

NEW TO MARKET!

RETAIL STANDALONE BUILDING

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



FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

**Urszula Zoltek
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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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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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