



FOR SALE
OFFICE OPPORTUNITY

ADDRESS OF PROPERTY
1130 Hooper Avenue Toms River, NJ 08753

Prepared by...
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THE PROPERTY

LOCATION: *The professional office building is in the heart of Toms River Township, Ocean County, near the Ocean County Mall, national brand stores, Garden State Parkway, Shore Points, shopping centers, and walking distance to surrounding neighborhoods with over 100,000 residents.*

SITE: *19,764 square foot two-story professional office building on 2.44 acres.*

ZONING: *Located in Office 15 Zone with the following permitted uses:*

- *Professional office, public utility, restaurants, retail, banks, and financial institutions*
- *Federal, state, county and municipal offices*
- *Medical – dental clinics, essential services, childcare, adult day care, private and parochial schools (non-profit)*
- *Places of worship*

PROPERTY SPECIFICATIONS

PROPERTY ADDRESS: 1130 Hooper Avenue Toms River, NJ 08753

AVAILABLE VACANT AREA: 3,725 sq. ft.

BUILDING AREA: 16,887 sq. ft.

GROSS-UP FACTOR: 19,829 sq. ft.

LEASEHOLDS:

- *Schuman and Butz Law Firm* *Level 1* *2,950 sq. ft.*
 Owner
- *Joseph Cannova CPA* *Level 1* *1,950 sq. ft.*
 \$2,438 *Expires December 2026*
- *Calm and Sense* *Level 1* *1,224 sq. ft.*
 \$1,576 *Expires November 2027 with option*
- *Fortune Title* *Level 1* *615 sq. ft.*
 \$1,200 *Expires January 2025 with option*
- *Homeopathy* *Level 1* *615 sq. ft.*
 \$1,200 *Expires May 2025*
- *Compassionate Care* *Level 2* *3,835 sq. ft.*
 \$5,304 *Expires February 2026*
- *Vacant* *Level 2* *3,725 sq. ft.* *\$*
 Available
- *CWA Union* *Level 2* *1,973 sq. ft.*
 \$2,100 *Expires January 2025*

PARKING AVAILABLE: 134 Parking Spaces

ASKING PRICE: \$3,700,000

OPERATING COSTS:

- *Real Estate Taxes* *\$44,475*
- *Utilities* *\$8,839*
- *Insurance* *\$9,915*
- *Garbage Disposal* *\$6,500*
- *Lawn Maintenance* *\$8,022*
- *Interior Cleaning* *\$7,500*

ELEVATOR: Handicap Stair Assist

POSSESSION: At Closing

COMMENTS: Current rents are below fair market value which should range from \$15 to \$18 per square foot depending on floor location and condition











