

UNDER NEW OWNERSHIP

NEW FACADE COMING SOON!

NEWLY BRANDED
BELLCREST
PLAZA



17,000 SF AVAILABLE

JUST SIGNED
Supreme Courts

2,760 SF AVAILABLE

JUST SIGNED
VALHALLAN
ESPORTS TRAINING

JUST SIGNED
Bagel & Grill

JUST SIGNED
Bagel & Grill

PROPOSED PAD LOCATION

FISCHER BLVD
20,748 VPD

← NORTH
SOUTH →

**931-953 FISCHER BLVD.
& CATTUS ISLAND BLVD.**
TOMS RIVER, NEW JERSEY
BELLCREST SHOPPING PLAZA

FOR LEASE UP TO 17,000 SF

SHANE WIERKS
swierks@jefferyrealty.com
C: 908.581.7781
O: 908.668.9600



JEFFERY REALTY
Retail Specialist

52 Millburn Ave. • Springfield, NJ 07081 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.



- 37. RWJ Barnabas 9,355 SF
- 36. RWJ Barnabas
- 35A. **AVAILABLE 17,000 SF**
- 35B. Supreme Court 14,862 SF
- 34. Dollar Tree 10,019 SF
- 33. Margo's 2,375 SF
- 32. NJ Nails 2,375 SF
- 31. Jiu Jitsu 3,605 SF
- 30. **AVAILABLE 536 SF**
- 29. Jiu Jitsu
- 28. Jiu Jitsu
- 27. Dry Cleaners 1,175 SF

- 1. **AVAILABLE 956 SF**
- 2-3. NeverImage 1,781 SF
- 4. **AVAILABLE 893 SF**
- 5. Dairy Queen 585 SF
- 6. Vape Store 595 SF
- 7. Salon Bree 1,189 SF
- 8. Salon Bree
- 9. Dairy Queen 1,800 SF

- 10. Back Nine Gulf 3,540 SF
- 10a. **AVAILABLE 2,760 SF**
- 11A. Jagged Edge 1,100 SF
- 11B/12. Sushi Restaurant 3,590 SF
- 13-18. Planet Fitness 14,690 SF
- 19. Chickentown 1,200 SF
- 20. Tardi's Ristorante 1,500 SF

- 21. #1 China Restaurant 900 SF
- 22. Tardi's Ristorante
- 23-24. Dance Studio 1,800 SF
- 25. Valhalla E Gaming 924 SF
- 26. Valhalla E Gaming 924 SF



931-953 FISCHER BLVD. TOMS RIVER, NJ

SITE INFORMATION

GLA: 102,331 SF

NNN: \$7.00 PSF

NOTES: • MULTIPLE ACCESS POINTS

AVAILABLE: 536 - 17,000 SF

FRONTAGE: 183' ON FISCHER

• OVER SIZED SINGLE TENANT PYLON

RENT: CALL FOR QUOTE

TRAFFIC: 20,748 VPD ON FISCHER

• MAJOR NEW IMPROVEMENTS, SIGNAGE AND FACADES COMING



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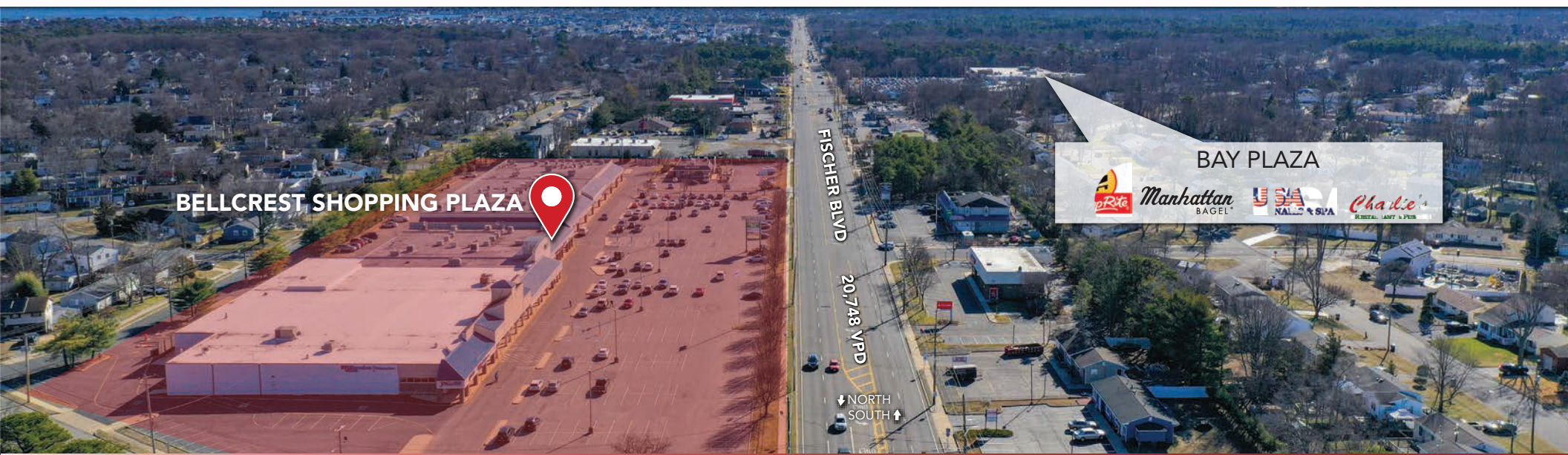




