

Retail Building in Prime Location

1,960+/-SF

Existing Office/Retail Building

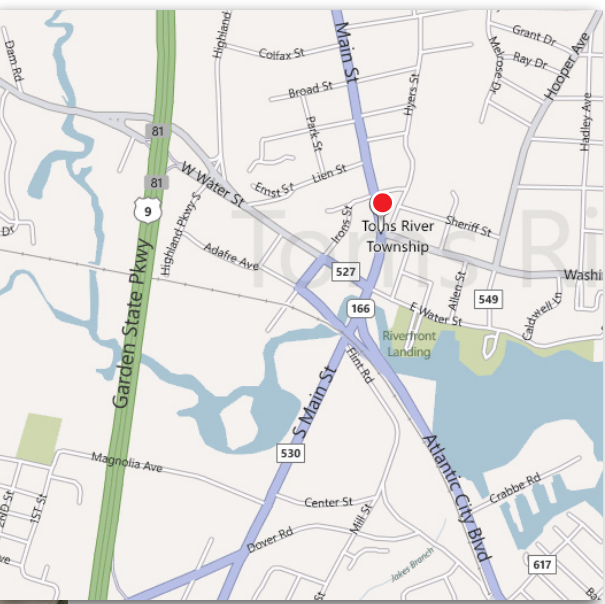
FOR LEASE

Features:

- 1,960 SF divisible into 1-2 additional stores
- Ideal for small restaurants ie Tex/Mex, Burgers etc
- Over 250 Parkings spaces available within 1.5 block radius
- Captive audience to downtown customers - only one block from Town Hall
- Within two blocks of Ocean County Library, Court House & Justice Complex and High School
- Neighboring tenants include Law Office, Accounting, and Architectural & Engineering
- Walking distance to Seaport and scenic Toms River



Main Street & Washington Street • Toms River, NJ 08753



Demographics:

	1 mile	5 miles	10 miles
Pop:	6,800	65,000	135,000
Housing Units:	3,500	42,000	70,000 +
Avg. HH Income:	\$68,000.	\$67,377.	\$68,522.