

# Ground Lease

**8,280 SF**  
**Approval (1.3 Acres)**

## GROUND LEASE

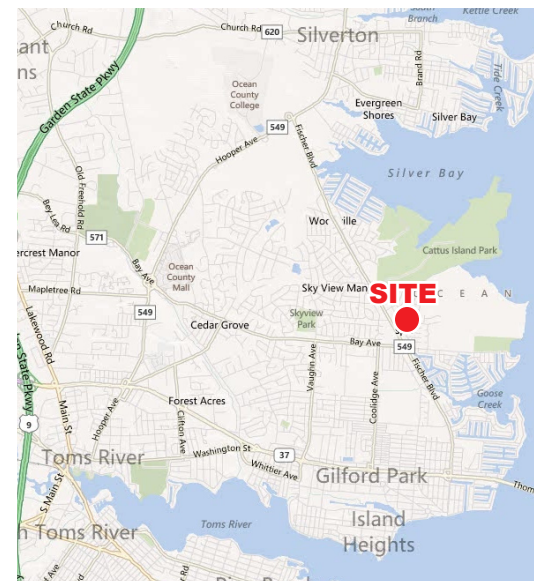
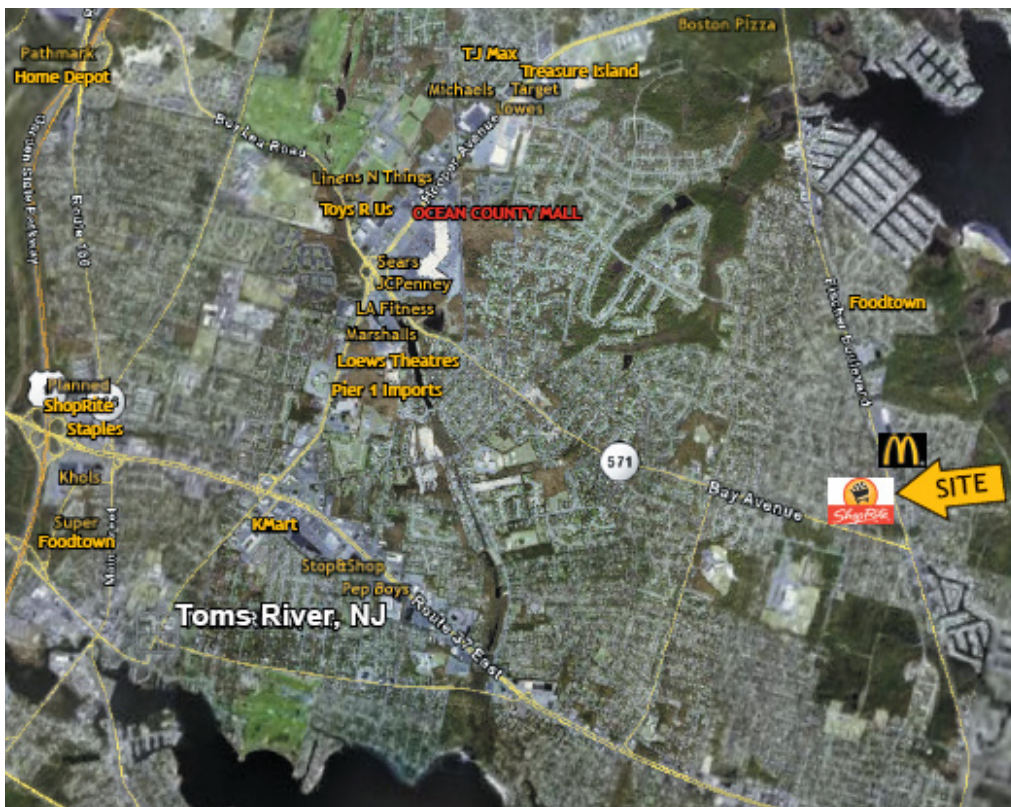
Site Plan Can be Modified for Smaller Pad

## Description

- Location: Fischer Blvd. – Across from Shop-Rite, & next to Commerce Bank & McDonald's, just North of Bay Avenue, Toms River, NJ.
- Block & Lot: 444.01 , 6-9
- Description: Approved 8,280 sf Retail Center (to be built); Lot Size 200' x 300' – (1-3) acres, w/ (2) Entrances into site from Fischer Blvd.
- Pad available - Retailer, Fast Food, Bank, Automotive - Can modify approval to Free Standing Ground Lease Pad
- Parking Spaces: 46 Spaces
- Base Rent: Ground Lease \$95,000 per year for single Pad from 3,000 SF - 4,000 SF
- Triple Net: Tenant will pay NNN Rent
- Occupancy: Estimated Nov. 2013



**Fischer Boulevard • Toms River, NJ 08753**



### DEMOGRAPHICS:

	1 mile	3 miles	5 miles
Population:	8,500	73,000	180,000
Med HH Inc.:	\$78,000	\$61,000	\$51,000

DOUBLE ROW OF EVERGREENS  
6' ON CENTER (STAGGERED)

EGRET DRIVE  
(50' R.O.W.)

S19°46'00"E 200.00'

TRASH  
ENCLOSURE

(15 SPACES)

LOADING DOCK

(15 SPACES)

10' FRONT SETBACK

1

2

3

4

5

6

PROPOSED  
COMMERCIAL  
BUILDING

(164 SPACES)  
(13 HDCP)

20'

20'

20'

20'

20'

20'

HDCP

HDCP

HDCP

LOT 10

N12°14'00"E 300.00'

S70°14'00"W 300.00'

(15 SPACES)

(15 SPACES)

(14 SPACES)

10' FRONT SETBACK

SIZE IDENTIFICATION  
SHOWN (NO S.F.)

LOTS 6-9  
60,000 S.F.

24.0'

30.0'

10' WIDE ROAD DEDICATION

N19°46'00"W 200.00'

FISCHER BOULEVARD

(100' R.O.W.)

ISLAND

EXISTING ENTRANCE