



AVAILABLE:

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

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 HomeGoods, Marshalls, Ashley Home Store, Crunch Fitness, and more.

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

Seeking: medical, bank, fast food, and QSR uses.

**Demographics**      1 Mile      3 Miles      5 Miles

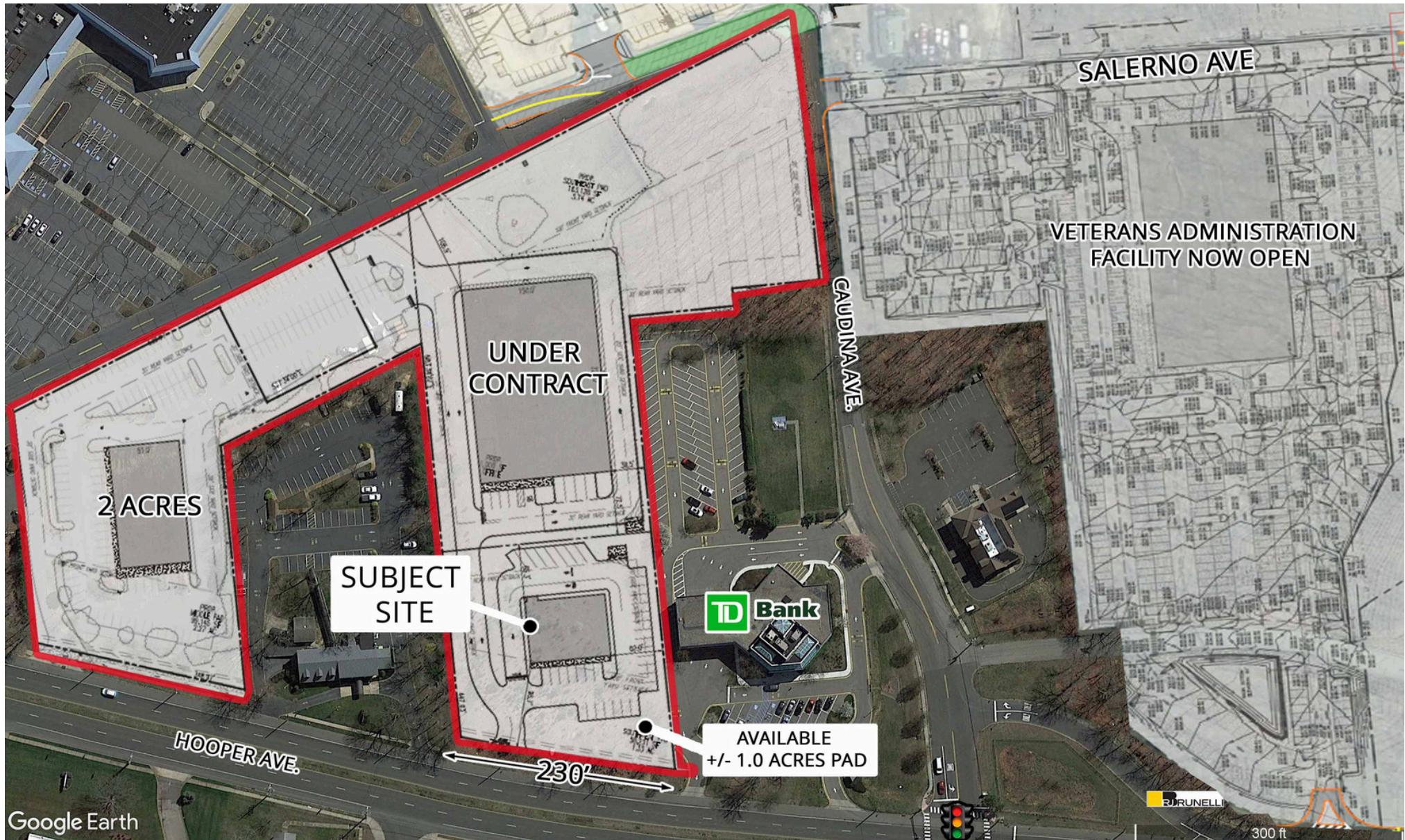
Population:	8,700	67,575	166,175
HH Income:	\$143,752	\$135,196	\$114,908
Daytime Pop	13,471	72,986	150,349

