



Orchards at Dover Shopping Center

RETAIL SPACE AVAILABLE

LOCATION:	1311 ROUTE 37 WEST TOMS RIVER NEW JERSEY 08755
SPACE AVAILABLE:	2,500 +/- 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
- Be Balanced Physical Therapy
- Buy Rite of Tom River
- Five Guys Burger and Fries
- Good Fortune Buffet & Grill
- Hair Friends
- Marquee Cinema
- Model Nails
- Jersey Mike's
- Joey D's Pizza
- Regency Club Senior Memory Care
- Ruby Tuesday
- Saladworks
- Simply Sun
- Yo Factor
- Walgreens

DEMOGRAPHICS

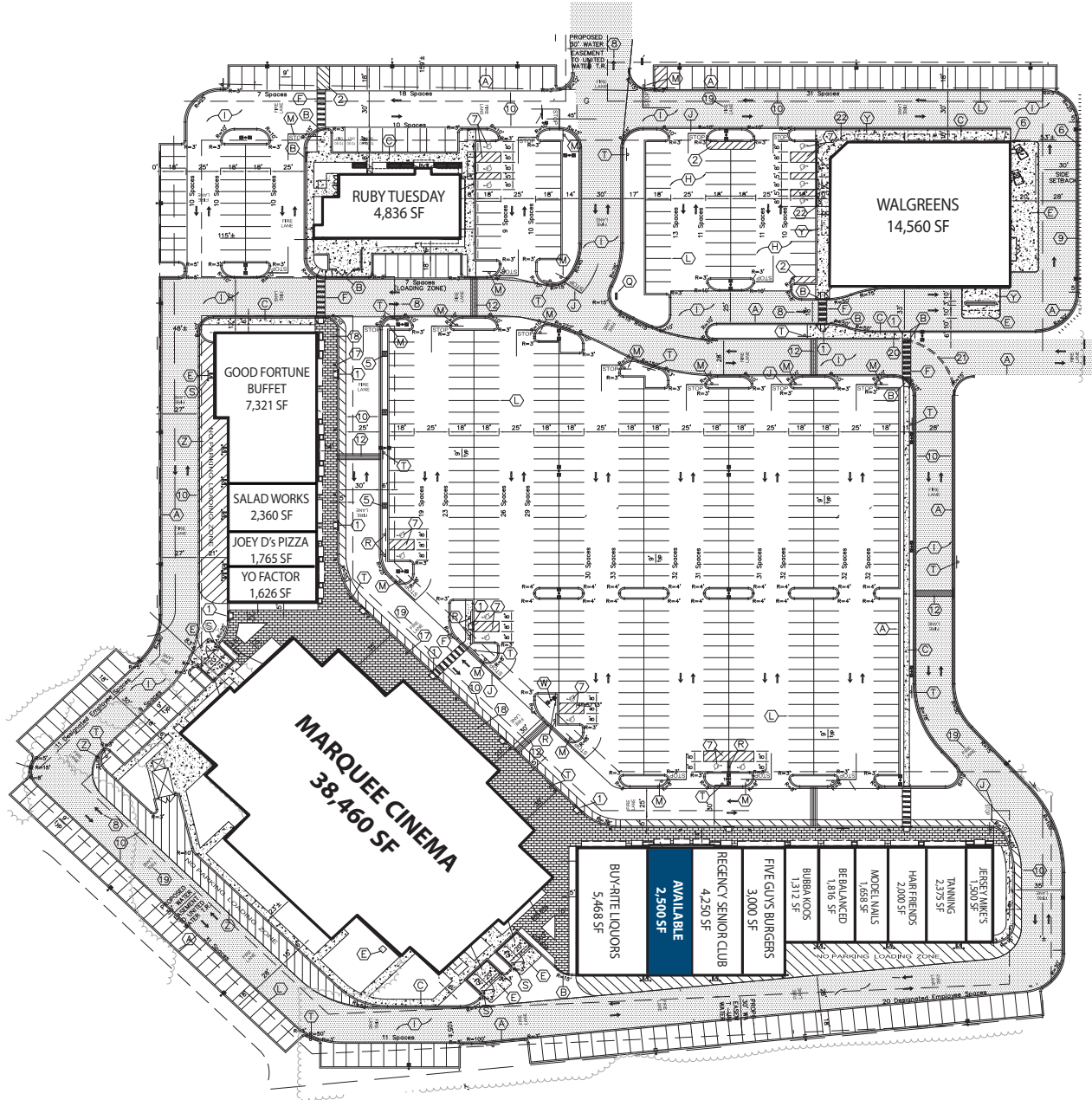
- 3 Mile
 - Population: 53,931
 - Avg Household Income: \$47,937
- 5 Miles
 - Population: 115,980
 - Avg Household Income: \$60,938

CONVENIENT TO ROUTE 9 AND THE GARDEN STATE PARKWAY

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SITE PLAN

New Jersey State Highway Route 37



St. Catherines Blvd.

SPACE AVAILABLE