

**NEW TO MARKET!**

# **RETAIL STANDALONE BUILDING**

**384 Dover Rd  
South Toms River, NJ**



**FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:**

**Urszula Zoltek**

**C: 973.896.8377**

**[Urszula@ZoltekCRE.com](mailto:Urszula@ZoltekCRE.com)**

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# AVAILABLE FOR LEASE

- 2,640 SF
- 0.45 Acres
- Next to On & Off Ramp for Garden State Parkway
- Next to On & Off Ramp for Rt 9
- Former 7-11 Standalone Store
- Large Pylon Sign
- Across From: The Lofts at South Tom's River – 340 Luxury Apartment Units & Retail (Coming Soon)
- Zoning: C-N (Neighborhood Commercial Zone) [Click Here For More Information](#)
- Traffic Count Dover Rd: 17,765 VPD
- Nearby National Tenants: Wawa, Dunkin', BP, Metro by T-Mobile and Many More

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COMING SOON!  
The Lofts at South Toms River



360 Luxury Apartment Units

South Toms River  
Elementary

NJA Hovnanian  
Sanctuary

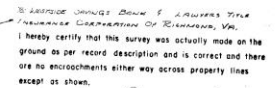
**SITE**

South  
Toms River  
Municipal Court

Traffic Count Route 22: 17,765 VPD







Joseph K. Neal  
Per the Firm

207067

JOHN C. FELLOWS Sr.	PE,LS. No. 1932
JOHN C. FELLOWS Jr.	PE,LS. No. 10245
JOSEPH R. REAG	PE,LS. No. 10301
F. PETER WEBER	PE. No. 2941

Joseph E. Read, Jr. 70.63  
N.J. Lic. No. 10.801

BORO OF SOUTH TOMS RIVER  
OCEAN COUNTY NEW JERSEY  
SCALE: 1" = 10' NOV 2 1967

Drawn By: n.s. Checked By: J.D. Calc. By: J.H. File No: 25 Mic. Film

COMING SOON!  
The Lofts at South Toms River



Traffic Count Route 22: 17,765 VPD

Google

## DEMO- GRAPHICS

1 Mile

3 Miles

5 Miles

Population

7,553

51,755

130,793

Daytime  
Employees

1,255

27,485

48,970

Households

2,548

20,348

51,158

Average Age

36.1

43.5

44

Average HH  
Income

\$98,818

\$95,172

\$96,931

FOR FURTHER INFORMATION PLEASE  
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