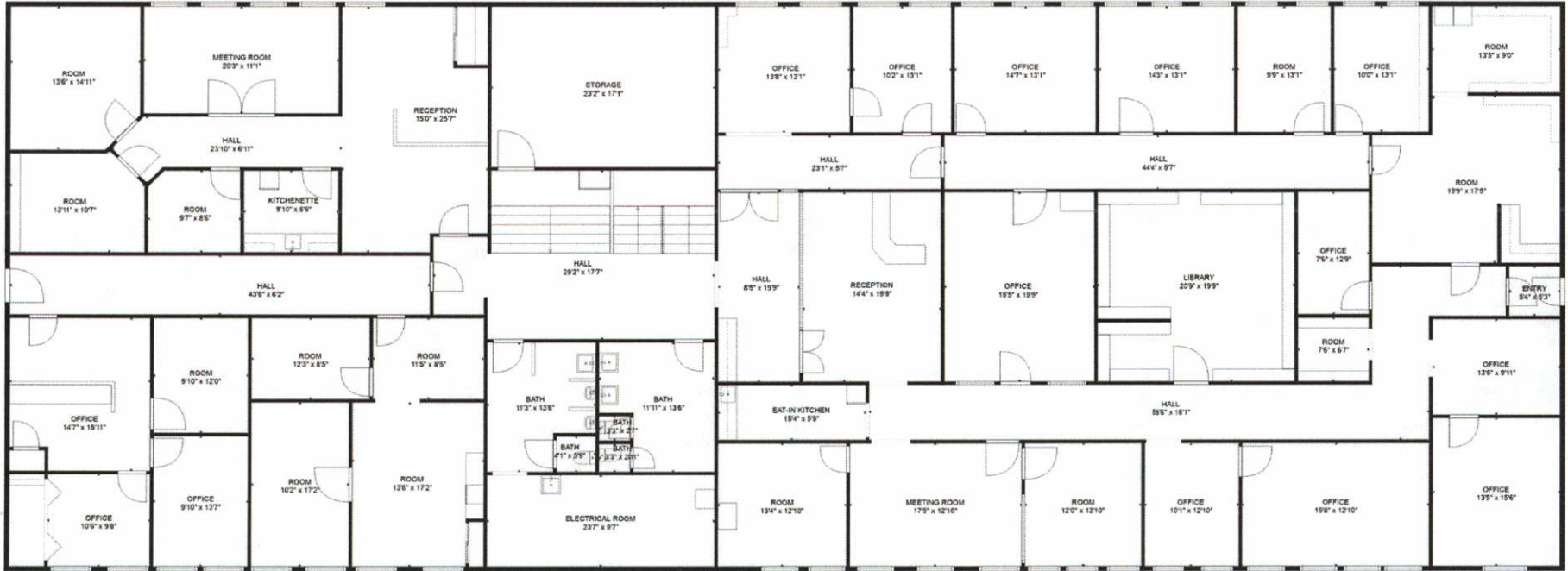












TOTAL: 8800 sq. ft
FLOOR 1: 8800 sq. ft
EXCLUDED AREAS: ELECTRICAL ROOM: 225 sq. ft, STORAGE: 388 sq. ft

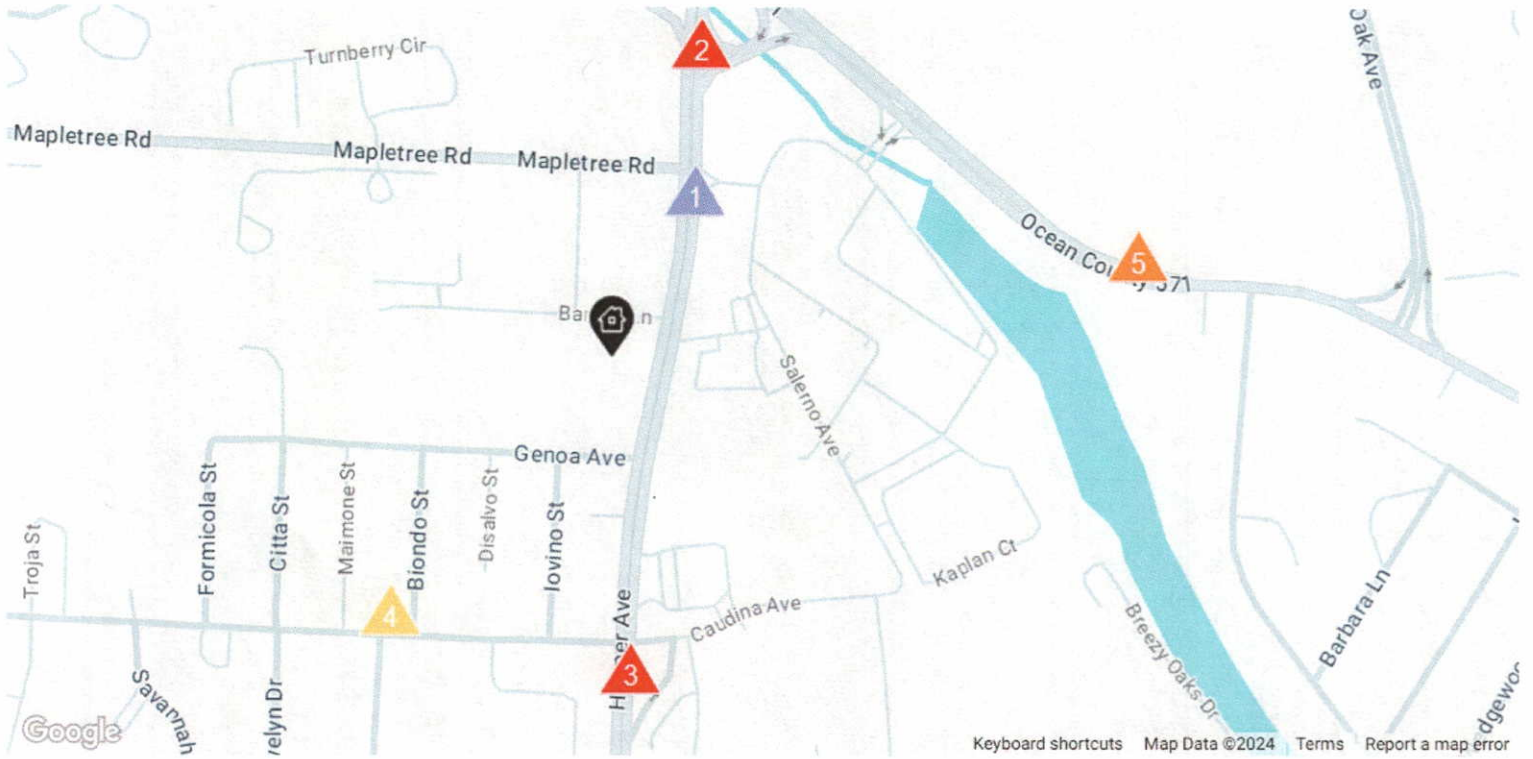
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 10416 sq. ft
FLOOR 1: 10416 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

