



Orchards at Dover Shopping Center

RETAIL SPACE AVAILABLE

LOCATION: 1311 ROUTE 37 WEST
TOMS RIVER
NEW JERSEY 08755

SPACE AVAILABLE: 1,800 +/- SF
1,500 +/- SF

RENT ECONOMICS: BASE RENT - PREVAILING MARKET RENT

LANDLORD CONSTRUCTION: STANDARD WORK LETTER (INCLUDES ACCOUSTICAL CEILING, HVAC, SHEET ROCK WALLS READY FOR PAINT, GLASS STOREFRONT, BATHROOM, HOT WATER HEATER) ADDITIONAL FIT UP NEGOTIABLE

TENANT CONCESSIONS: NEGOTIABLE

EXCLUSIVE BROKER: FLORHAM REALTY GROUP, INC.
PHONE (732) 583 - 1200
FAX (732) 583 - 5050

CONTACTS: KAREN DOLAN EXT.3
THERESA BOCCHINO EXT. 5

TENANTS

Tenants that currently comprise Orchards at Dover:

- Bubbakoo's Burritos
- Buy Rite of Tom River
- Five Guys Burger and Fries
- Good Fortune Buffet & Grill
- Hair Friends
- Marquee Cinema
- Model Nails
- From a Dancer's Pointe
- Joey D's Pizza
- Regency Club Senior Memory Care
- Ruby Tuesday
- Saladworks
- Simply Sun
- Yo Factor
- Walgreens

DEMOGRAPHICS

3 Mile
Population: 53,931
Avg Household Income: \$47,937

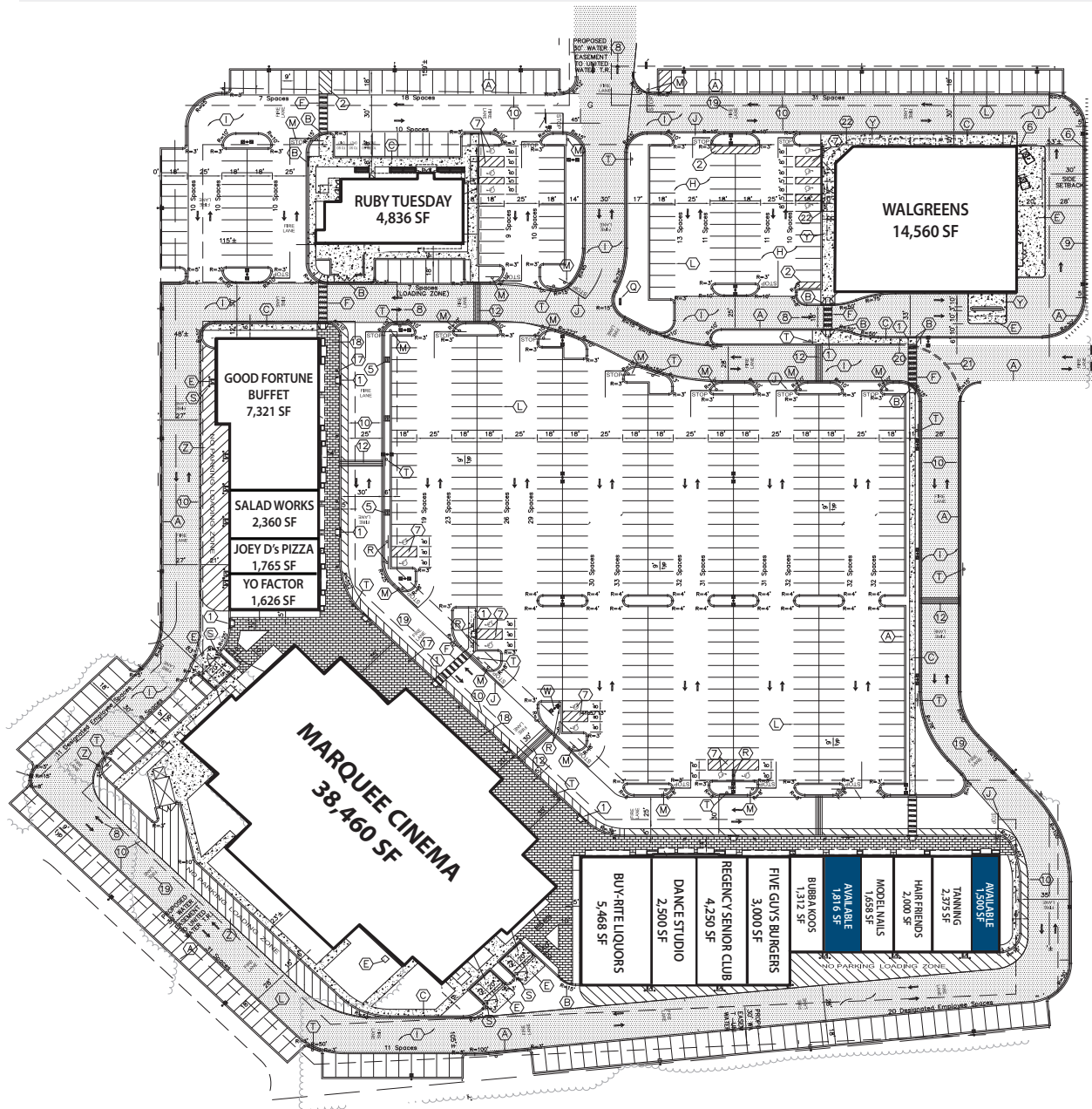
5 Miles
Population: 115,980
Avg Household Income: \$60,938

CONVENIENT TO ROUTE 9 AND THE GARDEN STATE PARKWAY

Orchards at Dover Shopping Center

SITE PLAN

New Jersey State Highway Route 37



St. Catherine's Blvd.

SPACE AVAILABLE