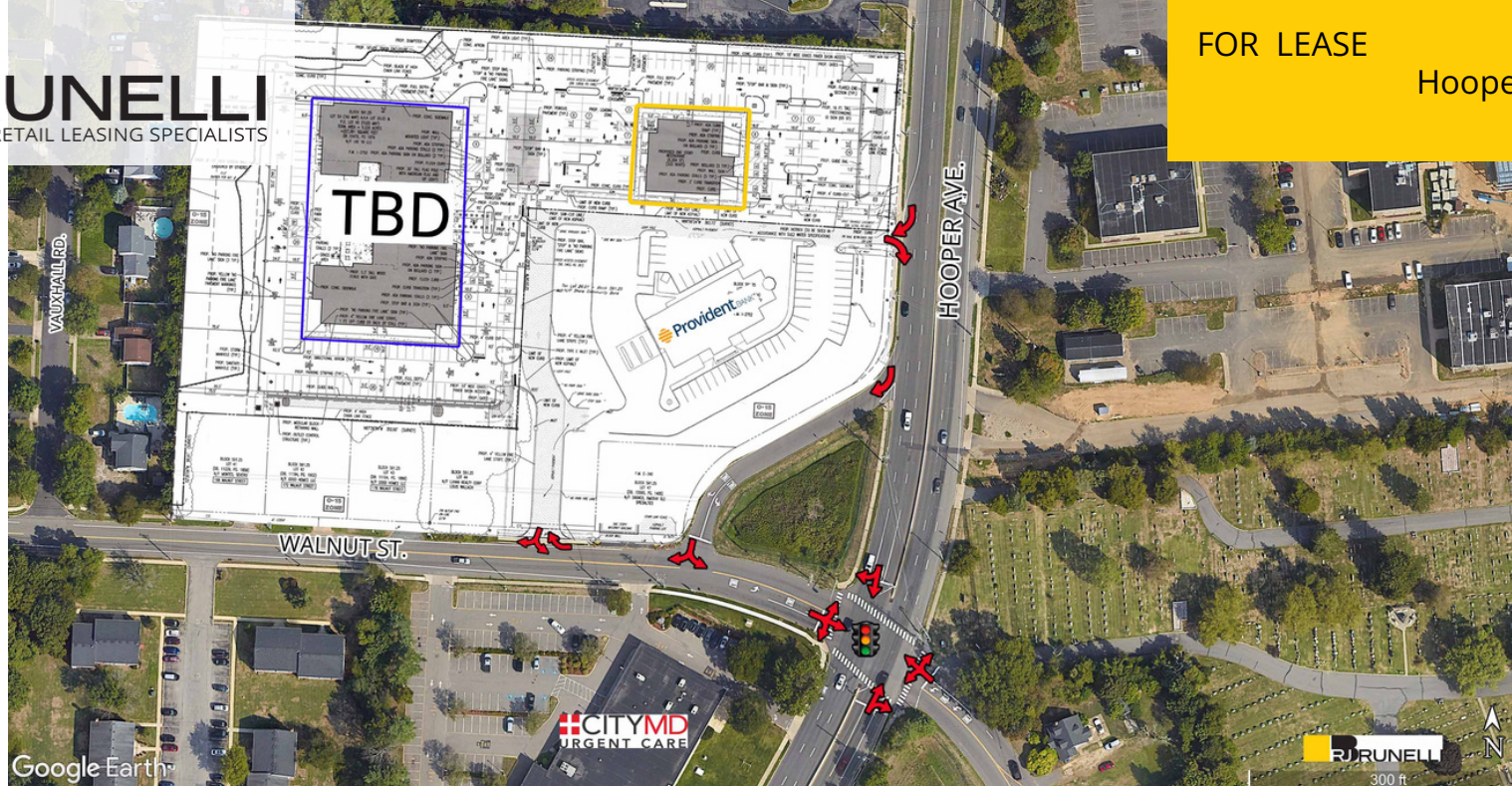




AVAILABLE:

Two Pad Sites Available on Approx. 5.2 Acres

Prime retail location at the signalized intersection of Hooper Avenue and Walnut Street in the heart of Toms River, Ocean County.

Located .4 miles North of the major intersection, Route 37 and Hooper Ave., and .6 miles south of the Ocean County Mall, which received 5.6 million visits in the last 12 months. Per placer Ai.

Proposed Pylon signage on Hooper Ave.

