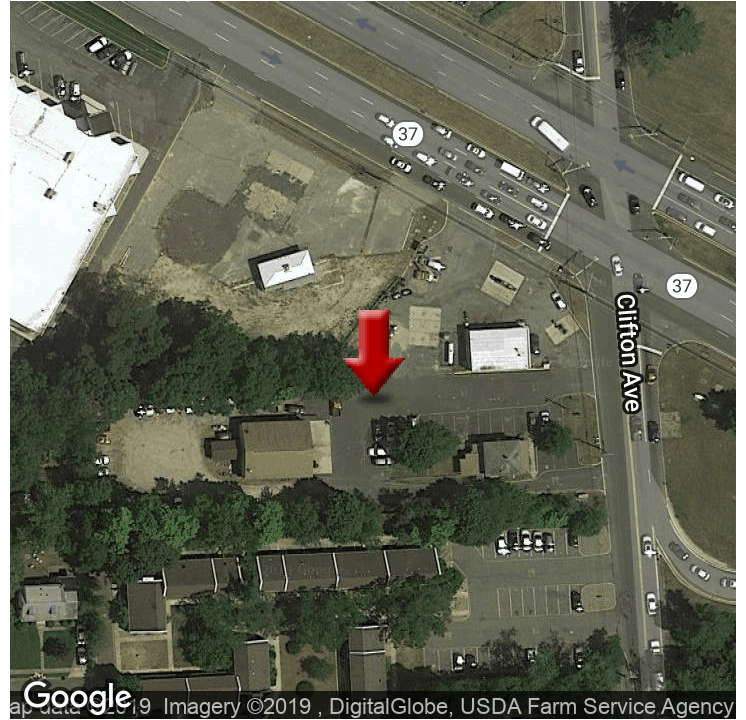


DELTA GAS STATION

281 Route 37 E, Toms River, NJ 08753



OFFERING SUMMARY

SALE PRICE:	\$1,799,900
LOT SIZE:	1.14 Acres
YEAR BUILT:	1930
BUILDING SIZE:	4,874 SF
ZONING:	HB
PRICE / SF:	\$369.29

PROPERTY OVERVIEW

This property is located on eastbound side State Highway 37 on the southwest corner of Clifton Ave. in Toms River, NJ. It currently consists of 1.14 acres of multi-use structures:

- Gas station and building of approximately 1554 sq.ft. with (2) mechanics bay and office.
- Residential structure of approximately 2,200 sq.ft. with retail use as consignment shop fronting on Clifton Ave.
- Shop building of approximately 2100 sq.ft. including storage yard. The immediate area is primarily Multi-Family, Highway Business and Residential and is in very close proximity to Downtown Toms River, Shore Points, and Saint Barnabas Community Medical Center.

PROPERTY HIGHLIGHTS

- Traffic signal corner lot
- Zoned Highway Business
- 1.14 Acre lot size
- High traffic count
- Close proximity to Downtown, Shore points, and Garden State Parkway

KW COMMERCIAL
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RETAIL FOR SALE

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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Delta Gas		1,554	10/1/2016	9/30/2019	\$45,594	31.88	\$29.34
SF Home		2,200			\$21,604	45.14	\$9.82
Auto Repair		2,100	8/1/2015	8/31/2019	\$44,394	43.09	\$21.14
Totals/Averages		5,854			\$111,592		\$19.06

