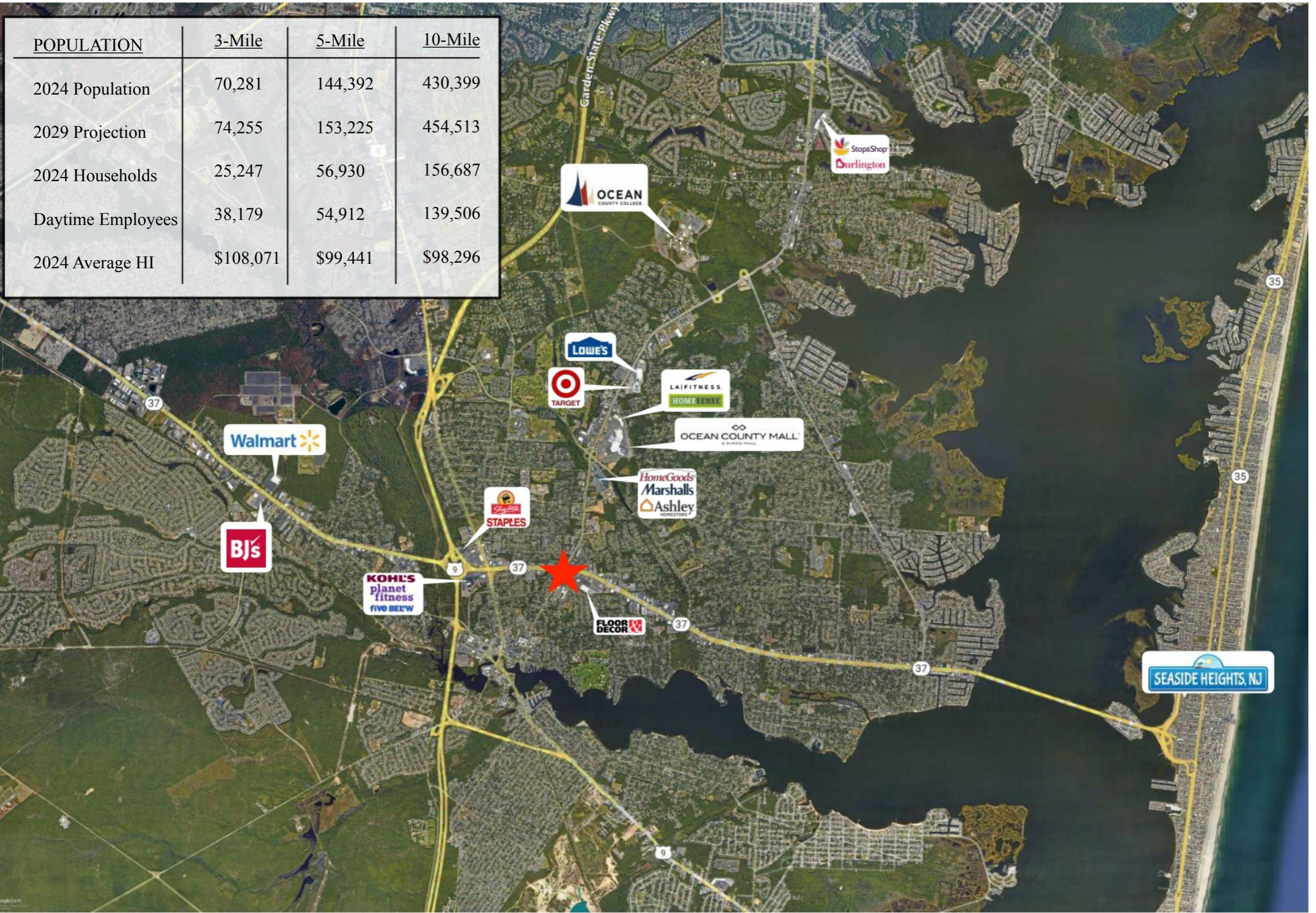


Tenant	Unit	Sq. Ft.	Rent Per Sq. Ft.	Annual Base Rent	Lease Commence Date	Lease End Date	Options	Pro Rata Taxes/CAM	Annual Tax	Annual CAM	Annual Gross
Atlantic Dental	171	3,700	\$34.36	\$127,132	2/22/14	2/28/29	3 - 5 Year	27%	\$8,792	\$4,973	\$140,897
Great Clips	165A	1,900	\$18.75	\$35,640	2/1/17	1/31/27	3 - 5 Year	15%	\$4,884	\$2,763	\$43,287
Kalinka Homes (Storage)		500	\$12.00	\$6,000	MTM						\$6,000
SMS Dog Training	169	4,300	\$18.00	\$77,400	5/1/23	04/31/2028	2 - 5 Year	30.71%	\$13,274	\$4,674	\$95,348
Royal Tobacco	167	2,000	\$22.66	\$45,320	3/21/24	3/20/29	1 - 5 Year	13.8%	\$4,491	\$3,103	\$52,915
									\$ -		
Paymore	165B	1,600	\$21.00	\$33,600	EST - 1/1/26	12/31/36	2 - 5 Year	11.86%	\$3,862	\$2,185	\$39,647
Vacant (office)		500									
		14,500		\$325,092					\$35,304	\$17,698	\$378,094

NOI Breakdown

<u>Expenses</u>	<u>Annual</u>
RE Taxes	\$32,563
Insurance	\$11,000
Lawn Maint.	\$700
Sewer	\$3,226
Waste Removal	\$2,244
Water	\$1,250
Snow Plowing	\$2,000
Total Operating Expenses	\$20,420
Management Fee	\$11,342
Total Expenses	\$64,325
Gross Income	\$378,094
Total Expenses	\$64,325
Net Income	<u>\$313,768</u>





<u>POPULATION</u>	<u>3-Mile</u>	<u>5-Mile</u>	<u>10-Mile</u>
2024 Population	70,281	144,392	430,399
2029 Projection	74,255	153,225	454,513
2024 Households	25,247	56,930	156,687
Daytime Employees	38,179	54,912	139,506
2024 Average HI	\$108,071	\$99,441	\$98,296

Atlantic Dental Great Clips
SIT MEANS SIT DOG TRAINING PayMore

61,000 Cars Daily

25,770 Cars Daily

NJDOT
Owned





NJDOT
Owned