The subject site has access to the traffic signal, allowing traffic to enter and exit from North & South easily. Walnut St. leads into a densely populated residential neighborhood.

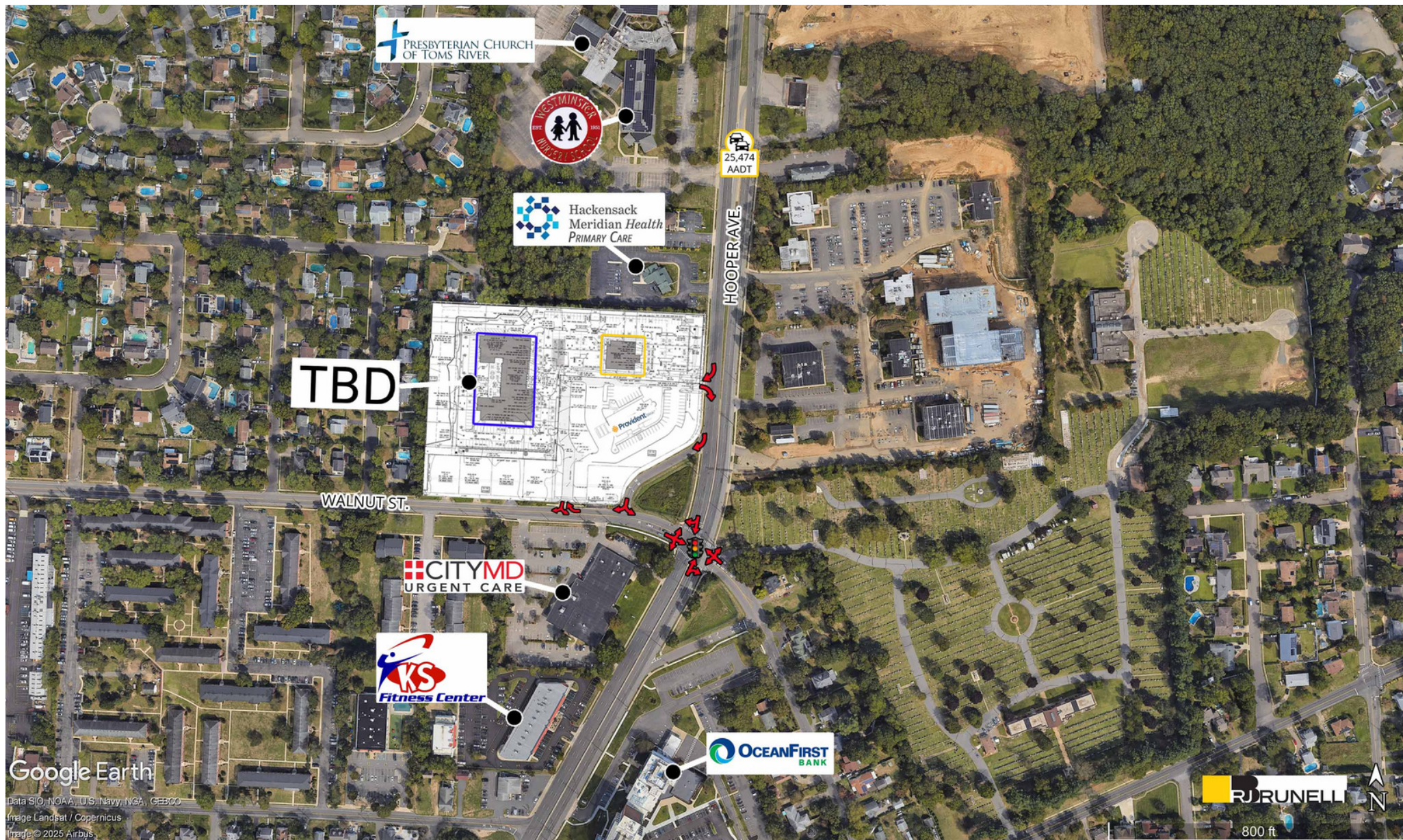
Seeking: car wash, day care center, full-service restaurant, and medical.

Demographics

	1 Mile	3 Miles	5 Miles
Population:	11,118	74,610	155,732
HH Income:	\$143,303	\$131,627	\$116,903
Daytime Pop	17,124	75,731	142,603

Traffic Counts

Hooper Ave	25,474 Cars Per Day
Route 37	30,619 Cars Per Day
Garden State Parkway	113,950 Cars Per Day







Hooper Ave & Walnut St.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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