

Pad in Ocean County Mall Area Adjacent to Seacourt Pavilion
 1117 Hooper Ave
 Toms River, NJ

1-4 Tenant Pad 1,000 - 6,400 SF
 for Lease Drive Thru Available
 Approximately 1 Acre



- Four way access to signalized intersections at nearby Hooper Ave and Caudina Ave, Hooper 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 including HomeGoods, Marshall's, Ashley Home Store, Home Sense, and others.
- Proposed Veteran's Administration Facility of +/- 70,000 SF located on the south side of Caudina Ave is under construction.
- Seeking: medical, bank, fast food, and QSR 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 36 SPACES = +/- 5.6/1,000 SF
TRAFFIC COUNT HOOPER AVE - 25,724 CARS PER DAY

Pete Nicholson/ Senior Sale Associate

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Sept 11, 23

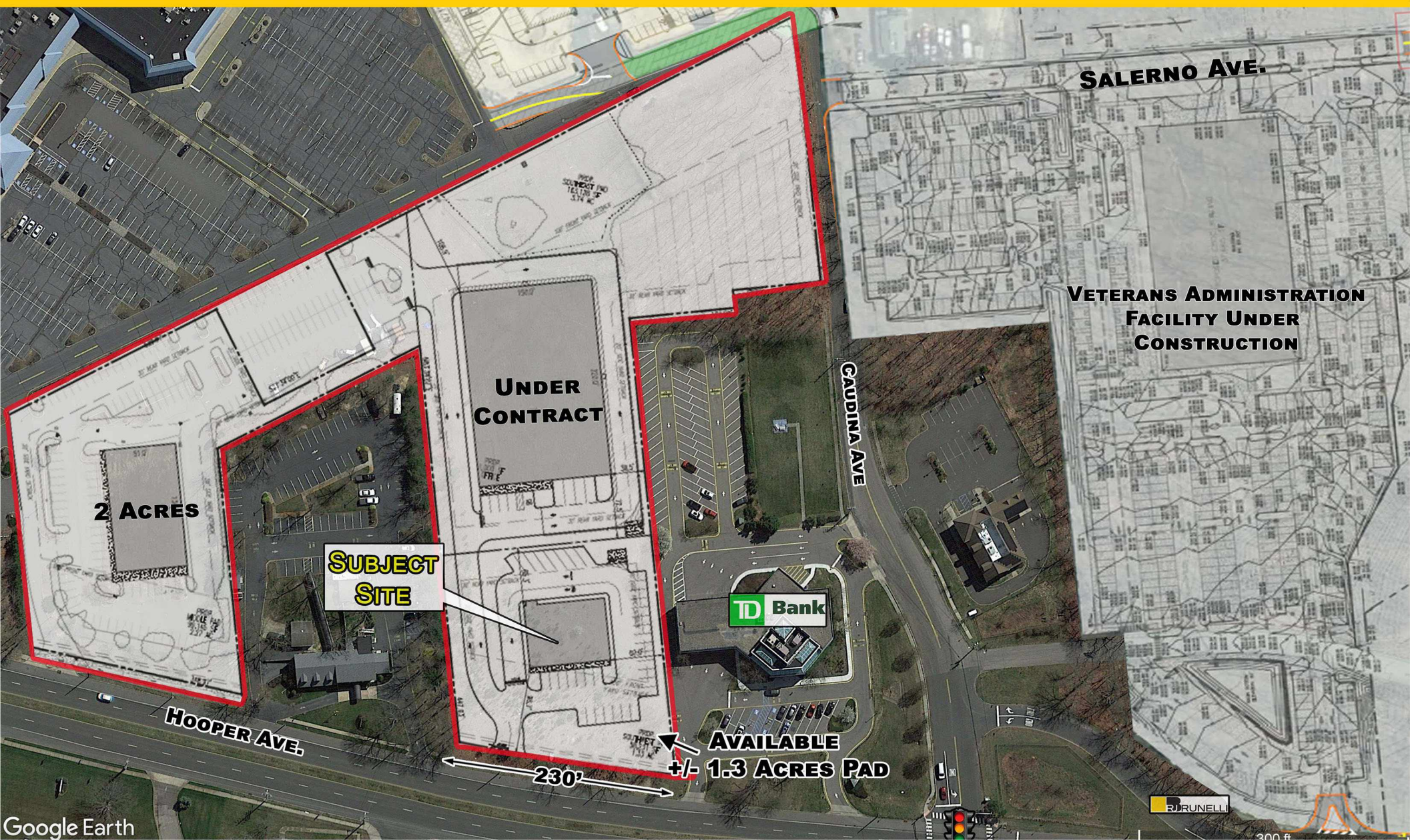


R.J. Brunelli & Co., LLC
 400 Perrine Rd, Ste 405
 Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

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SUBJECT SITE

1 ACRE
2 ACRES

Marshalls
PROMETRIC TEST CENTER
Ashley HOMESTORE
HomeGoods
COOL MANE LITTLE TOWN
DOWNTOWN Hair Centre

MULTI FAMILY HOMES NOW CONSTRUCTED

TD Bank

PRESBYTERIAN CHURCH OF TOMS RIVER

VETERANS ADMINISTRATION FACILITY UNDERSTRUCTION

HOOPER AVE.

