



Orchards at Dover Shopping Center

RETAIL SPACE AVAILABLE

LOCATION: 1311 ROUTE 37 WEST
TOMS RIVER
NEW JERSEY 08755

SPACE AVAILABLE: FULLY LEASED

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
Turning Point
Marquee Cinema
Model Nails
Jersey Mike's
Pies on 37
Regency Club Senior Memory Care
Saladworks
Yo Factor
Walgreens
Hair Friends
Exit 4 Escape Rooms

DEMOGRAPHICS

3 Mile

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

5 Miles

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

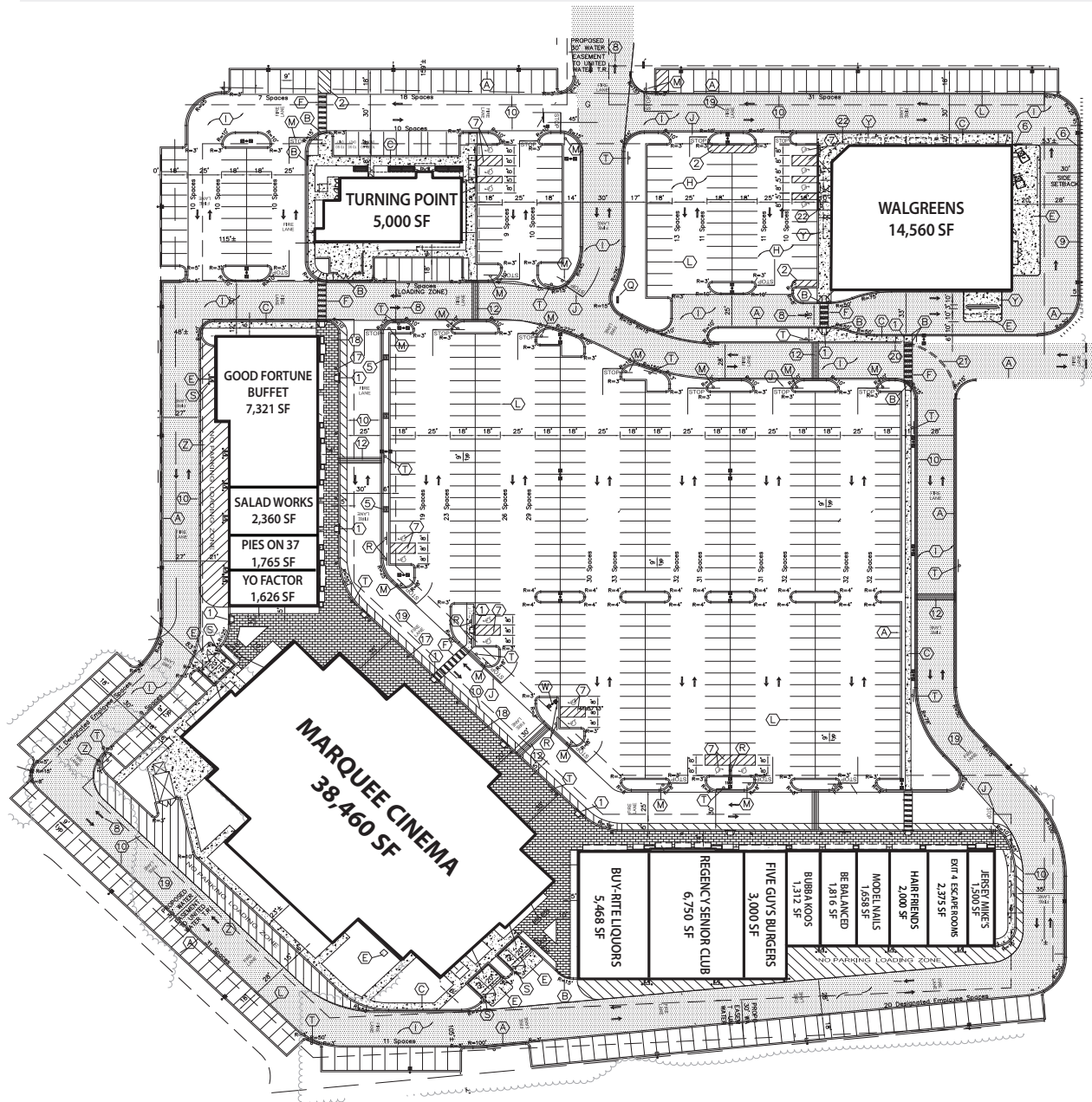
CONVENIENT TO ROUTE 9 AND
THE GARDEN STATE PARKWAY

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SITE PLAN

New Jersey State Highway Route 37



St. Catharines Blvd.