Opening in 2014, Atlantic Dental is highly rated among locals. They specialize in general, cosmetic, and emergency dentistry, including services like dental fillings, hygiene cleanings, implant restoration, crowns & bridges, teeth whitening, and emergency care.



Sit Means Sit opened in 2023 and is a highly rated location with over 157 locations in the US and Canada. They offer programs for all ages and breeds, including puppy training, behavior modification, group classes, and board & train options.



Great Clips opened in 2017 and has over 4,400 locations open throughout the US. Great Clips offers a no - appointment, walk- in hair salon chain with affordable haircuts for all—men, women, kids, and seniors. Along with additional services like shampooing, styling, trimming (bangs, beard, neck), and perms at select locations.



Royal Tobacco Smoke Shop in Toms River is a specialty retailer offering a wide selection of premium cigars, cigarettes, and tobacco products. They also carry hookahs, shisha, and related smoking accessories. The shop is known for providing customers with quality products in a convenient location. The operator has multiple locations in other markets.



Opening soon, PayMore is a retail franchise specializing in buying, selling, and trading used electronics—everything from phones and tablets to gaming consoles—while securely wiping data and offering instant payment. It began in Massapequa, NY, and has expanded across the U.S., with over 75 open locations and nearly 600 more in development across the U.S., U.K., and Canada.

For Further Information Contact:

Mario Brunelli



VP of Investment Sales
400 Perrine Road, Suite 405
Old Bridge, NJ 08857
M 786-570-9723
O 732-721-5800