32,898

2023 Est. daily traffic counts

Street: Hooper Avenue
Cross: Amalfy Ave
Cross Dir: N
Dist: 0.04 miles

Historical counts

Year	Count	Type
2019	33,113	AADT

2

25,209

2023 Est. daily traffic counts

Street: Hooper Avenue
Cross: Hooper Ave
Cross Dir: S
Dist: 0.07 miles

Historical counts

Year	Count	Type
2018	25,415	AADT

3

25,474

2023 Est. daily traffic counts

Street: Hooper Avenue
Cross: Hooper Ave
Cross Dir: N
Dist: 0.03 miles

Historical counts

Year	Count	Type
2017	25,724	AADT

4

5,308

2023 Est. daily traffic counts

Street: Chestnut Street
Cross: Constitution Ave
Cross Dir: W
Dist: -

Historical counts

Year	Count	Type
2018	5,350	AADT

5

13,584

2023 Est. daily traffic counts

Street: Bay Ave
Cross: Brookside Dr
Cross Dir: E
Dist: 0.08 miles

Historical counts

Year	Count	Type
2013	13,714	AWDT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



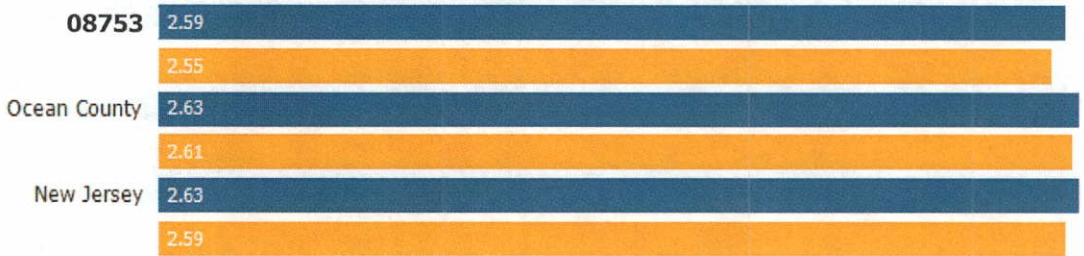
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Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



2023

2028 (Projected)

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



2023

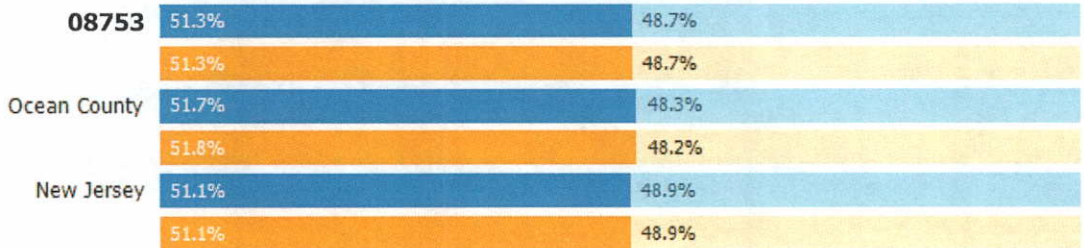
2028 (Projected)

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Women 2023

Men 2023

Women 2028 (Projected)

Men 2028 (Projected)

Toms River, NJ 08753: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



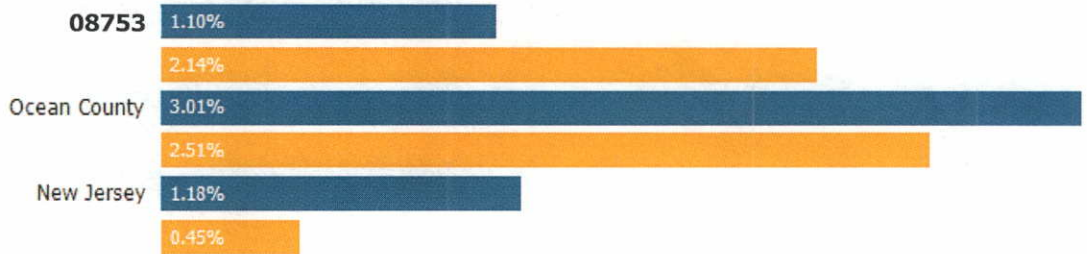
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2023, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 08753



