



AVAILABLE:
3 pads of +/- 1.0 - 2 Acres Some with approvals and improved

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

Adjacent to Seacourt Pavilion and Ocean County Mall.

Summer visitation surge due to beach tourism.

The subject site is surrounded by national tenants HomeGoods, Marshall's, Ashley Home Store, and more.

Proposed Veteran's Administration Facility under construction of 70,000 SF to be located on the south side of Caudina Ave.

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

Demographics

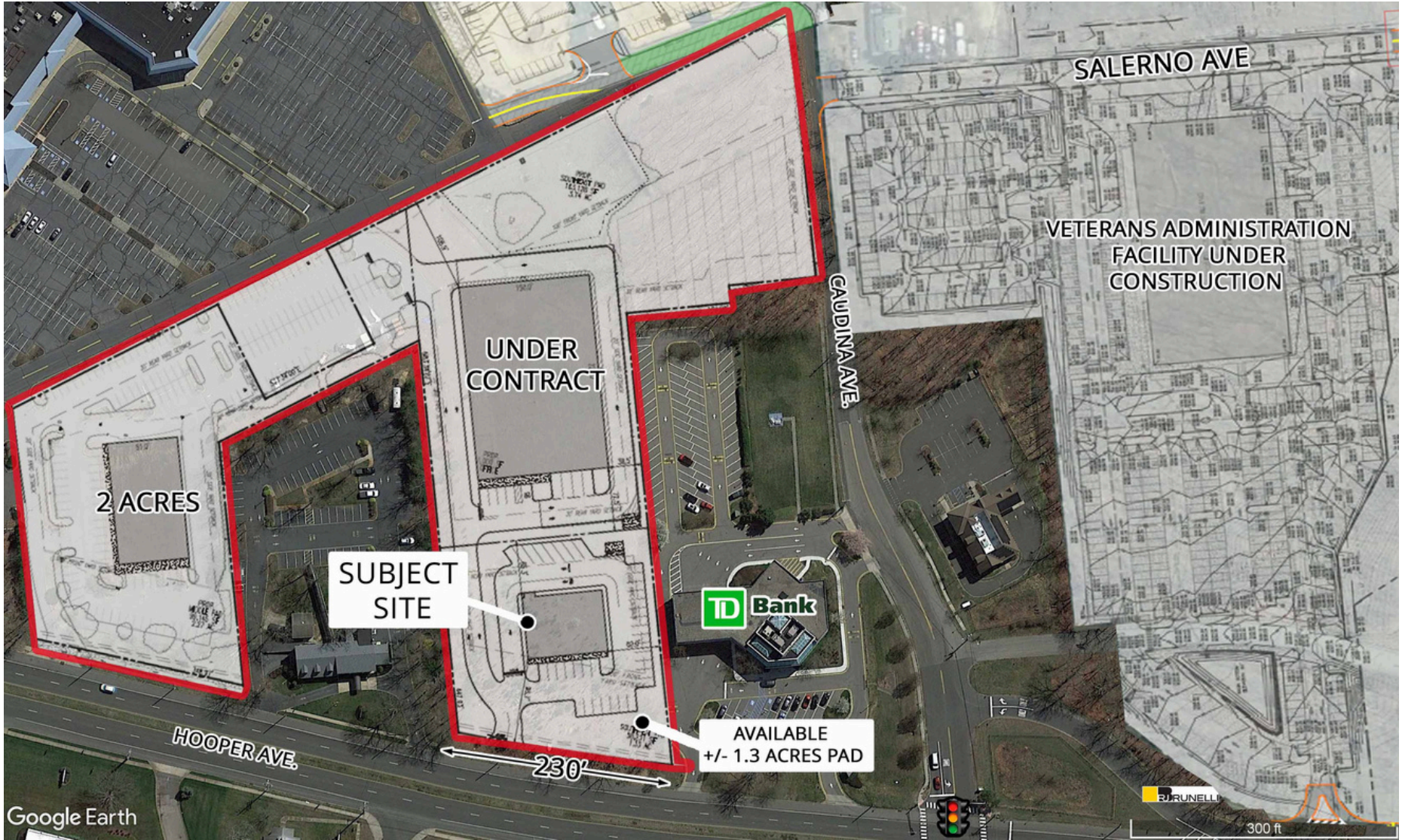
	1 Mile	3 Miles	5 Miles
Population:	8,700	67,575	166,175
HH Income:	\$143,752	\$135,196	\$114,908
Daytime Pop	13,471	72,986	150,349

