



**FOR
LEASE**

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RETAIL FOR LEASE

1770 HOOPER AVE, TOMS RIVER, NJ 08753



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OFFERING SUMMARY

Asking Lease Rate: \$18/SF NNN

NNN: \$7.25/SF

Size Available: +/- 2,700 SF

Signage: Facade & Pylon

Zoning: HB - Highway Business

Parking: +/- 45 Spaces



HERE

PROPERTY HIGHLIGHTS

+ Neighborhood shopping center conveniently located along heavily trafficked Hooper Avenue, one of Tom's River's most traveled retail and professional corridors. Former CKO Kickboxing includes a garage door, front service area, and additional parking being added. Great location for a gym, cross fit center, or other retail uses.

+ The center features excellent street visibility, signage, and is situated among high demographic residential neighborhoods. Co-tenants include Good Gears Automotive and Hot Tub Central offering consistent center traffic.

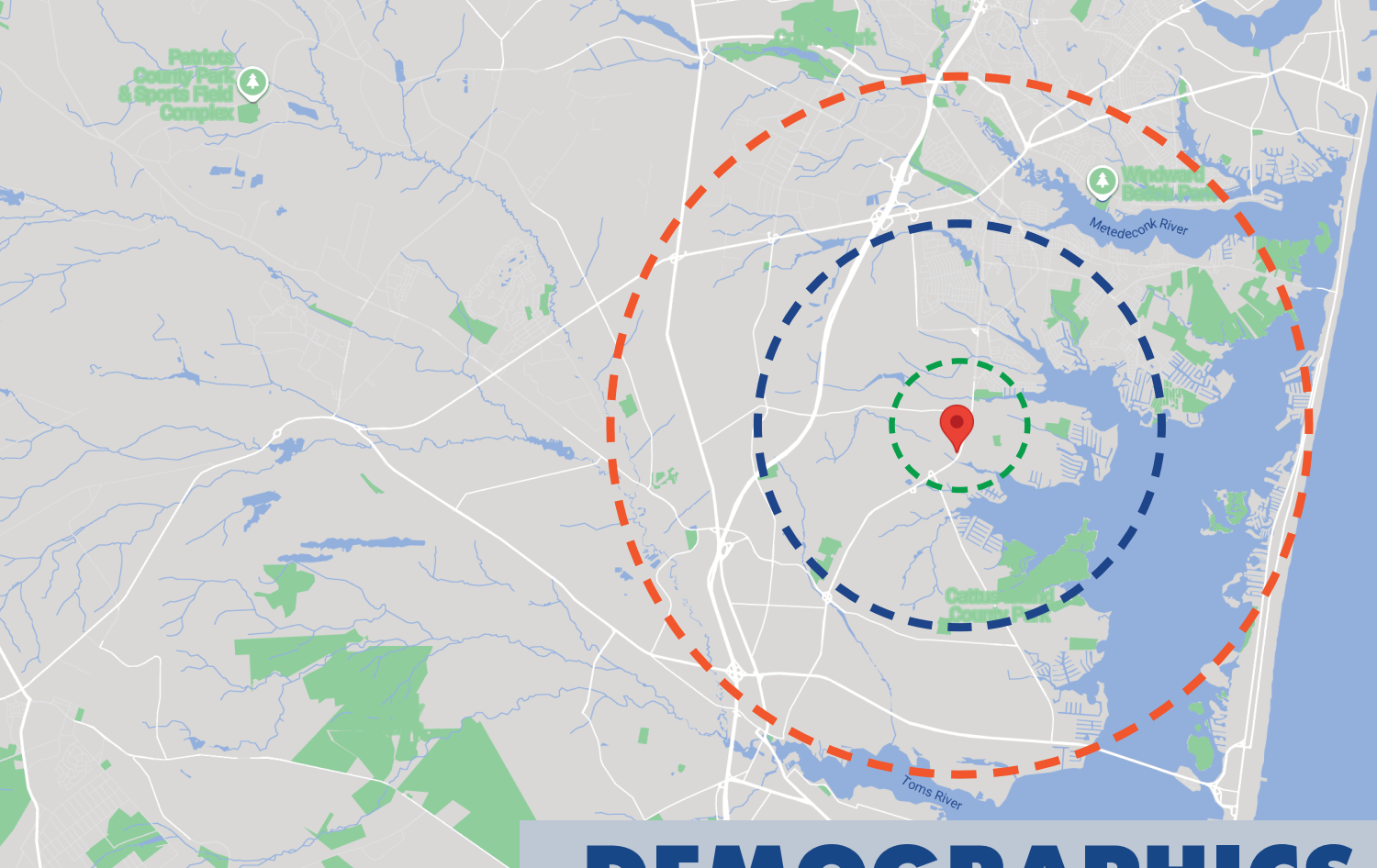
+ Easily accessible from the Garden State Parkway, Routes 9 and 70, and is within a short drive of all major shore towns. Nearby amenities include Dunkin, CVS, Ocean County College, and Ocean County Mall.

