

FOR LEASE

PREMIER PAD SITE

232 ROUTE 70, TOMS RIVER, NJ



.85 ACRES AVAILABLE

CLEAR UNINTERRUPTED VISIBILITY FROM RT. 70

FACTS

**PROPERTY ON PREMIER HARD CORNER AND
WRAPS ROUTE 70 & WHITESVILLE ROAD**

Property Size:	2.4 Acres
Building Size:	2,486/sf
Property Zone:	HD Commercial
Property Taxes:	TBD
Parking:	24 parking spaces

SEEKING

- Car Wash
- Medical/Urgent Care
- Quick Service Restaurant
- Bank
- Automotive
- Retail/Services

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	11,797	85,668	217,415
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	4,882	28,461	69,596
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Average HH Income	\$112,719	\$106,410	\$104,869



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MARKET AERIAL



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SURVEY

.85 ACRES

**BLOCK 120.10
LOTS 2-6
(106,265 S.F.)
(2.440 Ac.)**

**1-STORY MASONRY BUILDING
"WENDY'S"**

**WARNER STREET
(A.K.A. CENTRAL ROAD)**

NEW JERSEY STATE HIGHWAY ROUTE 70

TREES TO BE REMOVED

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SURVEY

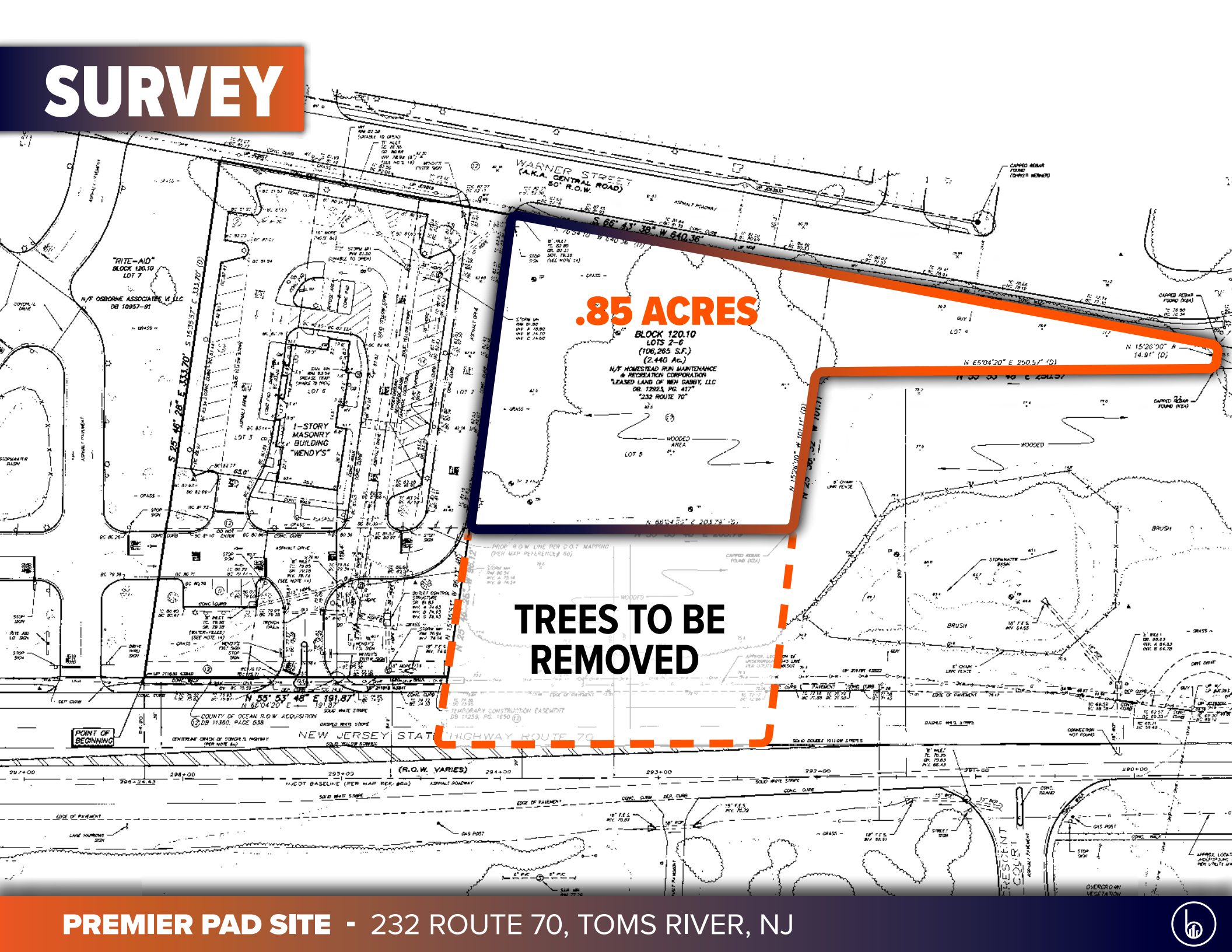
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SITE PHOTOGRAPHY

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