



AVAILABLE:

3 pads (+/- .96 Acres; 2.24 Acres; & +/- 4.8 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 and Hooper Ave.

Summer visitation surge due to beach tourism.

The +/- 4.8 acre and 2.24 acre parcels can be combined and share an existing stormwater management system.

The 2.24 acre and .96 acre parcel can be combined to take advantage of the existing 25 parking spaces on the .96 acre parcel.

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 the Veterans Administration Medical Facility of 70,000 SF, now open.

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

Demographics

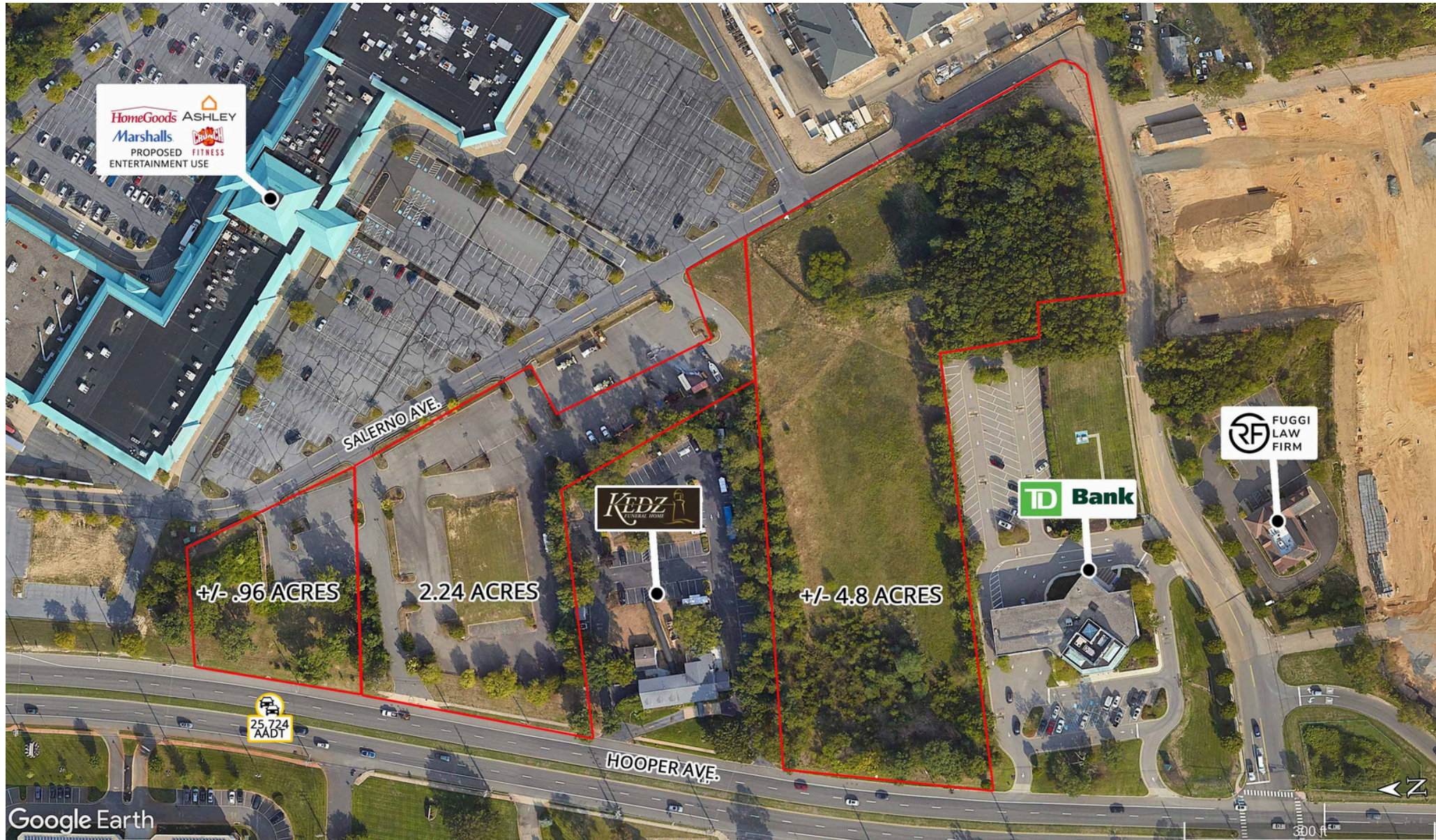
	1 Mile	3 Miles	5 Miles
Population:	8,700	67,575	166,175
Avg HH Income:	\$143,752	\$135,196	\$114,908
Daytime Pop	13,471	72,986	150,349

Total GLA

+/- 8 Acres

Traffic Counts

Hooper Ave. 25,724 Cars Per Day





1131 Hooper Ave.

AVAILABLE FOR SALE OR LEASE

CONNECT WITH US TODAY



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