

AVAILABLE:
3 pads of +/- 1.0 - 2 Acres

Very close to Ocean County Mall on the primary access road.

Four-way access to signalized intersections at Hooper Ave and Caudina Ave, and Route 571

Summer visitation surge due to beach tourism.

The subject site is surrounded by national tenants such as HomeGoods, Marshalls, Ashley Home Store, and Crunch Fitness, with proposed Entertainment Use in the former AMC.

Adjacent to Veteran's Administration Medical Facility of 70,000 SF now open.

Seeking: Hotel, medical, bank, fast food, and multifamily apartments.

Demographics

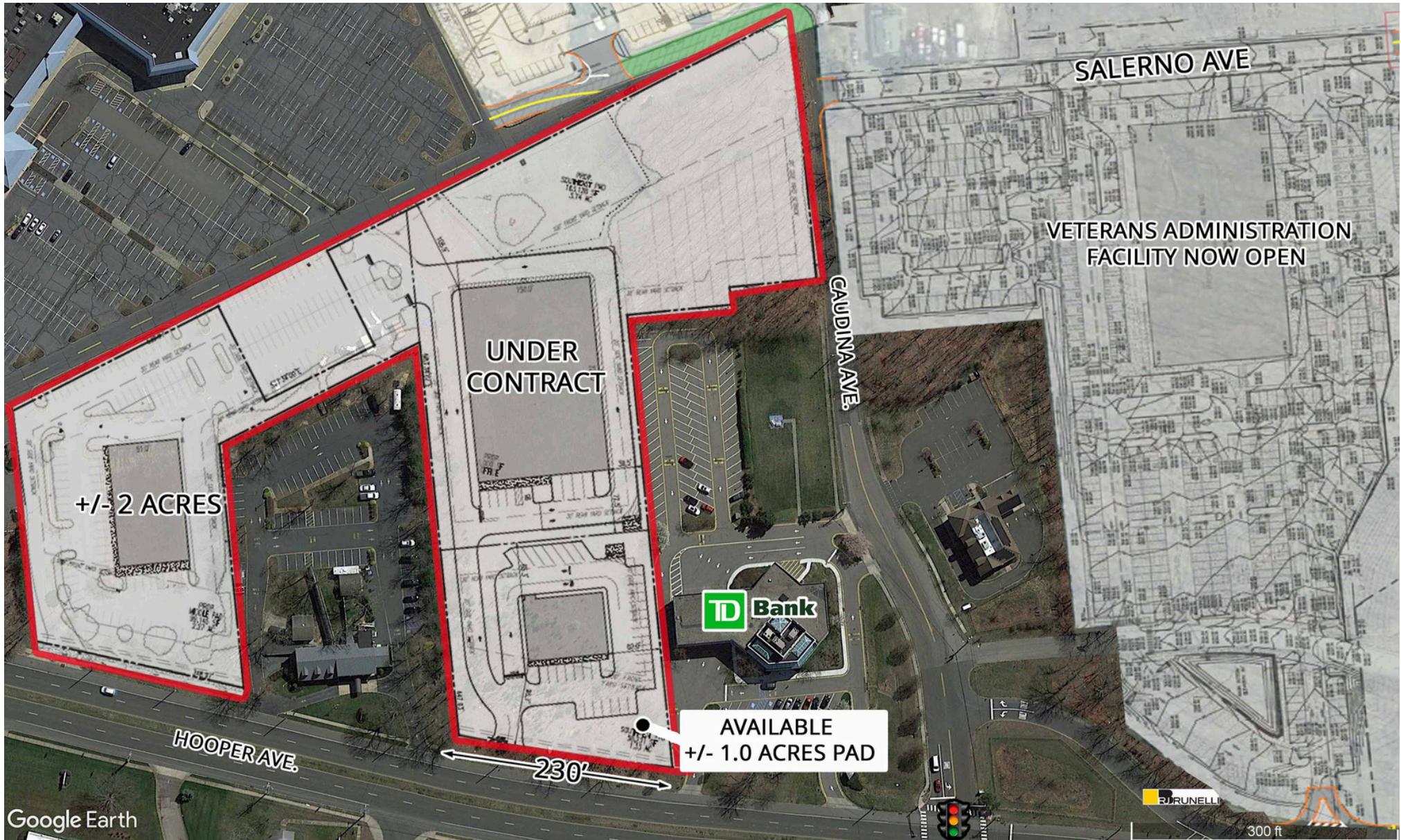
	1 Mile	3 Miles	5 Miles
Population:	8,700	67,575	166,175
HH Income:	\$143,752	\$135,196	\$114,908
Daytime Pop	13,471	72,986	150,349

Total GLA

3 pads of +/- 1.0 - 2 Acres

Traffic Counts

Hooper Ave. 25,724 Cars Per Day





1131 Hooper Ave.

AVAILABLE FOR SALE OR LEASE

CONNECT WITH US TODAY



PETE NICHOLSON

pnicholson@rjbrunelli.com

c: 609-790-7718



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

732-721-5800 www.rjbrunelli.com