FISCHER PLAZA

BRACH FITNESS | FedEx | Do it Best KEN'S HARDWARE | Home & Ship | SULLIVAN KICKBOXING

BELLCREST SHOPPING PLAZA



BAY PLAZA

Home Depot | Manhattan BAGEL | USA NAILS & SPA | Charlie's RESTAURANT & PUB

BELLCREST SHOPPING PLAZA

931-953 FISCHER BLVD. TOMS RIVER, NJ

LOCAL MARKET



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SUTIE 35A

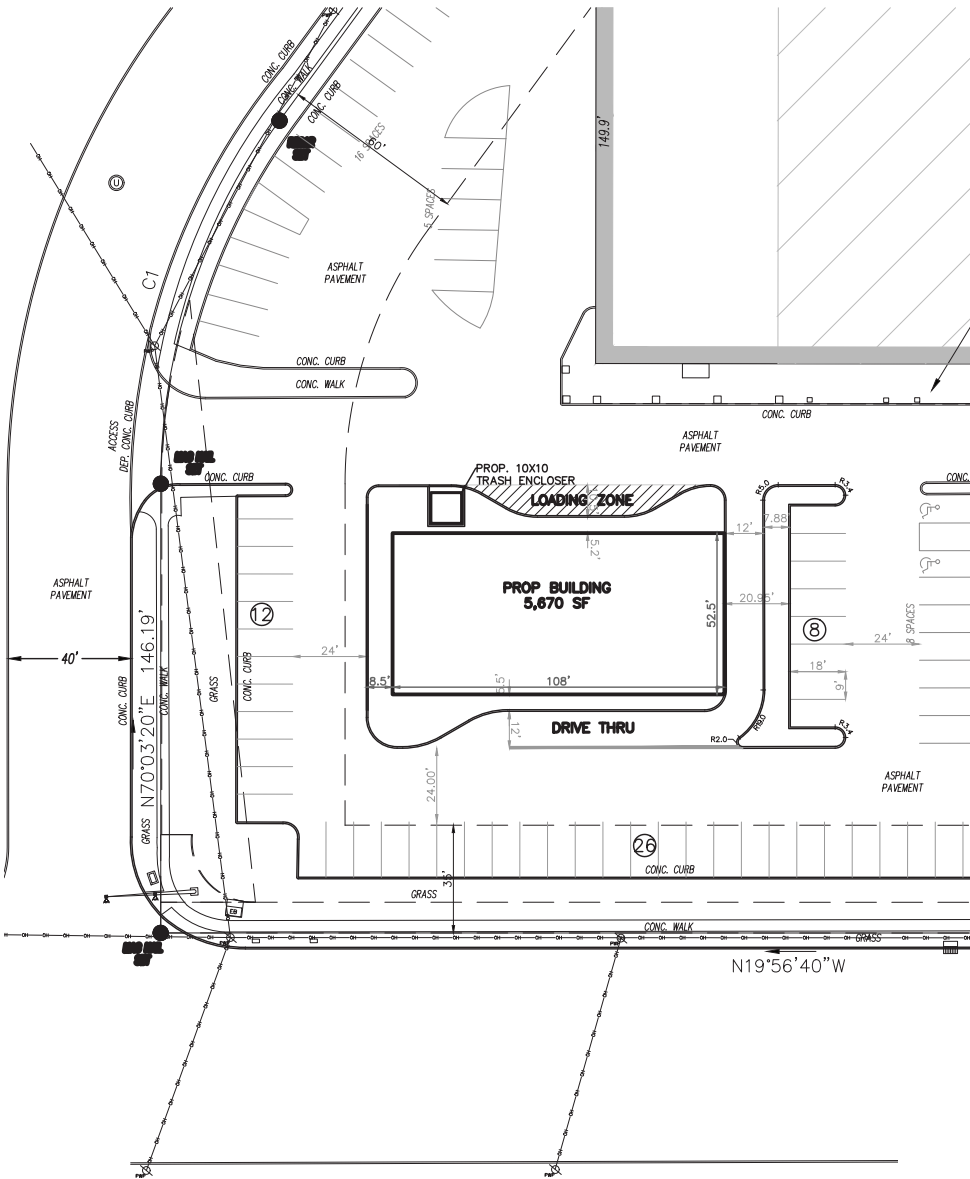


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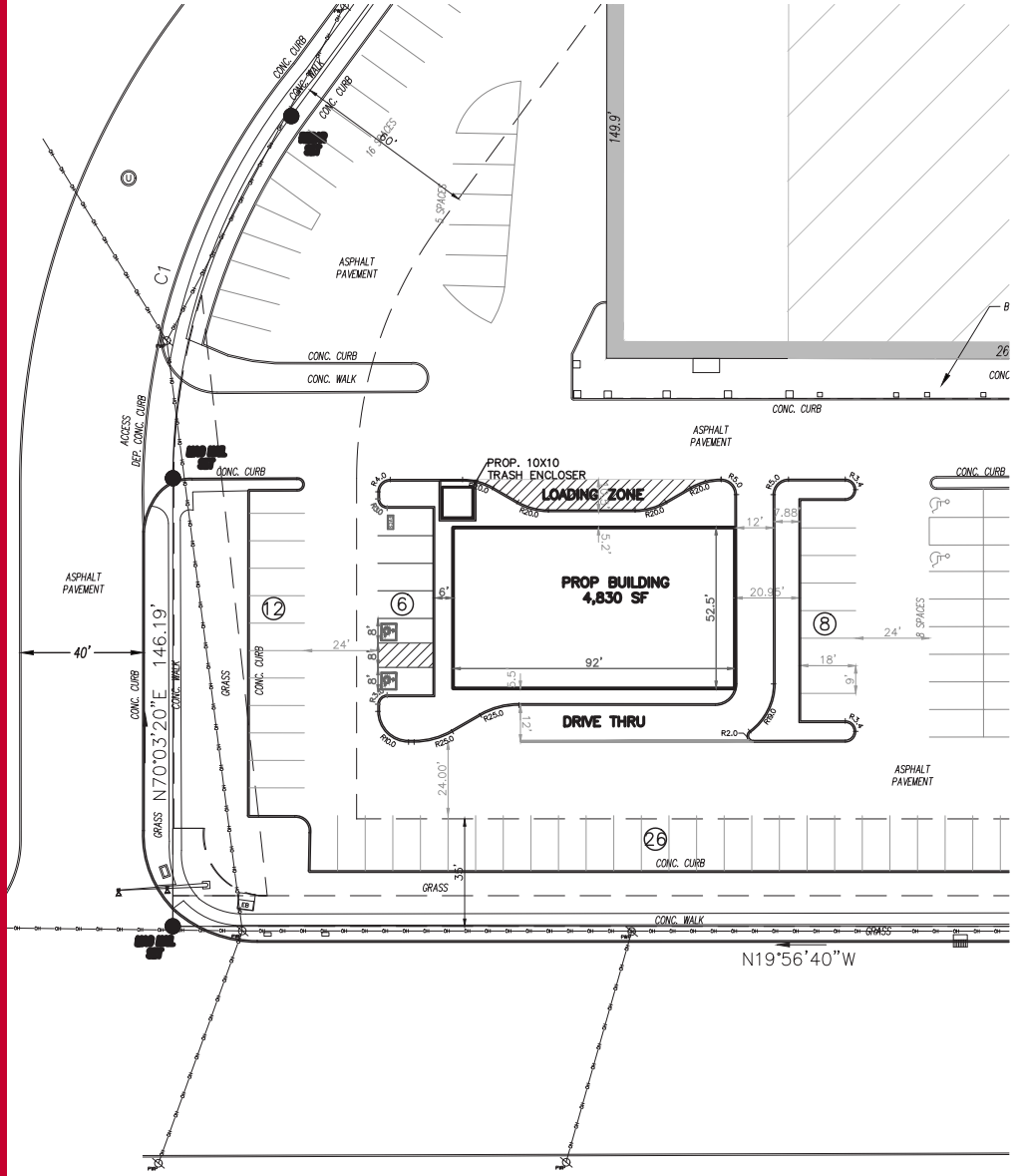
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PLAN A



