

COX CRO CROSSING

New Construction

Toms River, Ocean County, NJ

LOCATION

2160 Rt. 9S (Lakewood Road),
Toms River, NJ 08753

AVAILABLE SPACE

Entire 53,580 SF (divisible to approx.
1,950 SF) (25'x75')

PAD SITES

5,220 and 5,460 SF with drive-thrus

RENTAL RATE

\$90,000 1 Year NNN ground lease/pad
\$24 psf NNN (in-line less than 10,000 SF)
\$18 psf NNN (units 10,000 SF or larger)

DEMOGRAPHICS 2016 PROJECTION

2 Mile Radius

Population	20,520
Median HH Income	\$76,499
Average HH Income	\$101,869
Median Age	41.6
Total Households	7,297
Daytime Population	10,209

3 Mile Radius

Population	53,366
Median HH Income	\$64,783
Average HH Income	\$87,271
Median Age	45.2
Total Households	20,852
Daytime Population	32,006

5 Mile Radius

Population	162,109
Median HH Income	\$57,449
Average HH Income	\$76,787
Median Age	50.0
Total Households	68,581
Daytime Population	68,759

PROPERTY DESCRIPTION

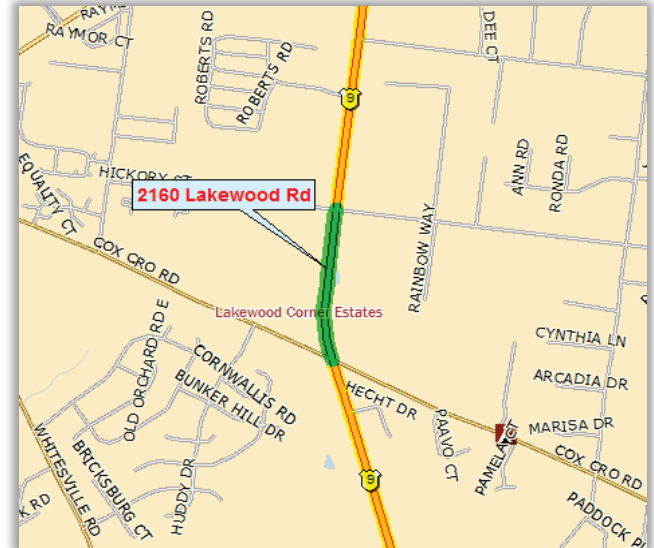
Cox Cro Crossing, a fully approved 8.4 acre retail development consisting of 53,580 SF of retail space store sizes from 1,950 SF (25' x 75'), plus 2 approved pad sites. 844' frontage along State Highway Route 9.

TRAFFIC COUNTS

ADT 19,760 Route 9
ADT 8,561 Cox Cro Road

COMMENTS

- Adjacent to new residential development, Riverwood Chase, under construction with 200 + units
- Build-out includes HVAC, drop ceiling, one bathroom sheet rock, electric and concrete slab. All public utilities.



For Additional Information or Inspection Contact:

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COX CRO CROSSING – AERIAL & RENDERING



COX CRO CROSSING – LANDSCAPE PLAN



LANDSCAPE PLAN EXHIBIT
FOR
RIVERWOOD CHASE & COX CRO CROSSING
LOTS 3, 4, 9 & 15, BLOCK 166
TOWNSHIP OF TOMS RIVER OCEAN COUNTY NEW JERSEY
JANUARY 11, 2011



COX CRO CROSSING – TRADE AERIAL

