

Up to 24,000 S.F. Retail Downtown Market

Main Street, Toms River, NJ

Mixed-Use Development

- 24,000 Sq. ft. 1st floor - retail targeting cafes, apparel stores, neighborhood services such as a bank, travel agent, gifts, art gallery.
- 48,000 Sq. ft. 2nd & 3rd floor - office.
- 24 Market value apartments - 4th & 5th floors targeting young professionals & empty nesters.
- Center of Downtown.
- 2 Blocks from County Courthouse.
- Bordered by County & State offices.
- 2 Minutes from Garden State Parkway.
- Construction commences July, 2007.
- On-site parking.



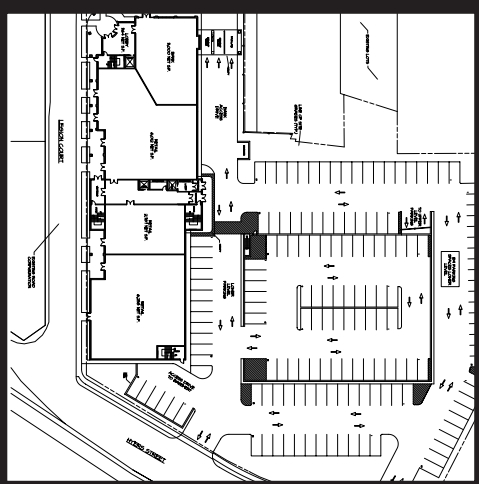
VIEW FROM MAIN STREET



YEZZI ASSOCIATES - ARCHITECTS - PLANNERS - 1.800.376.3433

Market Demographics

<u>2006</u>	<u>1mi.</u>	<u>3 mi.</u>	<u>5 mi.</u>
Population	8,080	66,734	138,945
Avg. HHD Size	2.41	2.66	2.41
Avg HHD Income	\$65,998	\$75,140	\$70,182
Medium Age	36.3	43.9	48.2



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