



FORMER PNC W/ DRIVE THRU

ROUTE 37 41,934 VPD

2,000 SF AVAILABLE

WRANGLE BROOK RD.

9 WRANGLE BROOK RD.
TOMS RIVER, NEW JERSEY

2,000 SF FOR LEASE

SHANE WIERKS
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116 Route 22 • North Plainfield, NJ 07060 • T: 908.668.9600 • F: 908.668.5225 • www.JefferyRealty.com
All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, terms, prior sales and withdrawals.





9 WRANGLE BROOK RD. TOMS RIVER, NJ

SITE INFORMATION

LOT SIZE: 0.6 ACRES

PARKING: 17 SPACES

NOTES: • FORMER PNC LOCATION W/ DRIVE THRU

AVAILABLE: 2,000 SF

FRONTAGE: 130' ON WRANGLE BROOK

• 2 MINUTES FROM GSP ON BUSY RT. 37

RENT: CALL FOR QUOTE

TRAFFIC: 42,934 VPD ON RT. 37



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SITE PHOTO



JEFFERY REALTY
Retail Specialist

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Member of
International Council
of Shopping Centers

SITE SOURCE
REAL ESTATE NETWORK



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	8,882	63,435	171,042
Average HHI	\$80,916	\$98,223	\$100,154
Households	3,973	26,589	65,162



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TOMS RIVER MARKET AERIAL