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KEY

■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	5,578	57,823	155,311
PROJECTED 2029	5,909	61,381	166,489

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,154	23,023	60,261
PROJECTED 2029	2,268	24,295	64,503

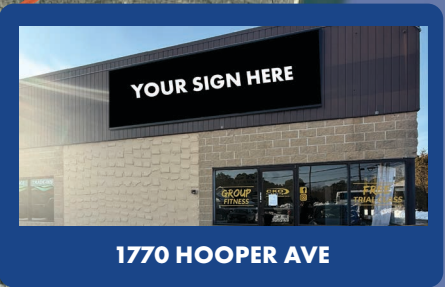
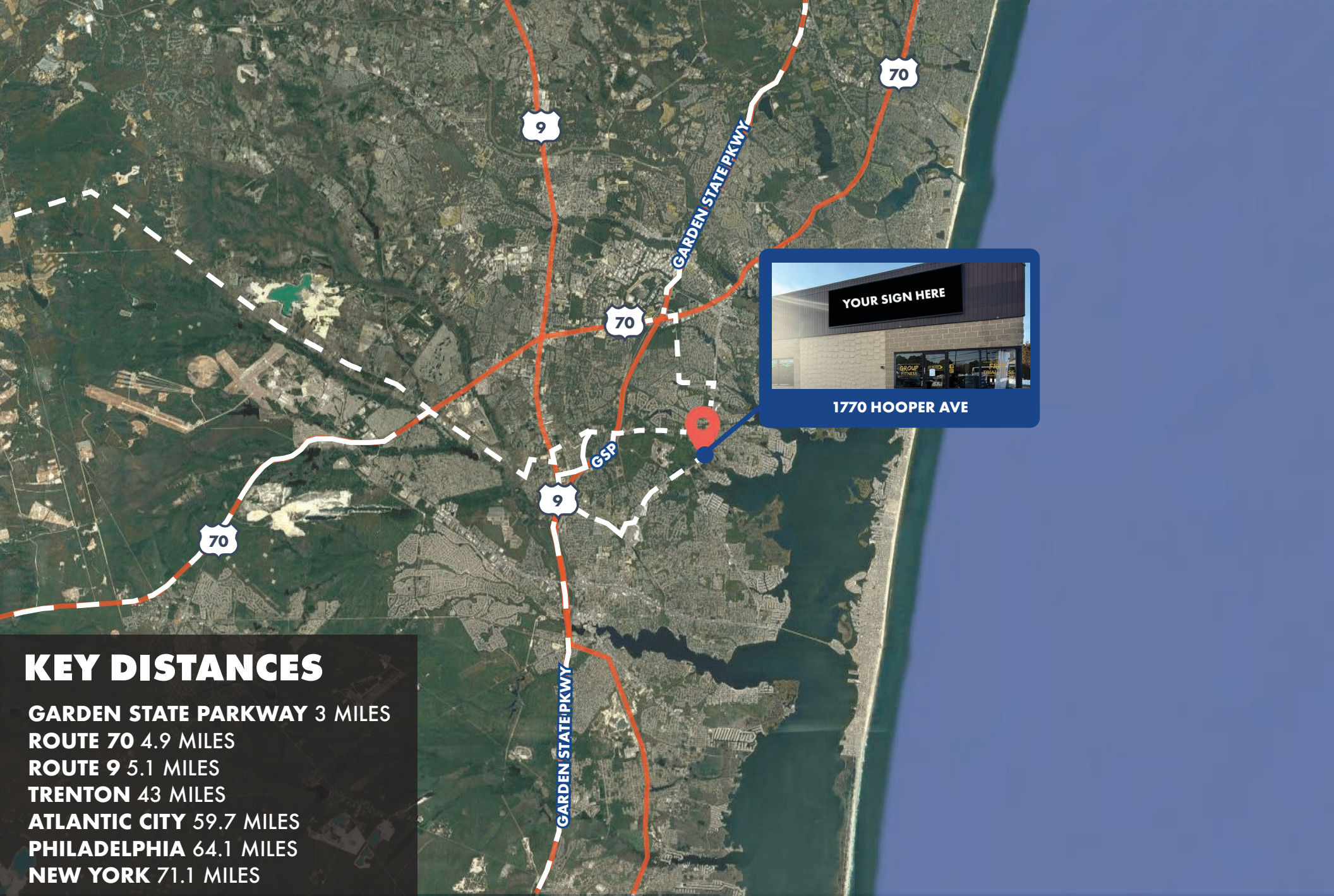
INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$116,733	\$108,464	\$107,099
MEDIAN 2029	\$95,667	\$85,045	\$82,100

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KEY DISTANCES

- GARDEN STATE PARKWAY 3 MILES
- ROUTE 70 4.9 MILES
- ROUTE 9 5.1 MILES
- TRENTON 43 MILES
- ATLANTIC CITY 59.7 MILES
- PHILADELPHIA 64.1 MILES
- NEW YORK 71.1 MILES

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NEARBY AMENITIES

DINING

- 7 Brew Coffee
- Chili's Grill & Bar
- Chipotle Mexican Grill
- Dunkin'
- Friendly's
- Jersey Mikes
- McDonald's
- Olive Garden
- Playa Bowls
- Red Lobster
- Roy Rogers
- Starbucks
- Tommy's Tavern & Tap
- Wawa

RETAIL/GROCERY

- 7-Eleven
- Burlington
- CVS
- DSW
- Dollar Tree
- European Wax Center
- Lowe's Home Improvement
- Mattress Firm
- Men's Warehouse
- Michaels
- Ocean County College
- Ocean County Mall
- Petco
- PetSmart
- Planet Fitness
- PNC Bank
- ShopRite
- Stop & Shop
- Target
- The Home Depot
- The UPS Store

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PROPERTY HIGHLIGHT

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HIGH CEILINGS



PYLON SIGN



DRIVE-IN