**Parking**

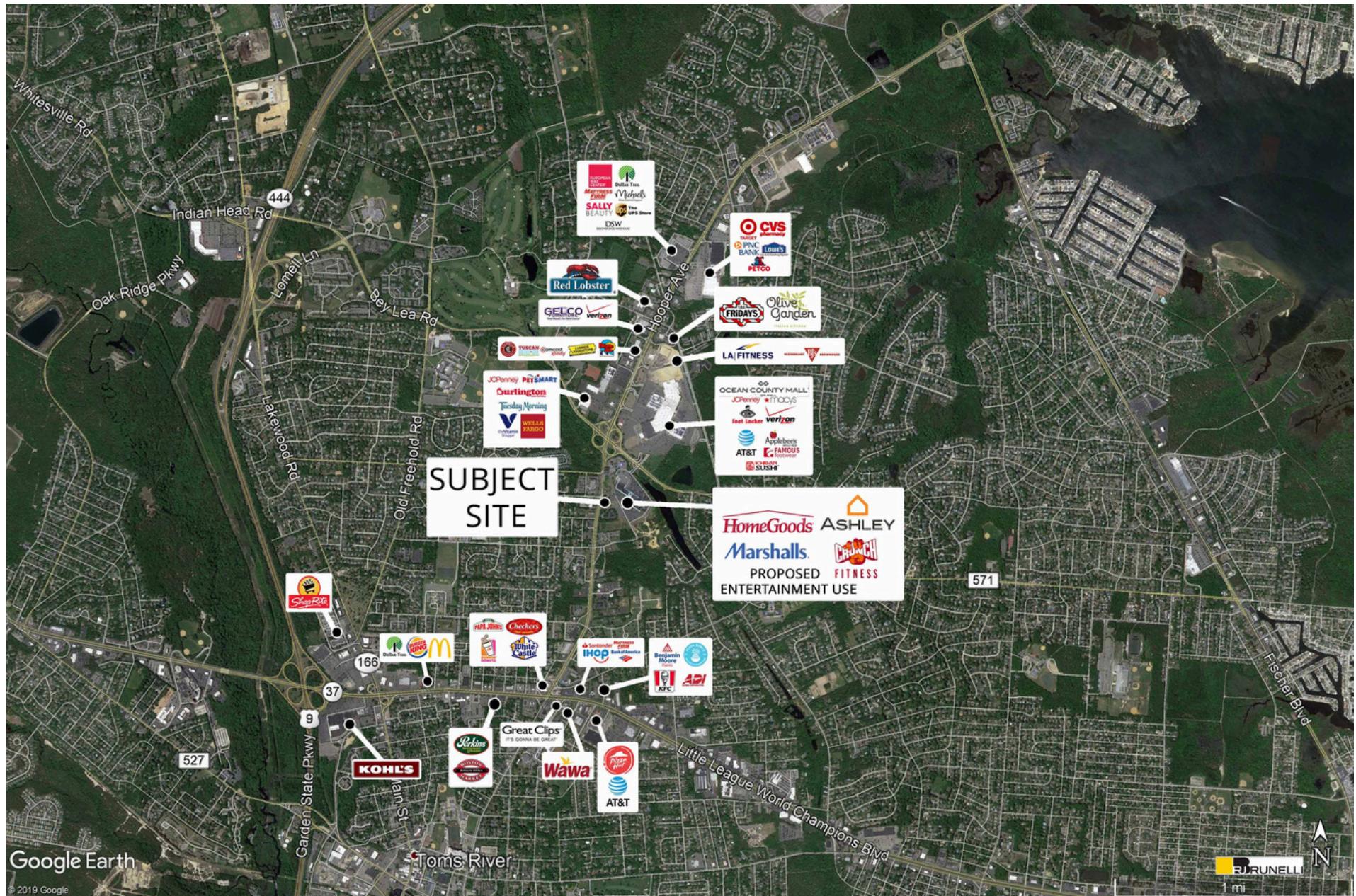
36 Spaces (+/- 5.6/ 1,000 SF)

**Traffic Counts**

Hooper Ave.      25,724 Cars Per Day







1117 Hooper Ave.  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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