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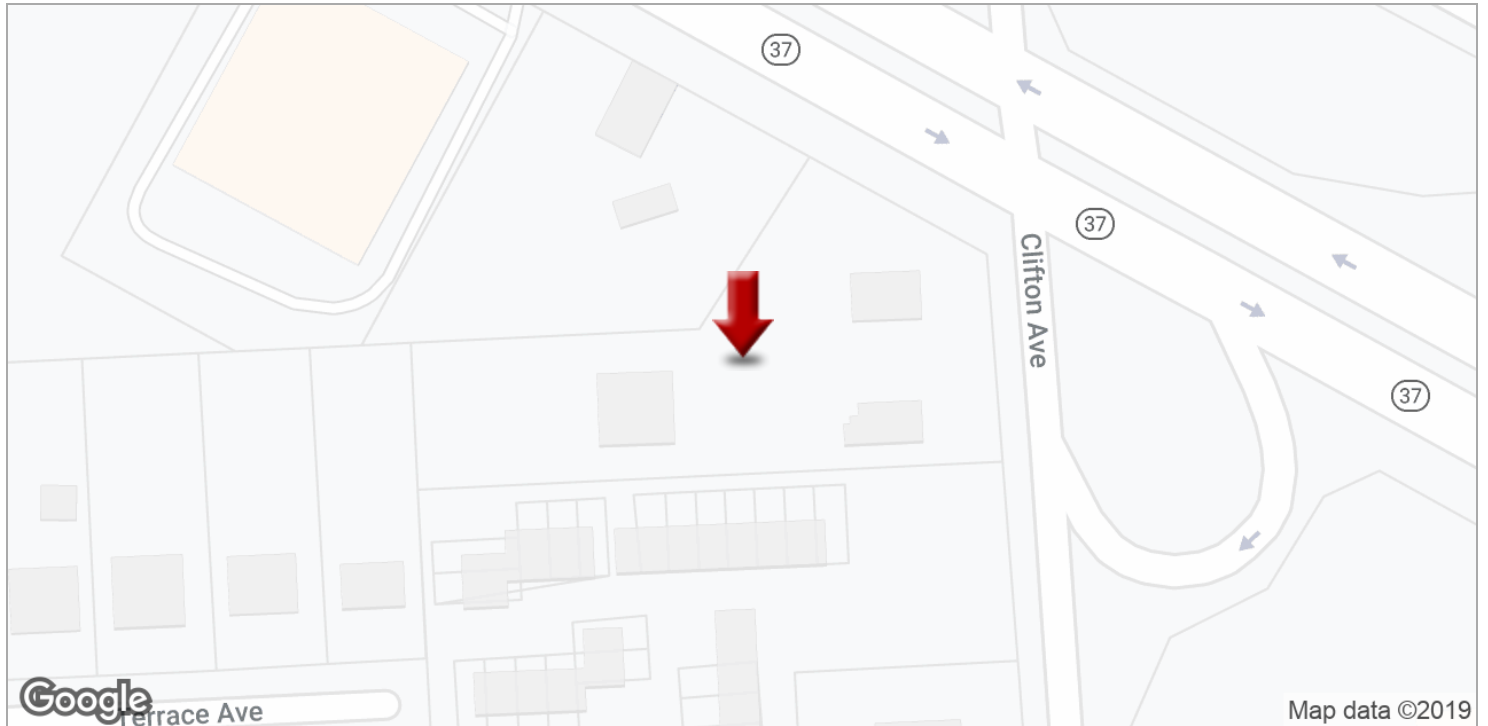
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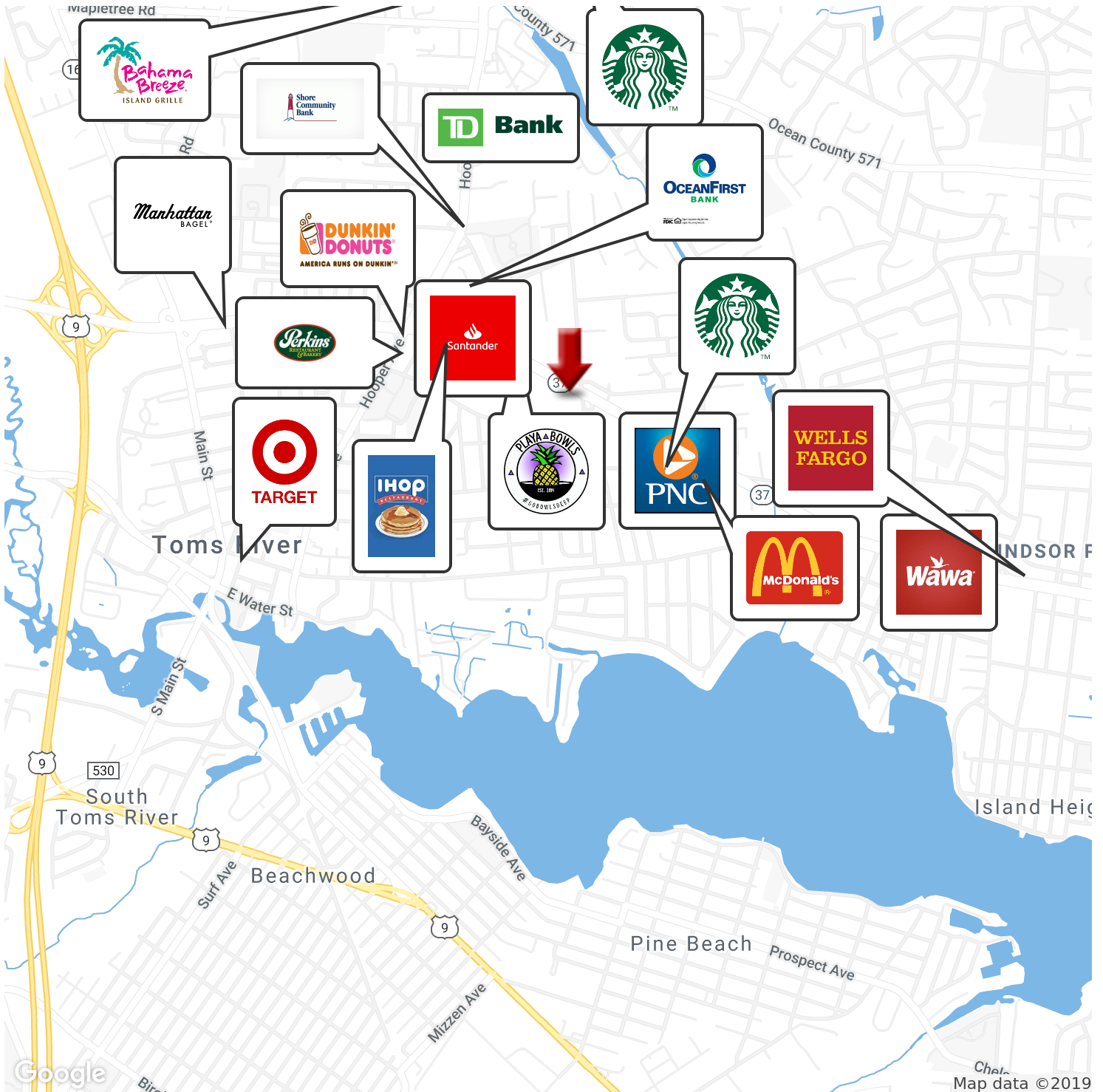
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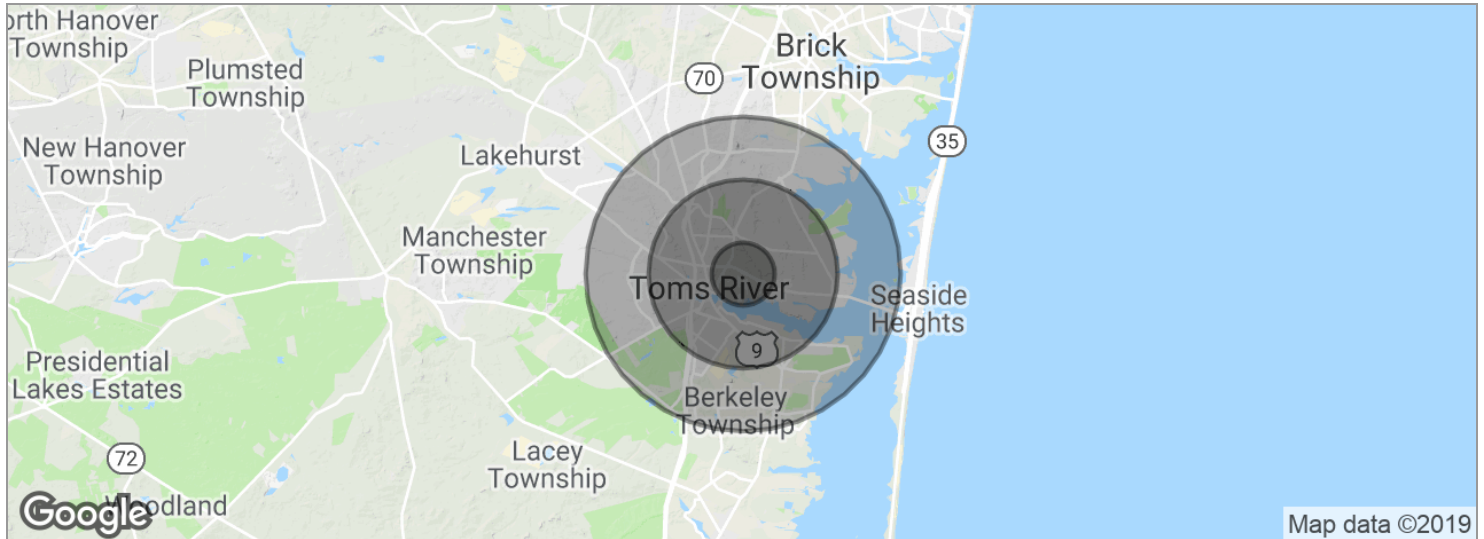
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,127	75,334	142,530
Median age	39.1	38.4	42.0
Median age (male)	35.0	36.8	40.4
Median age (Female)	42.1	40.0	43.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,186	26,751	54,290
# of persons per HH	2.9	2.8	2.6
Average HH income	\$92,330	\$85,272	\$80,586
Average house value	\$366,637	\$328,512	\$313,582

** Demographic data derived from 2010 US Census*

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