



1 Acre on Traffic Light Intersection For Sale | High-Visibility | 1,850,000

Strategically located on the eastbound side of Route 37 at the corner of Clifton Avenue, this 1.14-acre property offers excellent visibility in a high-traffic corridor. The site includes multiple income-producing structures with existing leases in place and is zoned HB, allowing for a wide range of commercial development. Just minutes from the Garden State Parkway, downtown Toms River, and Seaside destinations, the location is ideal for continued investment or owner-occupancy.

Property Highlights

- 1.14-acre corner parcel with signalized intersection
- ±1,554 SF gas station with two mechanic bays and office
- ±2,200 SF retail-facing building on Clifton Ave
- ±2,210 SF shop structure with gated yard
- Zoned HB – Highway Business; broad commercial use permitted, residential not allowed
- All underground fuel tanks removed with clean environmental results

Lease Information

- CNC Motorworks and the Gun Shop have active leases through September 30, 2026
- Tommy V Gas lease expires September 30, 2025
- All tenants are interested in remaining if property is purchased
- Each lease includes a six-month vacancy clause for owner-users or redevelopment
- Tenants understand leases will not be renewed if the property is repurposed



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