

RETAIL
SPACE
FOR
LEASE

1240 HOOPER AVENUE

TOMS RIVER, NEW JERSEY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS



1240 HOOPER AVENUE

Join anchor tenant
Steals & Deals

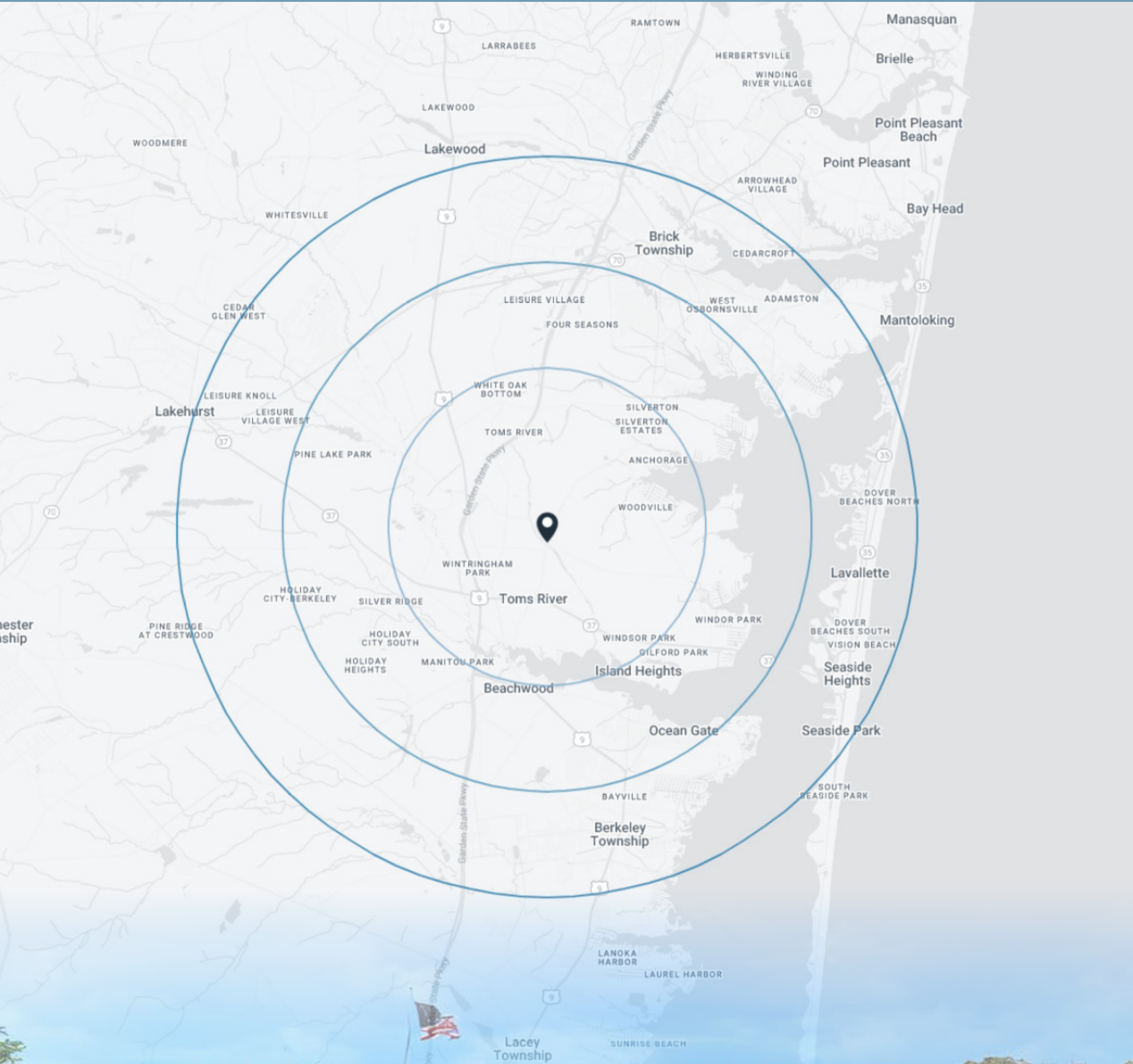
Shadow anchored by
Burlington
and PetSmart

