

# FOR LEASE

9,909 SF  
Storefront Retail Space

301 Route 37 East  
Toms River, NJ 08753



## CONTACT

Don Gill | 847.630.1070 | [gill@vestian.com](mailto:gill@vestian.com)  
Dan Piskadlo | 917.363.0744 | [piskadlo@vestian.com](mailto:piskadlo@vestian.com)  
Anthony Curcio | 484.571.5764 | [acurcio@bennettwilliams.com](mailto:acurcio@bennettwilliams.com)  
Jane McGill | 610.517.4380 | [jmcgill@bennettwilliams.com](mailto:jmcgill@bennettwilliams.com)

**VESTIAN**  
*Bennett* **WILLIAMS**  
NEW JERSEY, LLC

# 301 Route 37 East

## PROPERTY OVERVIEW

Pep Boys owns this properties, so there is no limit to the amount of term that can be offered. Cash allowances can be negotiated, provided the rent is comensurant with a reasonable return on the additional investment.

The tire and auto repair operations will continue, the former parts sales areas have already been vacated, sizes fall in the range of 3,200 to 11,500 SF.

Uses sought include medical, such as dialysis or plasma centers, day care for children, doggie day care, discount retail, mattresses/furniture, tools, hardware and automotive uses that don't compete with the tire and repair operations, such as collision centers, auto glass or auto parts.


- Highly visible from all directions
- 82 parking spaces
- Size of space can be flexible up to 9,900 SF
- Ceiling Height- 22'
- Rt 37 - ±16,000 VPD

## NEARBY RETAILERS



# 301 Route 37 East

## PROPERTY OVERVIEW

Address	301 Route 37 East Toms River, NJ 08753
Available SF 	9,909 SF Storefront Retail Space
Occupied SF	7,475 SF Auto Service Space
Total Building SF	17,384 SF
Year Built	N/A
Possession	Immediate
Signage	Building Signage Available
Asking Rate	Contact Broker
Comments	<ul style="list-style-type: none"> <li>• Dedicated Main Entrance</li> <li>• Ceiling Height (to deck) 22'</li> <li>• Sprinklered</li> <li>• HVAC throughout</li> <li>• Gas Service</li> <li>• Municipal Water/Sewer</li> </ul>



