RETAIL

165 Route 70
Toms River, NJ

3,600 SF AVAILABLE

UNDER CONSTRUCTION
200,000-square-foot office complex
with six buildings and 800+ parking spaces

FOR MORE INFORMATION PLEASE CONTACT EXCLUSIVE BROKER:

Urszula Zoltek
O: 973.896.8377
Urszula@ZoltekCRE.com

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PAD SITE AVAILBLE FOR GROUND LEASE or BUILT TO SUIT
Join Extra Space Storage

Retail Development Proposed 3,600 SF Building

- 0.6 Acres Available
- Site is Clear
- Next to 97,000 SF 2-Story Self Storage (Extra Space Storage)
- High Visibility with 150 FT Frontage on Route 70
- Traffic Count: 23,400 VPD
- Corner Property
- Highway Business Zone (HB): Click Here For More Information
- 26 Parking Spaces
- A 200,000-square-foot Office Complex With Six Buildings And More Than 800 Parking Spaces Under Construction Next Door To Bring 250 White Collar Jobs
- Near NJ Transit Train Station & “The Pointe” (Future 1.7 Million SF Retail power center)
- Nearby National Tenants: Exxon, Rite Aid, Wendy’s, The Goddard School, WAWA, Aldi, Stop n Shop, Dollar Tree, UPS, Wells Fargo, and Many More.

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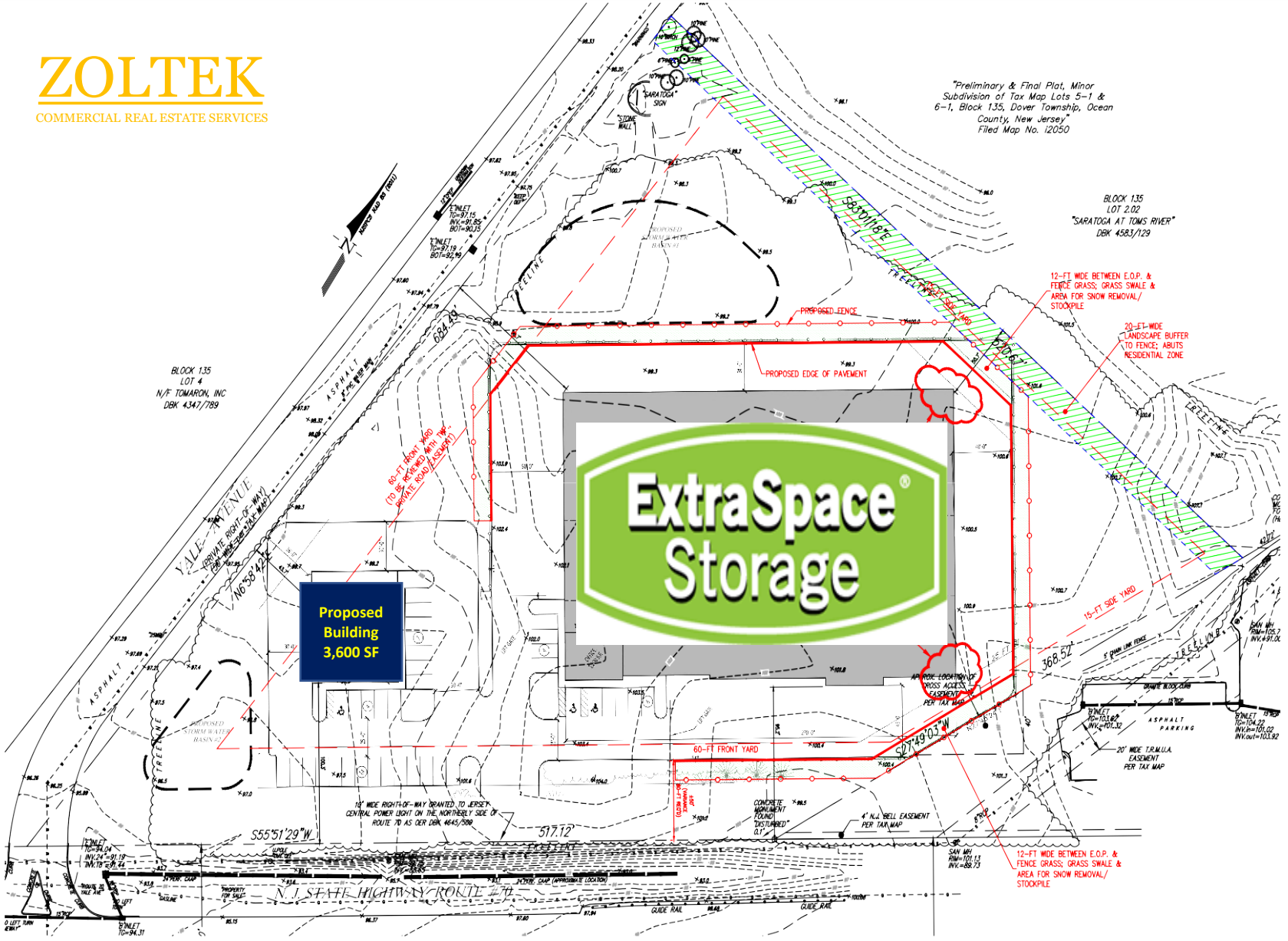