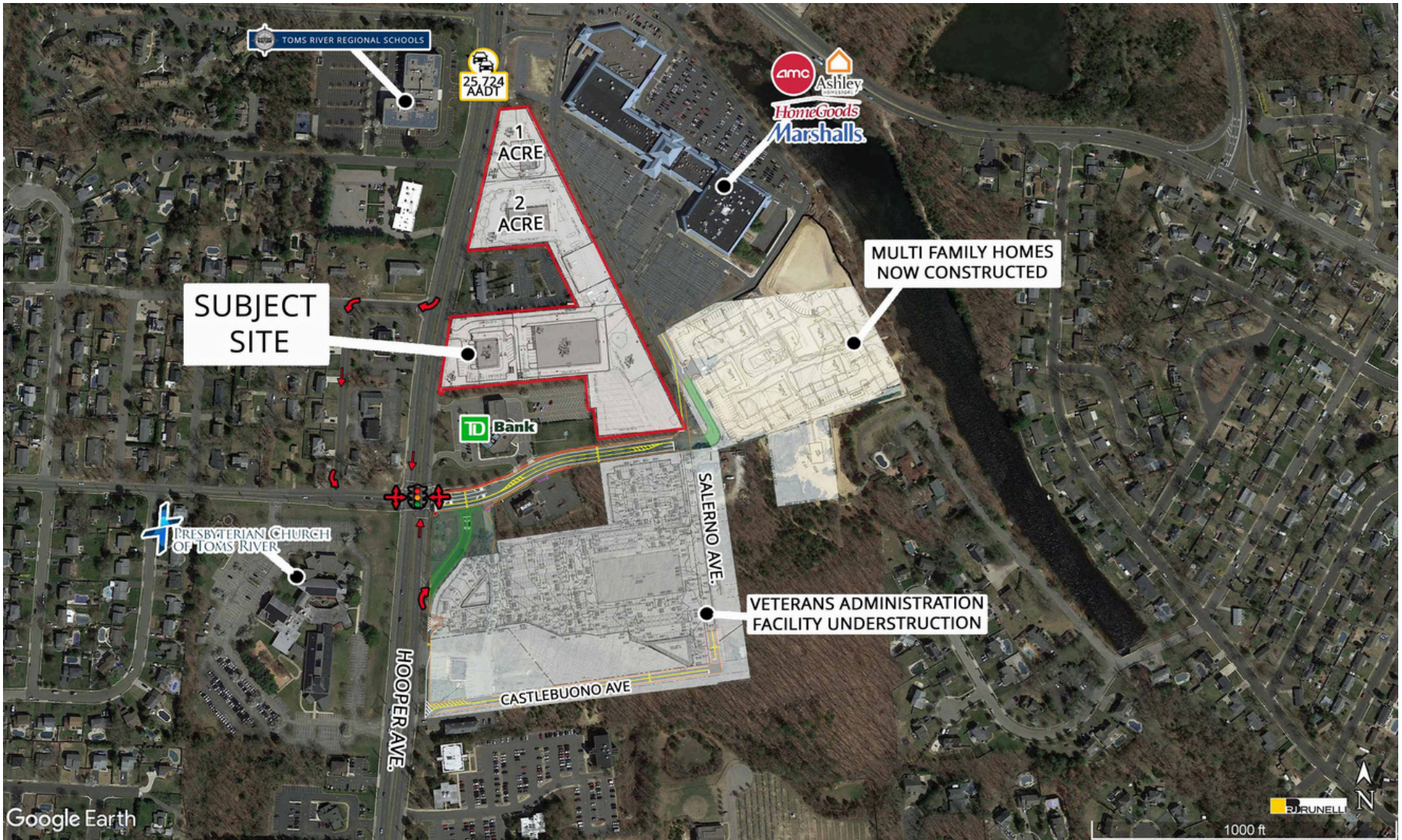
Total GLA

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