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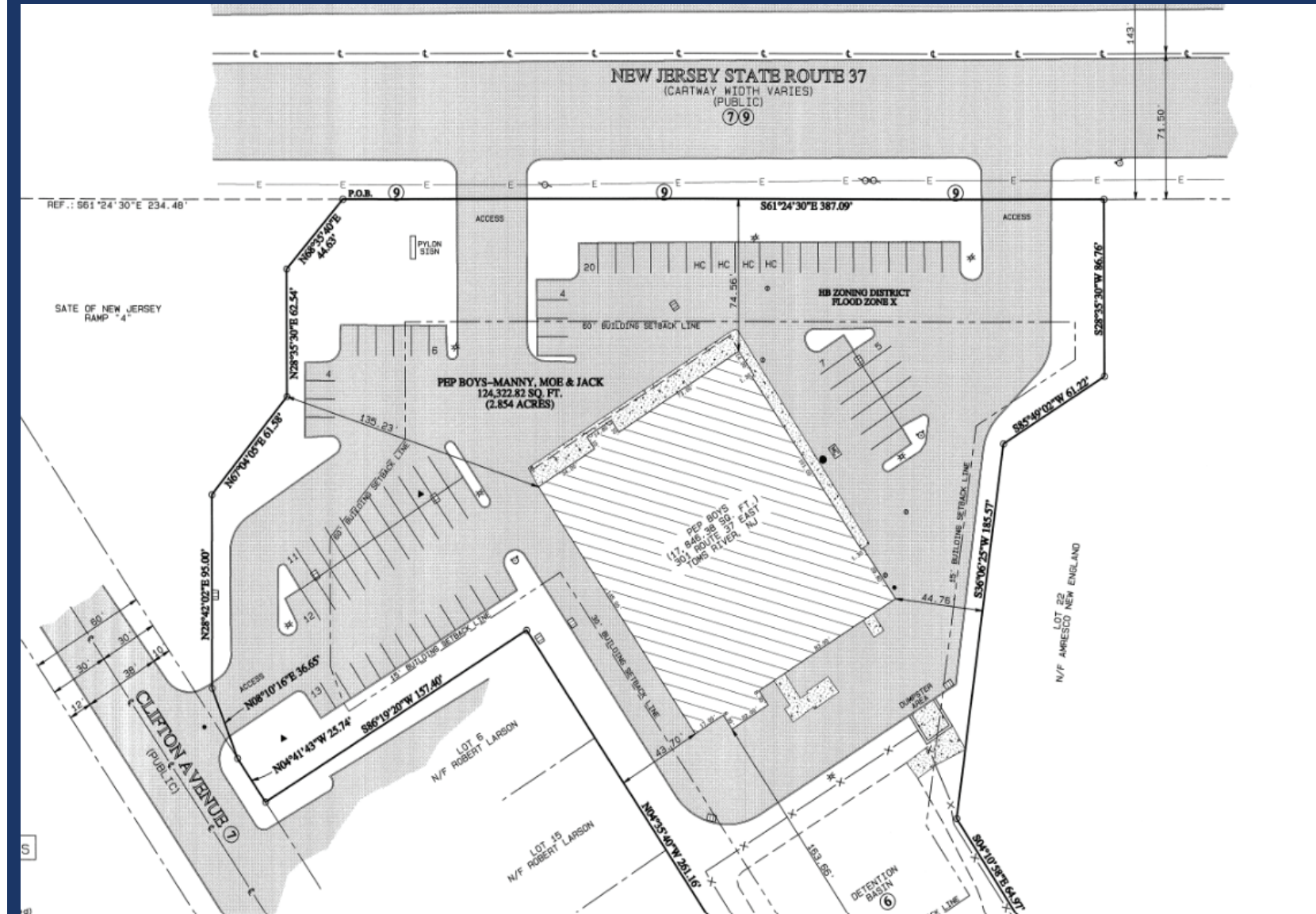
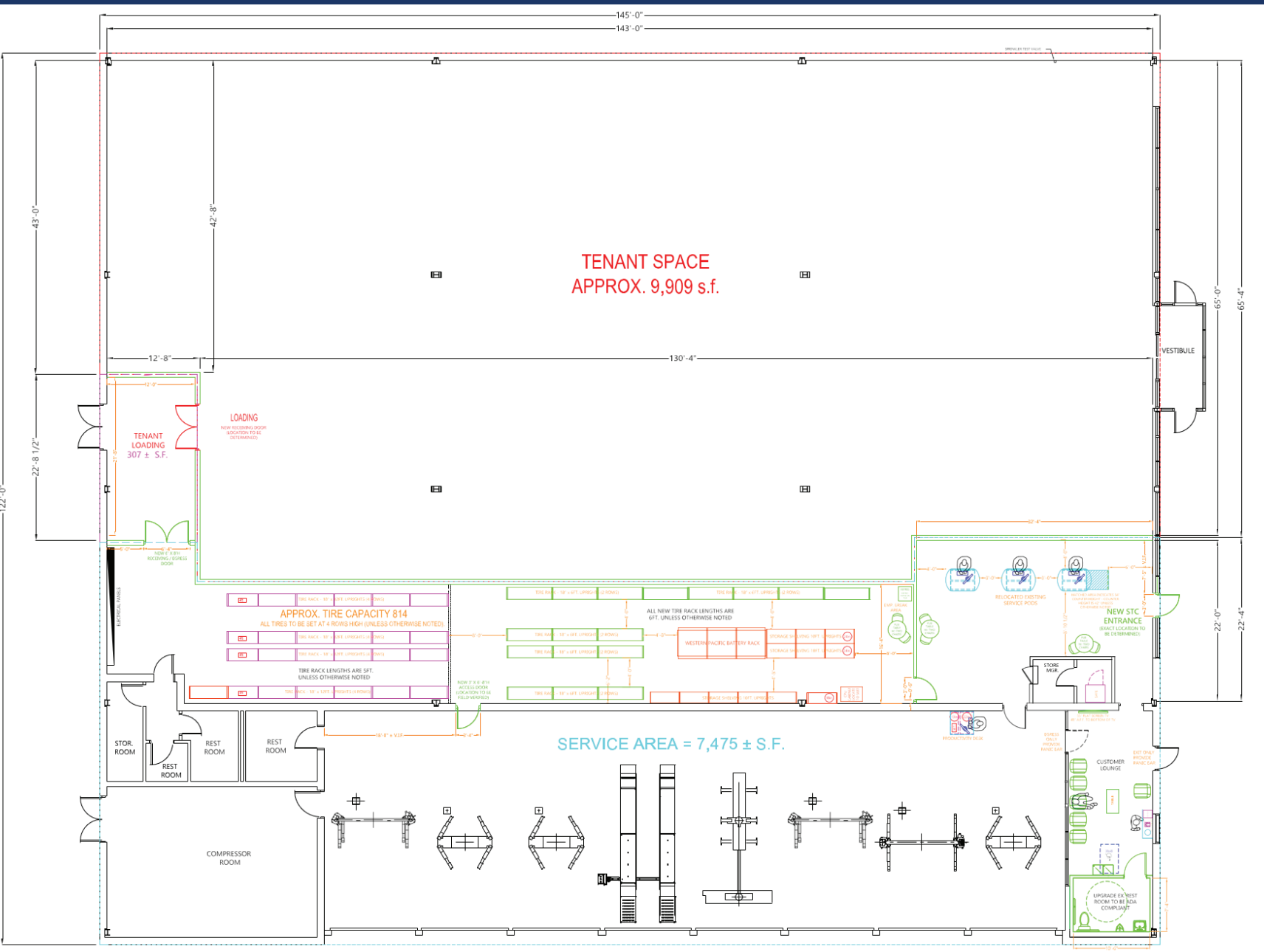
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## FOR LEASING INFORMATION, CONTACT:

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