



PROPOSED GROUND LEASE: 3,100 SF

*Best site in Toms River for
Fast Food!*

**Price: \$120,000 per year "As-Is" NNN
SEE SKETCH ON PAGE # 2**

Features:

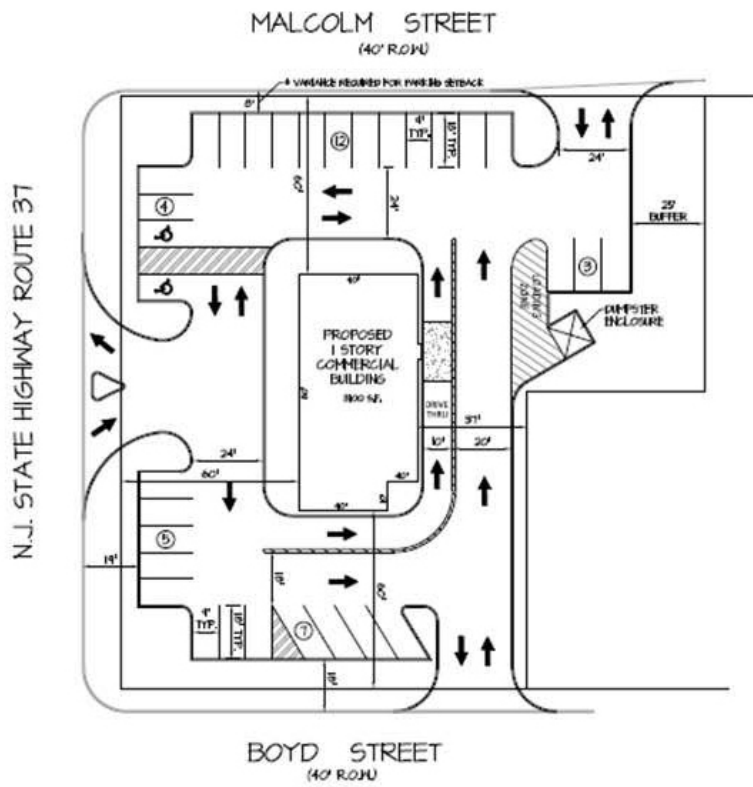
- In line with White Castle, Burger King, Checkers, Dunkin Dounuts, McDonalds, Popeyes, KFC
- Traffic Counts Exceed 45,000 Cars per day AADTT
- Conceptual sketch of proposed fast food with drive through in HB-highway business zone next to white castle
- 200' feet of Highway Frontage

NOTE - the building area is 3100sf. It is possible the building could accommodate 2 businesses, like a coffee shop with a drive thru on the west side of the building and ice cream shop on the east side of the building.



Retail Aerial





SITE DATA

ZONE	REQUIRED	PROVIDED
ZONE HIGHWAY BUSINESS - HB		
LOT AREA	15,000 SF	33,400 SF
LOT FRONTAGE CORNER ROUTE 37 MALCOLM ST. BOYD ST.	150 FT	200 FT 171 FT 131 FT *
LOT WIDTH	100 FT	200 FT
LOT DEPTH	150 FT	131 FT *
FRONT YARD	60 FT	60 FT 60 FT 60 FT
SIDE YARD	N/A.	N/A.
REAR YARD	30 FT	37 FT
PARKING: CAR USE 1 SPACE / 3 SEATS 40 SEATS	30 SPACES	31 SPACES

* EXISTING VARIANCES

CONCEPT SKETCH
BLOCK 4 ~ LOTS 11 THRU 20, 21, 23, 25 & P/O 1 THRU 1
TOMS RIVER TOWNSHIP, OCEAN COUNTY, NJ

