



**PADS AVAILABLE FOR GROUND LEASE & BUILD-TO-SUIT**

**TOMS RIVER, NJ**

**SOUTHEAST CORNER OF ROUTE 37 & BIMINI DRIVE**

**SIZE**

Planned mixed-use project with 150 residential units and commercial pads, including a proposed auto dealership

Retail/commercial pads or build-to-suit opportunities

5.9 acres with access off Route 37 and Bimini Drive

**ASKING RENT**

Upon Request

**POSSESSION**

2025-2026

**COMMERCIAL NEIGHBORS**

Marquee 10 Cinemas, Walgreen's, Subaru, Chrysler, Jeep, Dodge, Ram, Turning Point, Jersey Mike's

**COMMENTS**

Located at a signalized intersection along State Route 37

Bimini Drive is an entrance to Holiday City with over 16,000 homes

Commercial Zoning RHB-AH37 — Permitted Uses: Retail products & services including shopping centers, personal services, business, professional and medical offices, banks, restaurants and bars, new and used automobile sales, visual and performing art schools, vocational schools, research laboratories, contractors offices and warehouses, essential services, funeral homes, continuing care and retirement facilities including long-term health care facilities, hotels, child-care centers, auto service and repair, self-storage facilities and veterinary clinics and hospitals.

**CONTACT EXCLUSIVE AGENTS**

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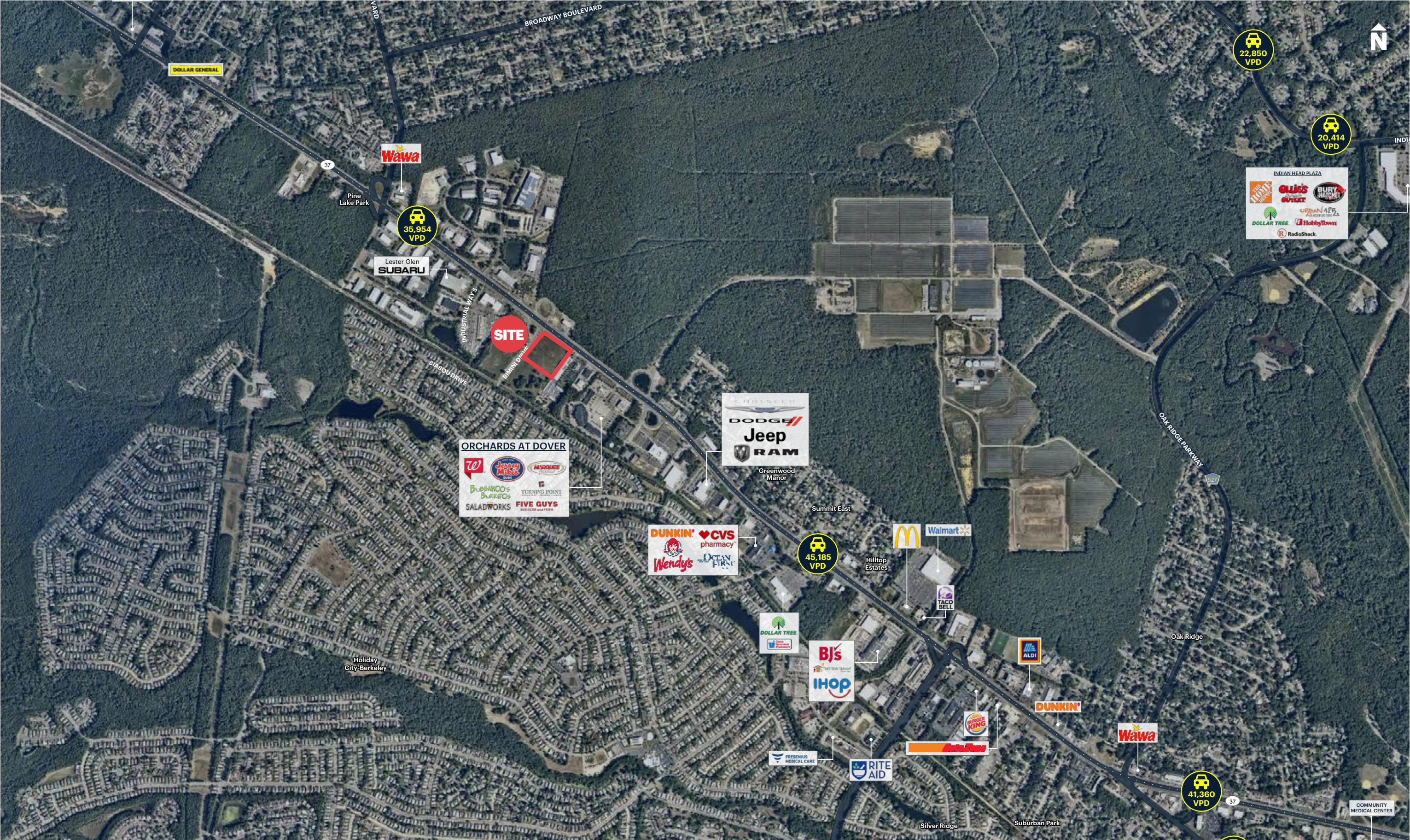


611 River Drive  
3rd Floor  
Elmwood Park, NJ 07407  
201.777.2300

Please visit us at [ripconj.com](http://ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

