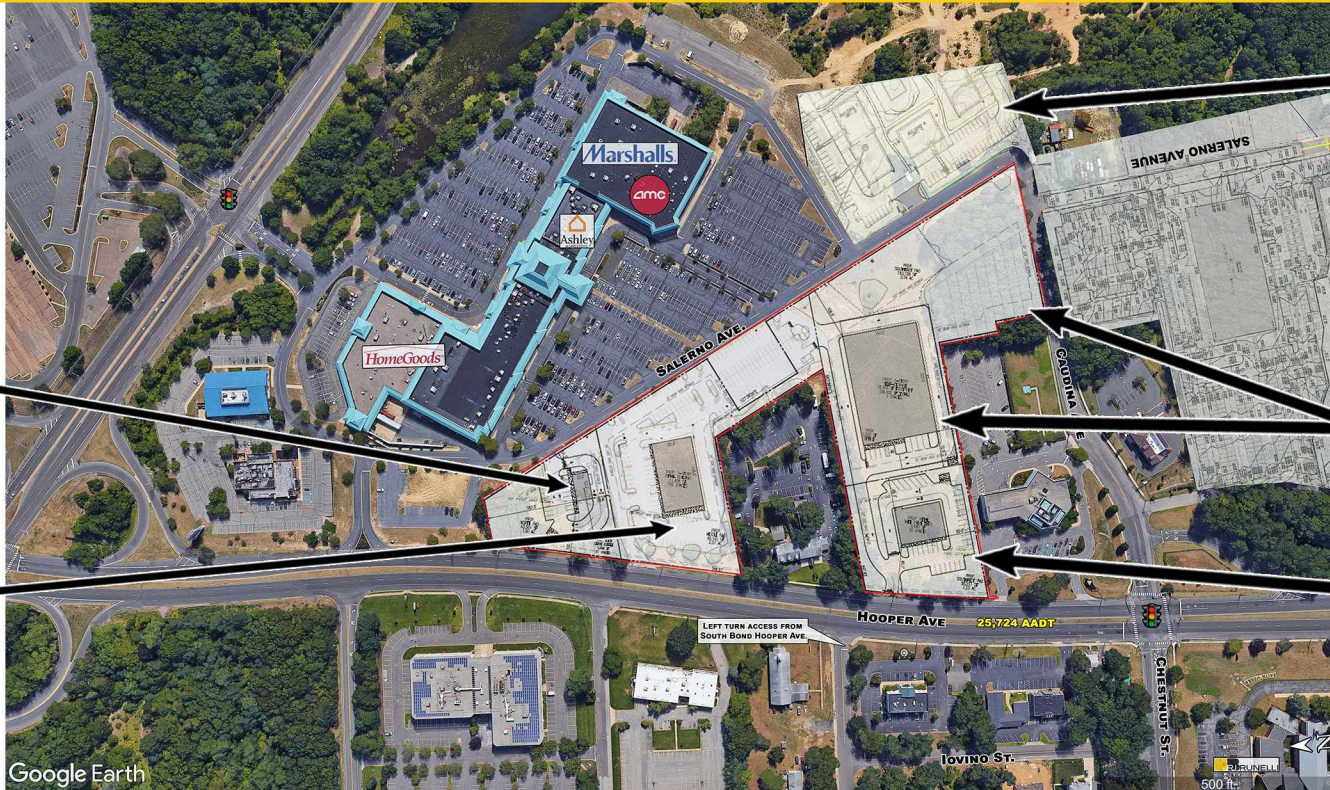


Seacourt Pavilion Pad  
 1131 Hooper Ave  
 Toms River, NJ

Pad Site Available for Sale or Lease  
 3 pads of +/- 1.0 - 2 Acres  
 Some with approvals and improved



**MULTI FAMILY HOMES NOW CONSTRUCTED**

**VETERANS ADMINISTRATION FACILITY UNDER CONSTRUCTION**

**PROPERTY UNDER CONTRACT**

**SOUTH PAD AVAILABLE +/- 1.0 ACRES PAD OFFERED WITH A CONSOLIDATED SITE APPROVAL, SWM CONNECTION, UTILITIES STUBBED GRADED PAD ACCESS ROAD IN PLACE**

**1131 HOOPER AVE  
 1.0 ACRE PAD  
 OFFERED AS-IS**

**MIDDLE PAD  
 2 ACRES PAD OFFERED  
 WITH CONSOLIDATED SITE  
 APPROVAL INCLUDING  
 SWM ACCESS,  
 AS-IS IMPROVEMENTS**

Google Earth

- Four way access to signalized intersections at Hooper Ave and Caudina Ave, and Route 571
- Adjacent to Seacourt Pavilion and Ocean County Mall.
- 25,724 cars pass this location each day.
- Summer visitation surge due to beach tourism.
- The subject site is surrounded by national tenants HomeGoods, Marshall's, AMC, Ashley Home Store and more.
- Proposed Veteran's Administration Facility under construction of +/- 70,000 SF to be located on the south side of Caudina Ave.
- Seeking: medical, bank, fast food and automotive uses.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT & PA.

