

FOR LEASE | OFFICE

2363 LAKEWOOD ROAD

2363 Lakewood Road | Toms River, NJ 08755



PROPERTY SUMMARY

Available SF:	±
Lease Rate:	N/A
Building Size:	± 12,000 SF
Building Class:	B
Cross Streets:	Route 70

PROPERTY OVERVIEW

Second Floor Office Suite for Lease in Excellent, Move-In Condition

LOCATION OVERVIEW

Located just south of the Route 9 and Route 70 intersection, and in close proximity to the Garden State Parkway. Adjacent to Walgreens, Santandar Bank, Ramada Inn, Seagull Square Shopping Plaza, Kimball Medical Center and Leisure Village.

PROPERTY HIGHLIGHTS

- Currently configured with 7 spacious private offices, large conference room, kitchen, and huge bull pen area
- Elevator building
- Parking ratio 10:1
- Immediate occupancy
- Potential uses include office, medical, day care or education
- Rental rate does not include utilities

FOR MORE INFORMATION, PLEASE CONTACT:

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Robert Bogash | P: 732.623.2159 | C: 732.319.4680 | bogash@sitarcompany.com

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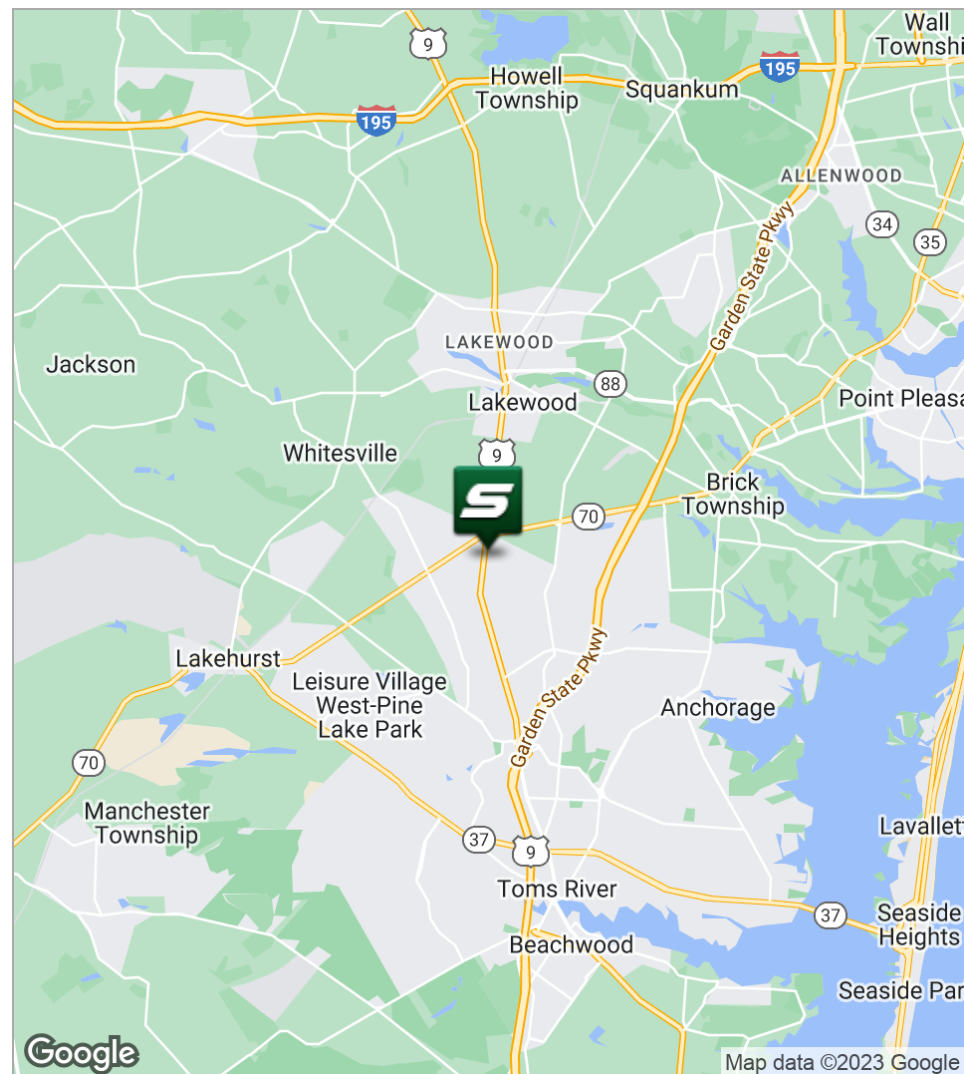
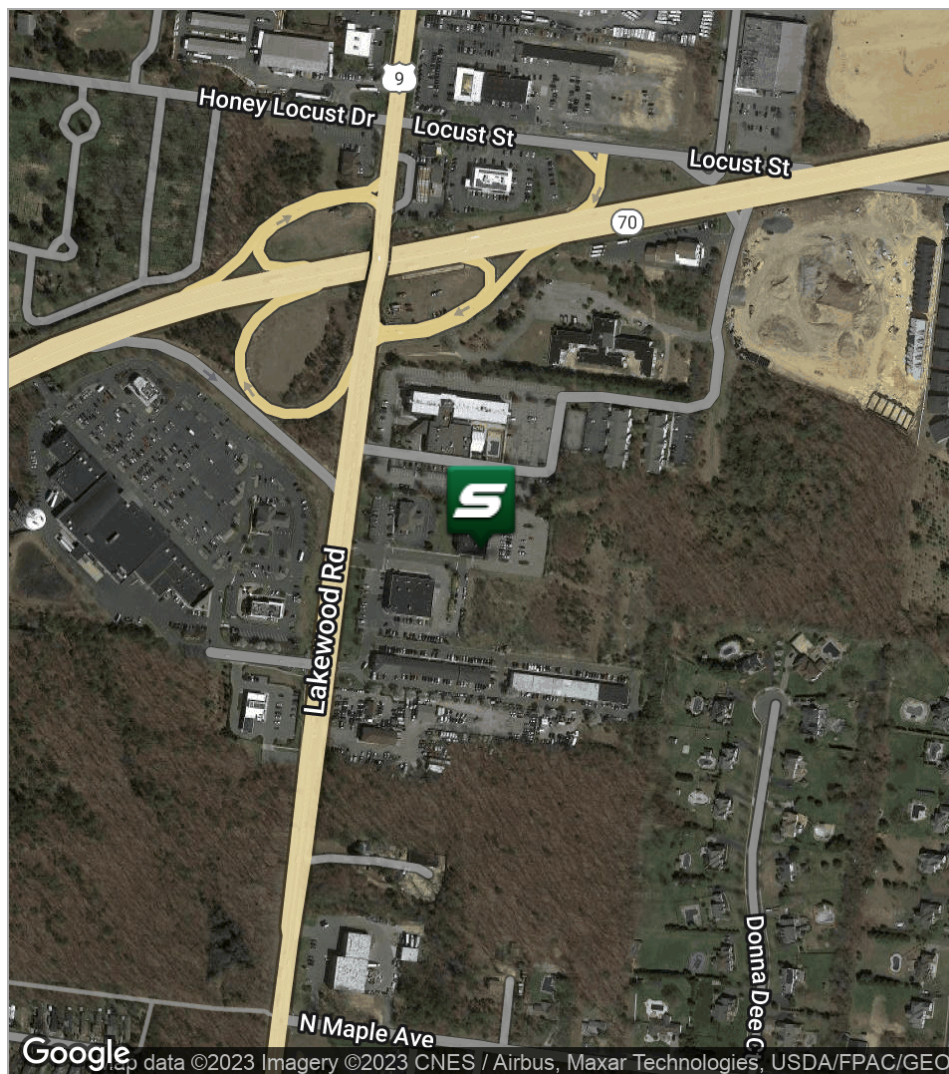