Toms River, NJ 08753: Economic Comparison

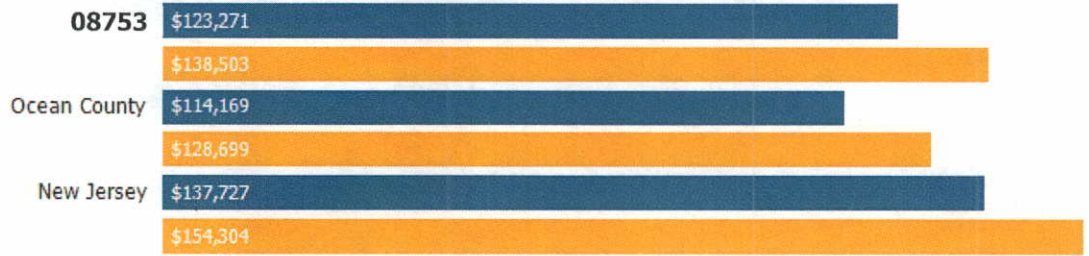
Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



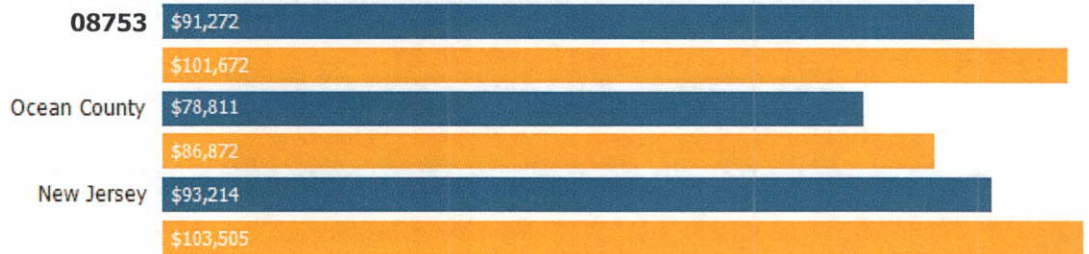
Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Toms River, NJ 08753: Age Comparison

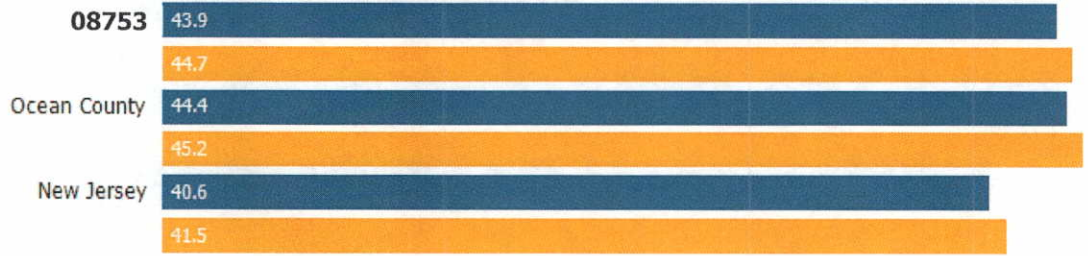
Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