**DEMOGRAPHICS 2022**

MILES	1	3	5
POPULATION	7,912	65,886	160,107
HH INCOME	\$115,345	\$118,304	\$104,789
DAYTIME POP	11,611	70,179	147,846

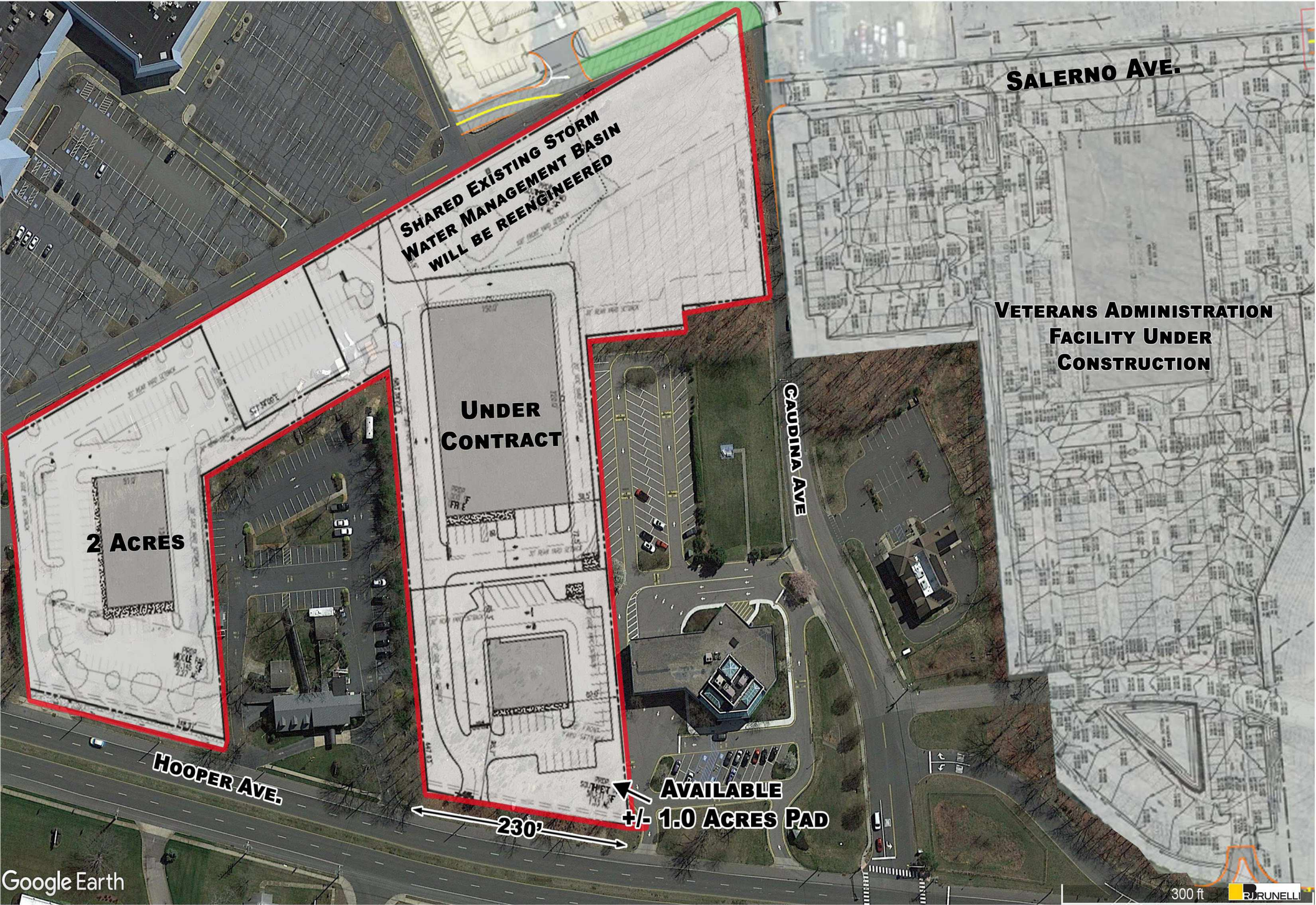
**PARKING** 415 SPACES  
**TRAFFIC COUNT** HOOPER AVE - 25,724 CARS PER DAY

**Pete Nicholson/ Senior Sale Associate**  
 Cell: 609-790-7718  
 pnicholson@rjbrunelli.com



R.J. Brunelli & Co., LLC  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

732-721-5800  
 www.rjbrunelli.com



**SALERNO AVE.**

**VETERANS ADMINISTRATION  
FACILITY UNDER  
CONSTRUCTION**

**GAUDINA AVE**

**SHARED EXISTING STORM  
WATER MANAGEMENT BASIN  
WILL BE REENGINEERED**

**UNDER  
CONTRACT**

**2 ACRES**

**HOOPER AVE.**

**AVAILABLE  
+/- 1.0 ACRES PAD**

**230'**

300 ft **RJBrunelli**