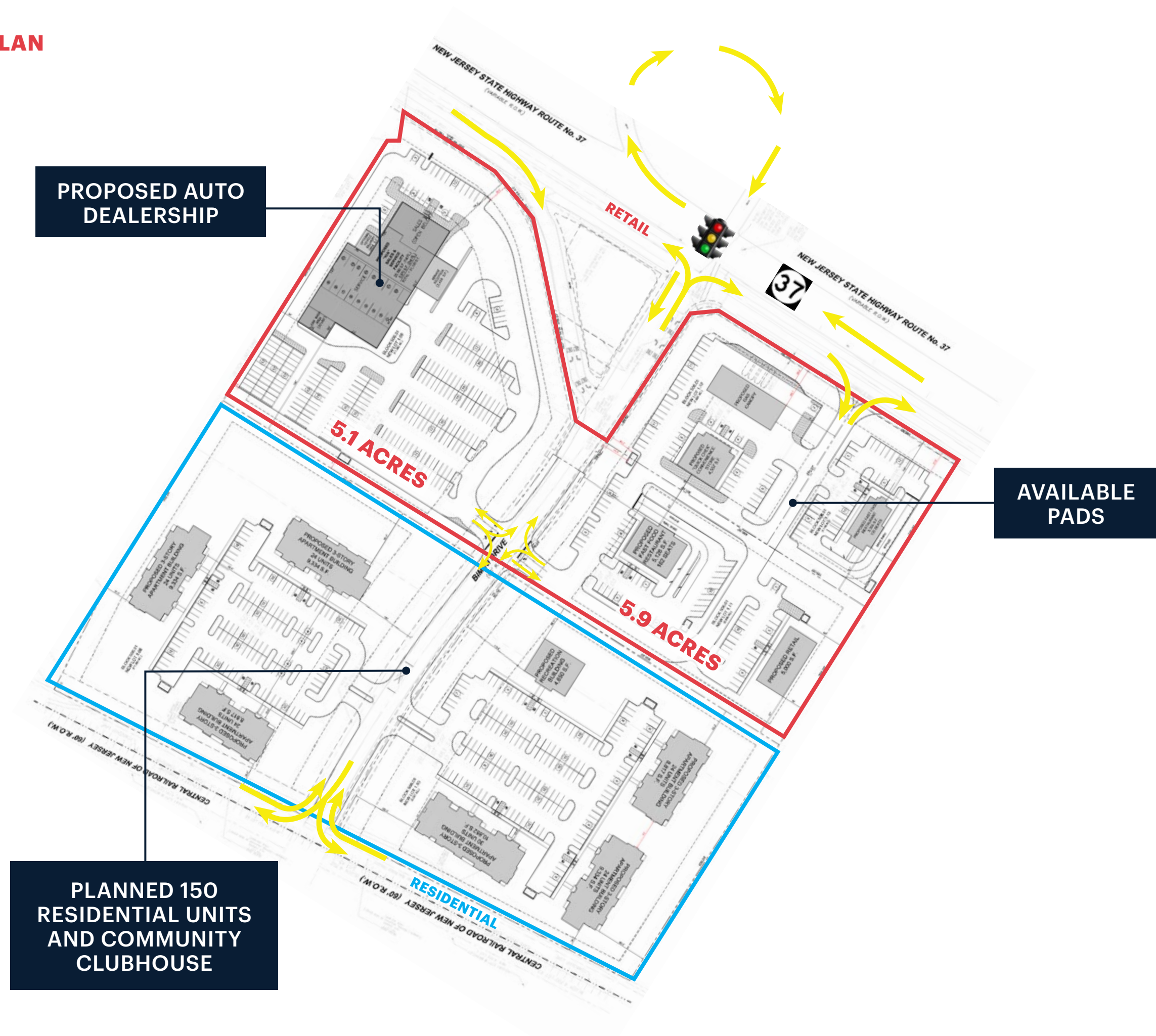
**MARKET AERIAL**



**LOW LEVEL AERIAL**



# CONCEPTUAL SITE PLAN



**PROPOSED AUTO DEALERSHIP**

**AVAILABLE PADS**

**PLANNED 150 RESIDENTIAL UNITS AND COMMUNITY CLUBHOUSE**

**5.1 ACRES**

**5.9 ACRES**

**RETAIL**

**RESIDENTIAL**

NEW JERSEY STATE HIGHWAY ROUTE No. 37  
(VARIABLE R.O.W.)

NEW JERSEY STATE HIGHWAY ROUTE No. 37  
(VARIABLE R.O.W.)

CENTRAL RAILROAD OF NEW JERSEY (RR R.O.W.)

CENTRAL RAILROAD OF NEW JERSEY (RR R.O.W.)

BUNKER DRIVE



**DEMOGRAPHICS**



**1 MILE RADIUS**

**POPULATION**  
7,265  
**HOUSEHOLDS**  
3,626  
**MEDIAN AGE**  
66.1  
**COLLEGE GRADUATES (Bachelor's +)**  
1,342 - 21%

**TOTAL BUSINESSES**  
232  
**TOTAL EMPLOYEES**  
3,140  
**AVERAGE HOUSEHOLD INCOME**  
\$76,702

**3 MILE RADIUS**

**POPULATION**  
50,881  
**HOUSEHOLDS**  
25,505  
**MEDIAN AGE**  
66.0  
**COLLEGE GRADUATES (Bachelor's +)**  
10,676 - 25%

**TOTAL BUSINESSES**  
1,253  
**TOTAL EMPLOYEES**  
14,036  
**AVERAGE HOUSEHOLD INCOME**  
\$84,298

**5 MILE RADIUS**

**POPULATION**  
121,543  
**HOUSEHOLDS**  
53,373  
**MEDIAN AGE**  
58.3  
**COLLEGE GRADUATES (Bachelor's +)**  
28,796 - 29%

**TOTAL BUSINESSES**  
3,770  
**TOTAL EMPLOYEES**  
50,773  
**AVERAGE HOUSEHOLD INCOME**  
\$96,762

\*2023 estimates