revisions

no.	date	description

LEGEND

- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER METER
- CURB STOP
- DRAINAGE MH
- CURB INLET
- LAWN INLET
- SANITARY MH
- CLEANOUT
- BOLLARD
- SIGN
- LIGHT
- MAIL BOX
- GUY WIRE
- UTILITY POLE
- ELECTRIC MH
- CONIFEROUS TREE
- DECIDUOUS TREE
- FENCE
- GATE POST
- WATER LINE
- GAS LINE
- ELECTRIC LINE
- SANITARY LINE
- OVERHEAD WIRES

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Fax 908-722-7035
www.reynoldsgrp.com

The Reynolds Group Inc.

State of New Jersey
Certificate of Authorization
Number 24GA27998200
21MH00004300

F. Mitchel Ardman, P.E., P.P.
Jeffrey D. Reynolds, P.L.A.

PROGRESS

F. MITCHEL ARDMAN
N.J. PROFESSIONAL ENGINEER LIC. NO. 34317

project
SELF STORAGE FACILITY
BLOCK 135, LOT 5.01
TOWNSHIP OF TOMS RIVER
OCEAN COUNTY , NEW JERSEY

drawing title
CONCEPTUAL LAYOUT

job number	17-046
scale	1"=30'
checked by	FMA
drawn by	CSB
date	12/14/17
drawing number	C-1
sheet	1 of 1

ZONE DATA:

HB DISTRICT – HIGHWAY BUSINESS ZONE

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA (SF)	15,000 SF.	222,990 SF.	222,990 SF.
MINIMUM LOT WIDTH (FT.)	100 FT.	517.1 FT.	517.1 FT.
MINIMUM LOT FRONTAGE CORNER (FT.)	150 FT.	ROUTE 70 517.12 FT; YALE AVE. 684.49 FT	ROUTE 70 517.12 FT; YALE AVE. 684.49 FT
MINIMUM LOT DEPTH (FT.)	150 FT.	368.5 FT.	368.5 FT.
MINIMUM FRONT YARD PRINCIPAL/ACCESSORY (FT.)	60 FT.	N/A	43.7 FT. (V)–VARIANCE REQUIRED
MINIMUM REAR YARD PRINCIPAL (FT.)	30 FT.	N/A	N/A
MINIMUM REAR YARD ACCESSORY (FT.)	20 FT.	N/A	N/A
MINIMUM SIDE YARD PRINCIPAL (FT.)	15 FT.	N/A	29.4 FT.
MINIMUM SIDE YARD ACCESSORY (FT.)	12 FT.	N/A	> 12 FT.
MAXIMUM BUILDING HEIGHT	40 FT.	N/A	40 FT.
MAXIMUM LOT COVERAGE BY BUILDINGS	25%	N/A	23.4% (52,250 SF.)
MAXIMUM IMPERVIOUS COVERAGE	80%	0.2% (505 SF.)	52.3% (116,687 SF.)

GENERAL NOTES:

1. PLAN BASED UPON A BOUNDARY AND TOPOGRAPHIC SURVEY OF BLOCK 135 LOT 5.01 PERFORMED BY THE REYNOLDS GROUP, INC., DATED 11/30/17.

PROTECT YOURSELF
A PHONE CALL CAN BE YOUR INSURANCE POLICY

THE STATE OF NEW JERSEY REQUIRES NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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Hackensack Meridian Healthcare Group
Seagull Square
Burger King
Dollar General
M&T Bank
Camping World
332 Unit Apartments Coming Soon
ExtraSpace Storage
Wawa
Gulf
Advance Auto Parts
Service is our best part.
Ramada by Wyndham
300 Unit Apartments Coming Soon
D'Elia Funeral Home
SITE
ExtraSpace Storage
Allstate
OceanFirst Bank
ALDI
Wawa
Traffic Count: 23,400 VPD
Tri City Plaza
Stop & Shop
McDonald's
Starbucks Coffee
Dollar Tree
ups
Wells Fargo
Great Clips
Santander
TD Bank
Walgreens
Animal Hospital of North Dover
Green Valley Farm Market & Food Store
Exxon
70
The Goddard School for Early Childhood Development
Rite Aid
Lafferty Chiropractic
Northern Dover Dental
Wendy's
70

DEMO-GRAPHICS	1 Mile	3 Miles	5 Miles
Population	10,953	85,778	214,912
Daytime Population	7,852	74,338	205,106
Households	2.34	3.10	3.12
Average Age	49.8	41.3	35.8
Average HH Income	$80,648	$69,147	$66,916

FOR FURTHER INFORMATION PLEASE CONTACT EXCLUSIVE AGENTS:

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