SALERNO AVE.

CASTLEBUONO AVE

Google Earth



1000 ft

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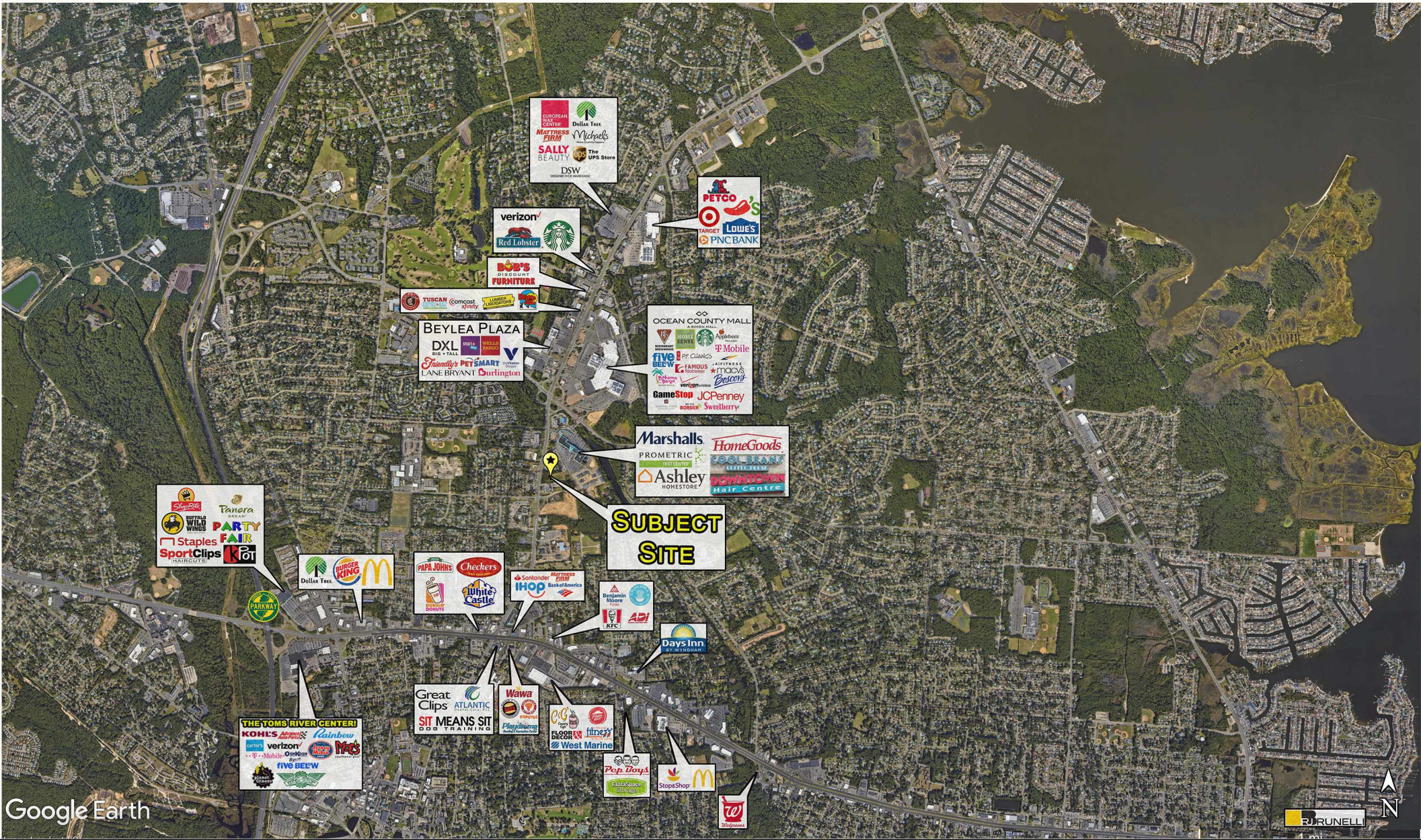


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