



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

**Presented By:**  
**Mario Brunelli**

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



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## 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



**Great Clips**

**SIT MEANS SIT**  
DOG TRAINING™

**PayMore**  
We Buy, Sell & Trade Electronics!

**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
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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



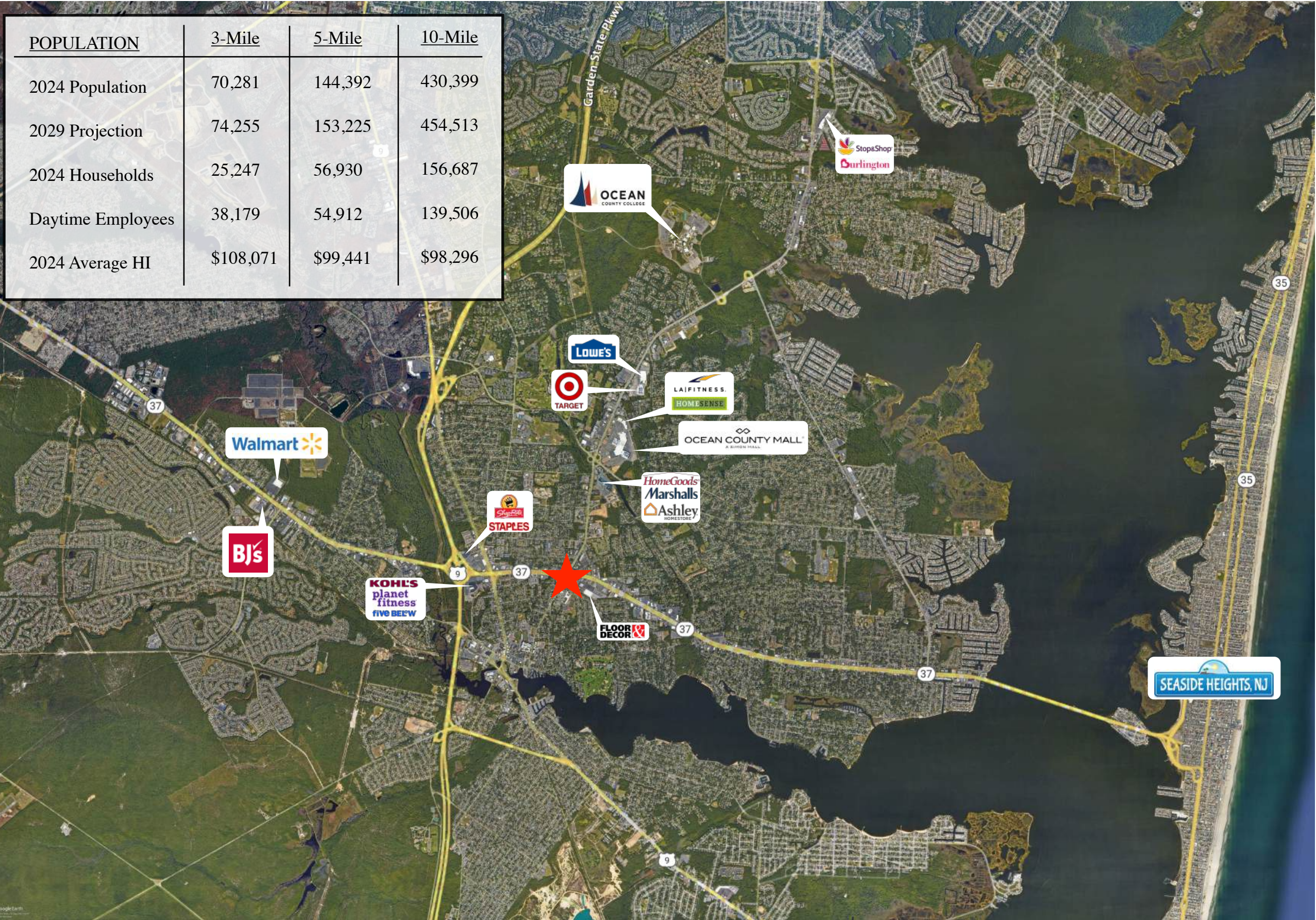
# NOI Breakdown

<u>Expenses</u>	<u>Annual</u>
RE Taxes	\$32,563
Insurance	\$11,000
Lawn Maint.	\$700
Sewer	\$3,226
Waste Removal	\$2,244
Water	<u>\$1,250</u>
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>

















Great Clips

**SIT MEANS SIT**  
DOG TRAINING

**PayMore**  
We Buy, Sell & Trade Electronics

**61,000 Cars Daily**

**25,770 Cars Daily**











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

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:**

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