PLAN B

931-953 FISCHER BLVD. TOMS RIVER, NJ

PROPOSED PADS



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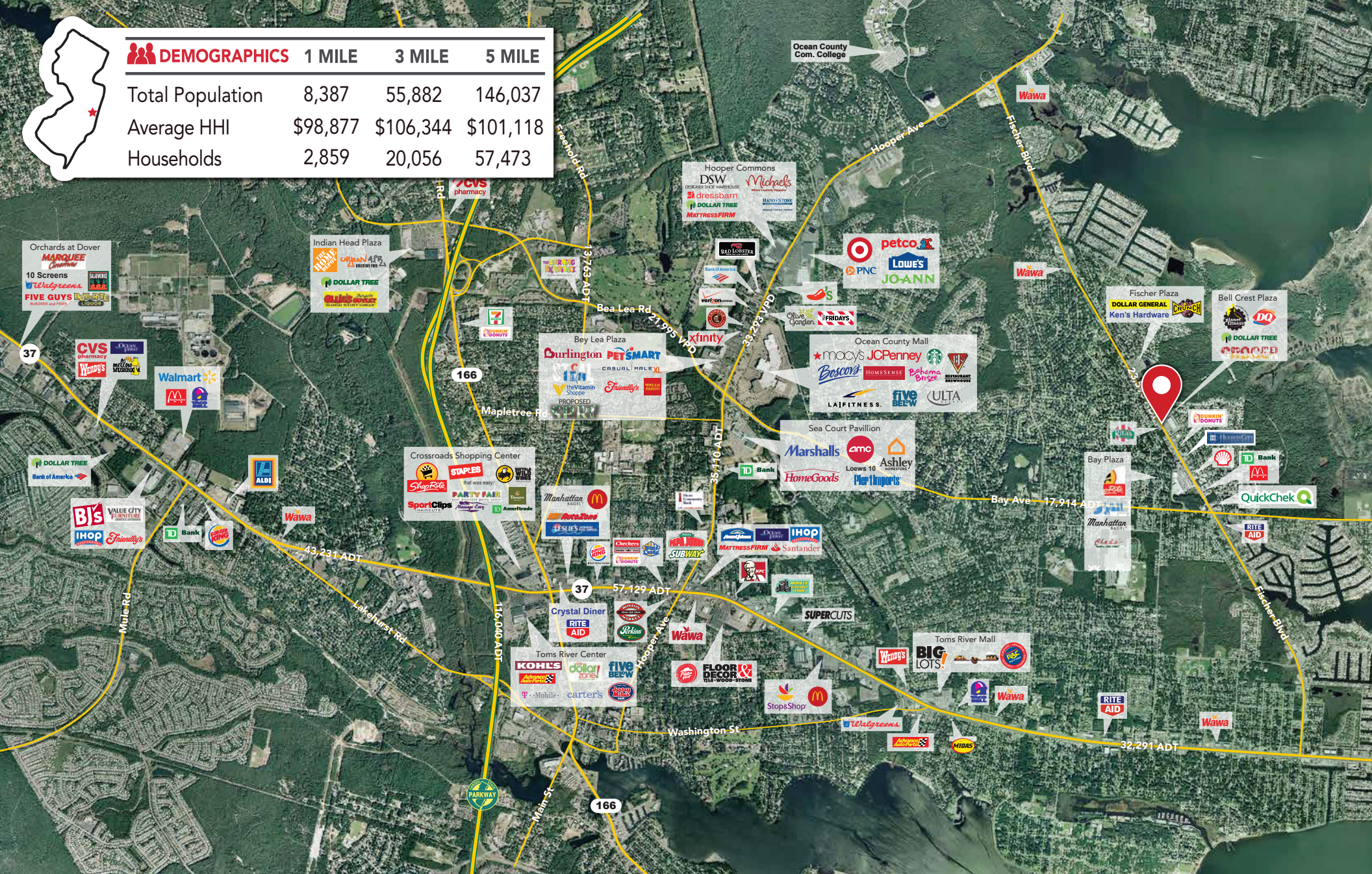
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,387	55,882	146,037
Average HHI	\$98,877	\$106,344	\$101,118
Households	2,859	20,056	57,473



931-953 FISCHER BLVD. TOMS RIVER, NJ

MARKET AERIAL