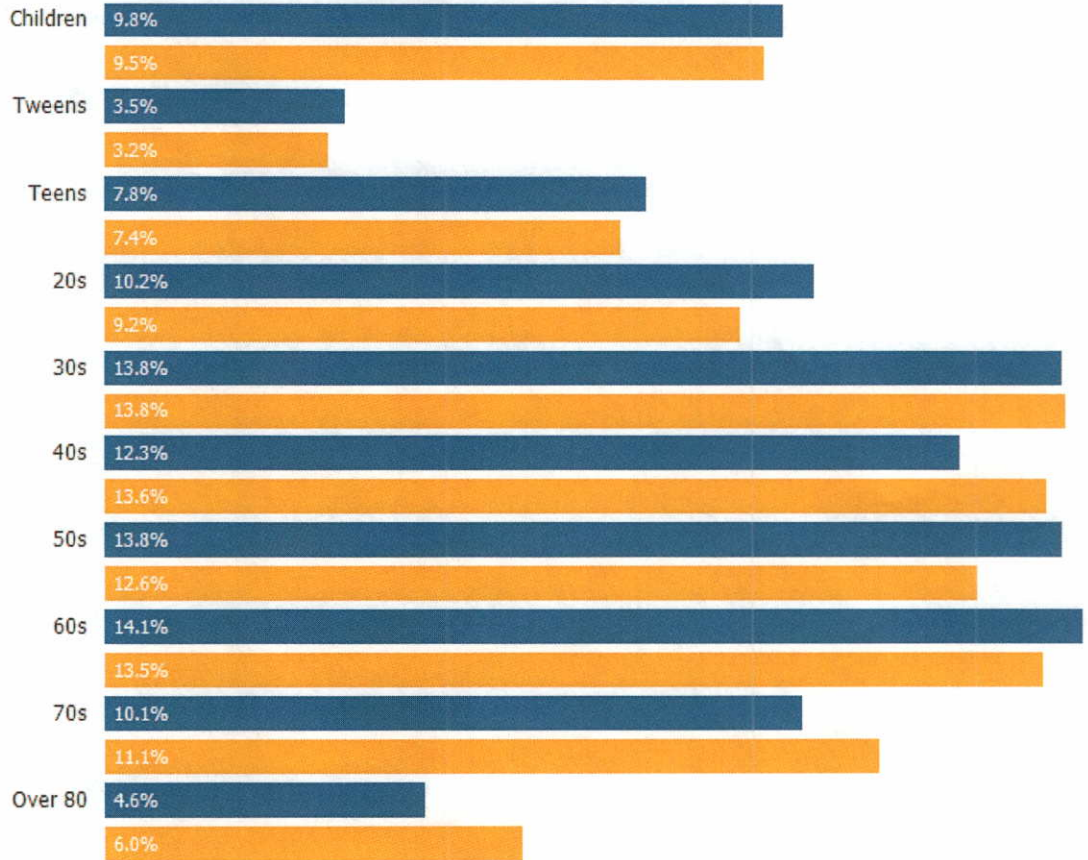
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Toms River, NJ 08753: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

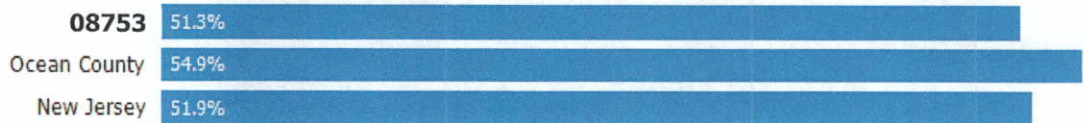


Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

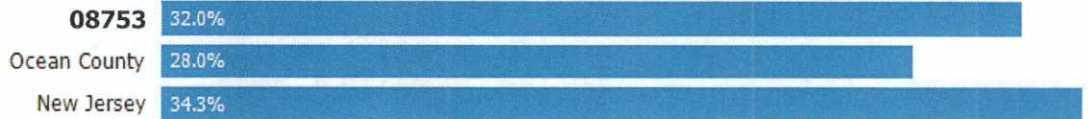


Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

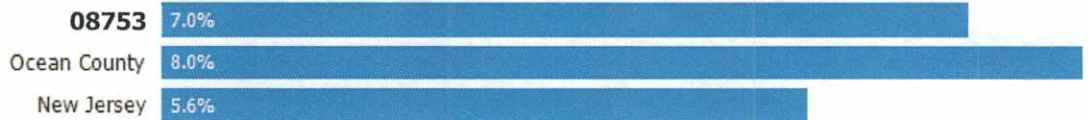


Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Toms River, NJ 08753: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually



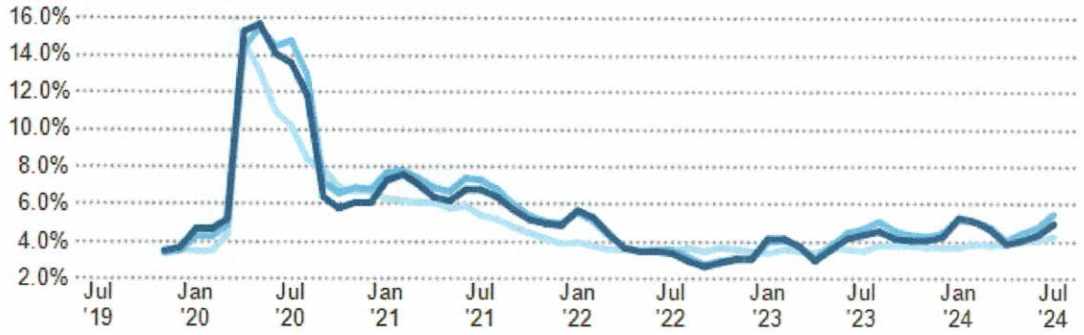
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Ocean County
- New Jersey
- USA



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2023

Update Frequency: Annually



Toms River, NJ 08753: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

08753



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

08753