Up to 15,000 SF
available for lease

Signalized entries
from Hooper Avenue
& Bey Ave

Additional pad site
opportunity





DEMOGRAPHICS

3 MILES

POPULATION	61,625
HOUSEHOLDS	22,593
EMPLOYEES	51,023
AVERAGE HH INCOME	\$131,570

5 MILES

POPULATION	172,080
HOUSEHOLDS	69,997
EMPLOYEES	144,870
AVERAGE HH INCOME	\$112,771

7 MILES

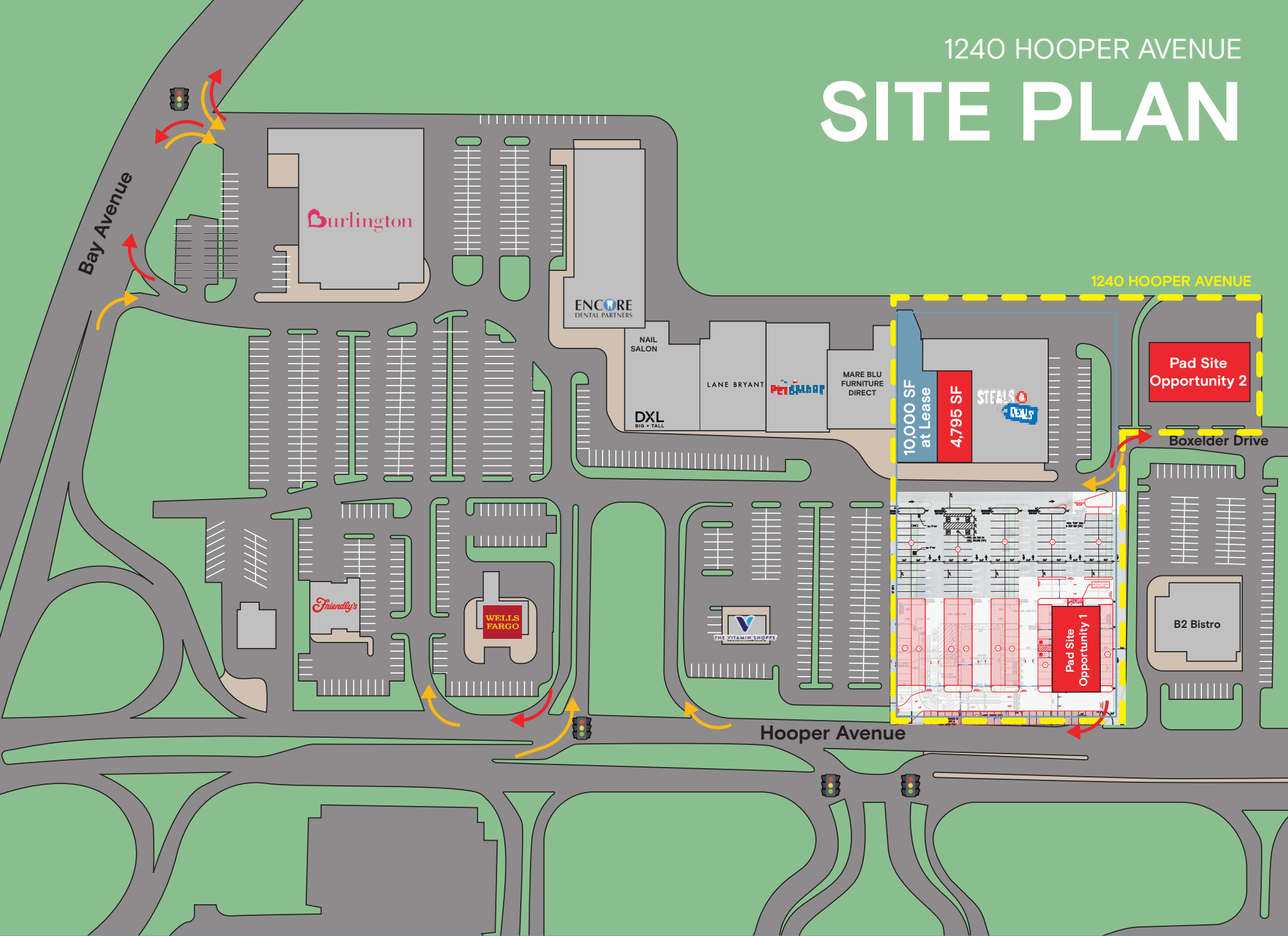
POPULATION	288,605
HOUSEHOLDS	112,856
EMPLOYEES	233,397
AVERAGE HH INCOME	\$113,265

TRAFFIC COUNTS

HOOPER AVENUE	35,110 AADT
BAY AVENUE	25,184 AADT
OAK AVENUE	9,127 AADT



SITE PLAN





COMMONS AT HOOPER

DSW Michaels Michaels Swim Schools
 UPS CLUB PILATES
 The UPS Store SALLY BEAUTY
 DOLLAR TREE HAND & STONE
 MATTRESS FIRM MASSAGE AND FACIAL SPA

Target Lowe's petco
 THE HEALTH & WELLNESS CO.

TOMS RIVER NORTH HIGH SCHOOL
 2,211 STUDENTS

BEY LEA PLAZA
 Burlington LANE BRYANT
 PETSMART DXL
 THE VITAMIN SHOPPE STEALS & DEALS

OCEAN COUNTY MALL
 Boscov's macy's HOME SENSE ULTA
 JCPenney LA FITNESS BJ'S RESTAURANT BRAWHOUSE five BEL'W
 TURNING POINT Applebee's P.F. CHANG'S Bohème & Breeze

Olive Garden FRIDAYS

CROSSROADS CENTER
 ShopRite STAPLES
 PARTY FAIR KPOP
 ME Panera

SEACOURT PAVILION
 HomeGoods CRUNCH
 Marshalls Ashley

DOLLAR TREE planet fitness

COMMUNITY MEDICAL CENTER
 592 BEDS

37 57,129 AADT

DUNKIN' White Castle Checkers

MATTRESS FIRM IHOP

EAST DOVER ELEMENTARY SCHOOL
 702 STUDENTS

TOMS RIVER EAST HIGH SCHOOL
 1,416 STUDENTS

TOMS RIVER CENTER
 KOHL'S five BEL'W
 carter's Rainbow planet fitness
 The OFFICE Japan Miso dollarzone!

TOMS RIVER SOUTH HIGH SCHOOL
 1,392 STUDENTS

DONOVAN CATHOLIC HIGH SCHOOL
 708 STUDENTS

TOMS RIVER MALL
 Rite Aid Riteo Fitness

STOP & SHOP

Wendy's TACO BELL

Wawa RITE AID



RITE AID

CVS





Contact Broker

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