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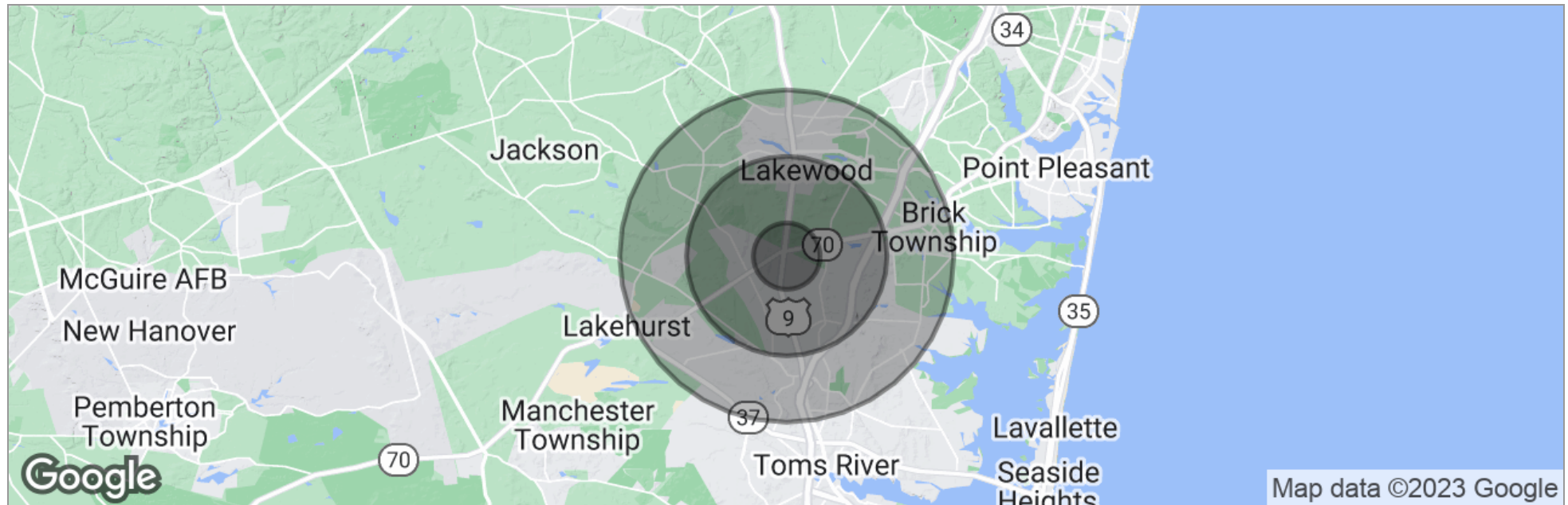


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	1 Mile	3 Miles	5 Miles
Total Population	6,657	54,145	162,484
Population Density	2,119	1,915	2,069
Median Age	41.0	43.0	47.6
Median Age (Male)	40.9	41.7	45.9
Median Age (Female)	41.0	44.5	49.1
Total Households	2,439	20,682	68,521
# of Persons Per HH	2.7	2.6	2.4
Average HH Income	\$87,617	\$83,131	\$70,498
Average House Value	\$313,935	\$313,072	\$273,967

* Demographic data derived from 2020 ACS - US Census

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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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