



AVAILABLE:  
**8,820 SF & 2,750 SF (Former Bank Pad)**

Join Kohl's, Planet Fitness, and Restaurant Depot and Lidi (Coming Soon)! ; In addition to Five Below, Advanced Auto Parts, T-Mobile, Jersey Mike's, Immediate Care, Wings Stop, Wonder, and Kyuramen.

Located on Route 37 at the intersection of the Garden State Parkway (Exit 82A), which leads to the seasonal towns of Seaside, Lavallette, and Ortley Beach.

Pylon signage is available on RT.37.

Per Placer a.i. the Toms River Center received 2.5 million visits in the last 12 months, and Kohl's in the subject center is ranked the 7th most visited location out of 36 in NJ (Per placer.ai)

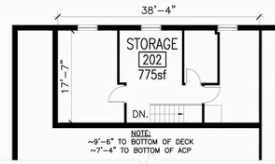
Seeking home furnishings, tile and flooring, mattress store, salon suites, sporting goods, cards and gifts, shoes, apparel, and karate studio.

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,960	68,319	149,571
HH Income:	\$110,375	\$121,666	\$116,081
Daytime Pop	21,304	72,552	138,113

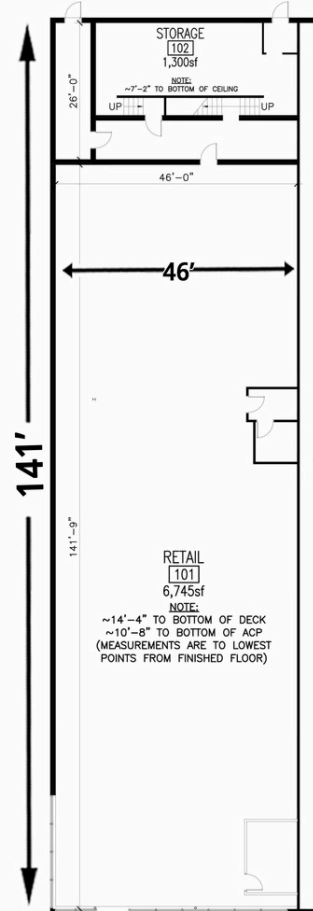
Traffic Counts	
Route 37	30,619 Cars Per Day
Garden State Parkway	115,000 Cars Per Day







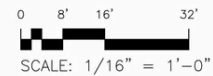
MEZZANINE LEVEL PLAN (±775 SF)  
1/16" = 1'-0"



ENTRY LEVEL PLAN (±8,820 SF)  
1/16" = 1'-0"

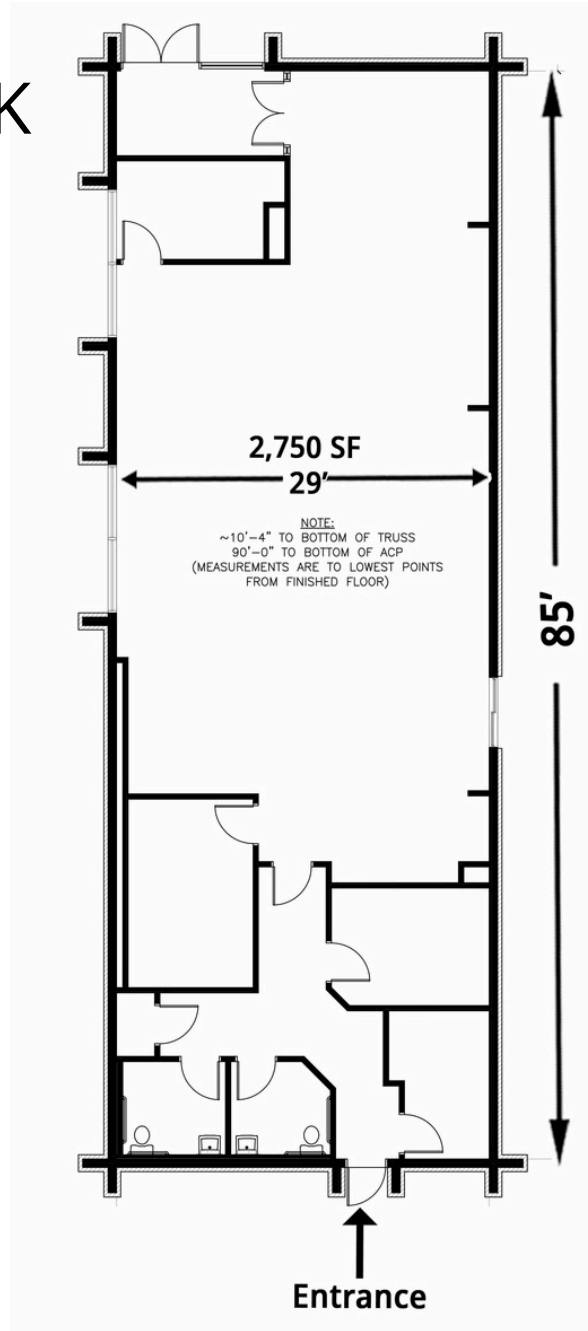
Entrance

**MARBURN CURTAINS - #1 ROUTE 37 WEST**  
TOM'S RIVER, NJ





# FORMER CHASE BANK PAD SITE





1 Route 37

AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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