Google Earth

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TOMS RIVER REGIONAL SCHOOLS

**SUBJECT SITE**

Ashley  
HOMESTORE

Marshalls

PROMETRIC  
TEST CENTER

HomeGoods

COOL BEANS  
BOUTIQUE

AMC  
THEATRES

DOWNTOWN  
Hair Centre

**1 ACRE**

**2 ACRES**

**AVAILABLE**  
± 1.0 ACRE PAD

**HOOPER AVE.**

**MULTI FAMILY HOMES**  
**NOW CONSTRUCTED**

**TD Bank**

**PRESBYTERIAN CHURCH**  
**OF TOMS RIVER**

**VETERANS ADMINISTRATION**  
**FACILITY UNDERSTRUCTION**

**SALERNO AVE.**

**CASTLEBUONO AVE**

Google Earth

RJBRUNELLI

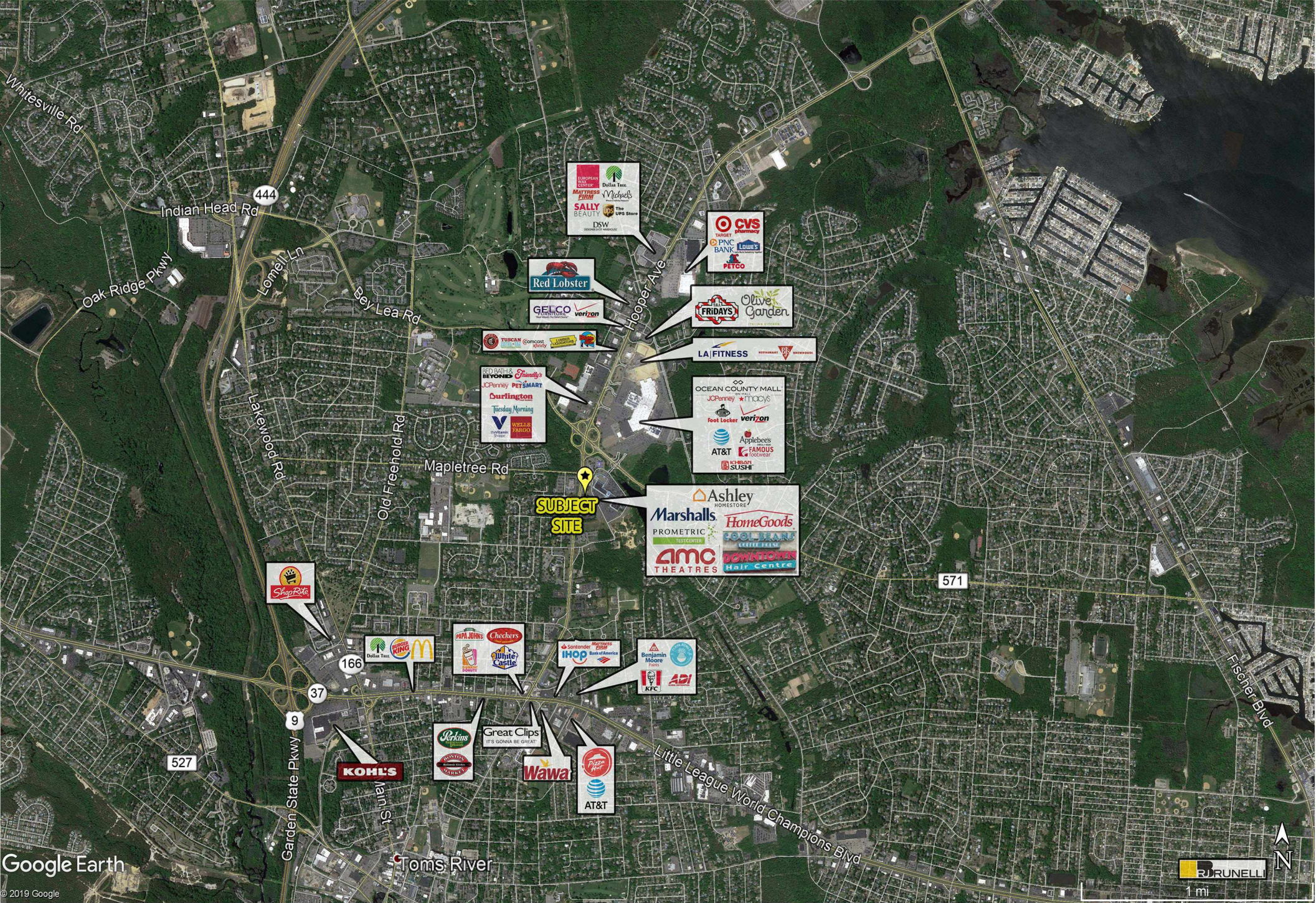
1000 ft

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Google Earth

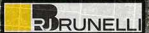
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1 mi