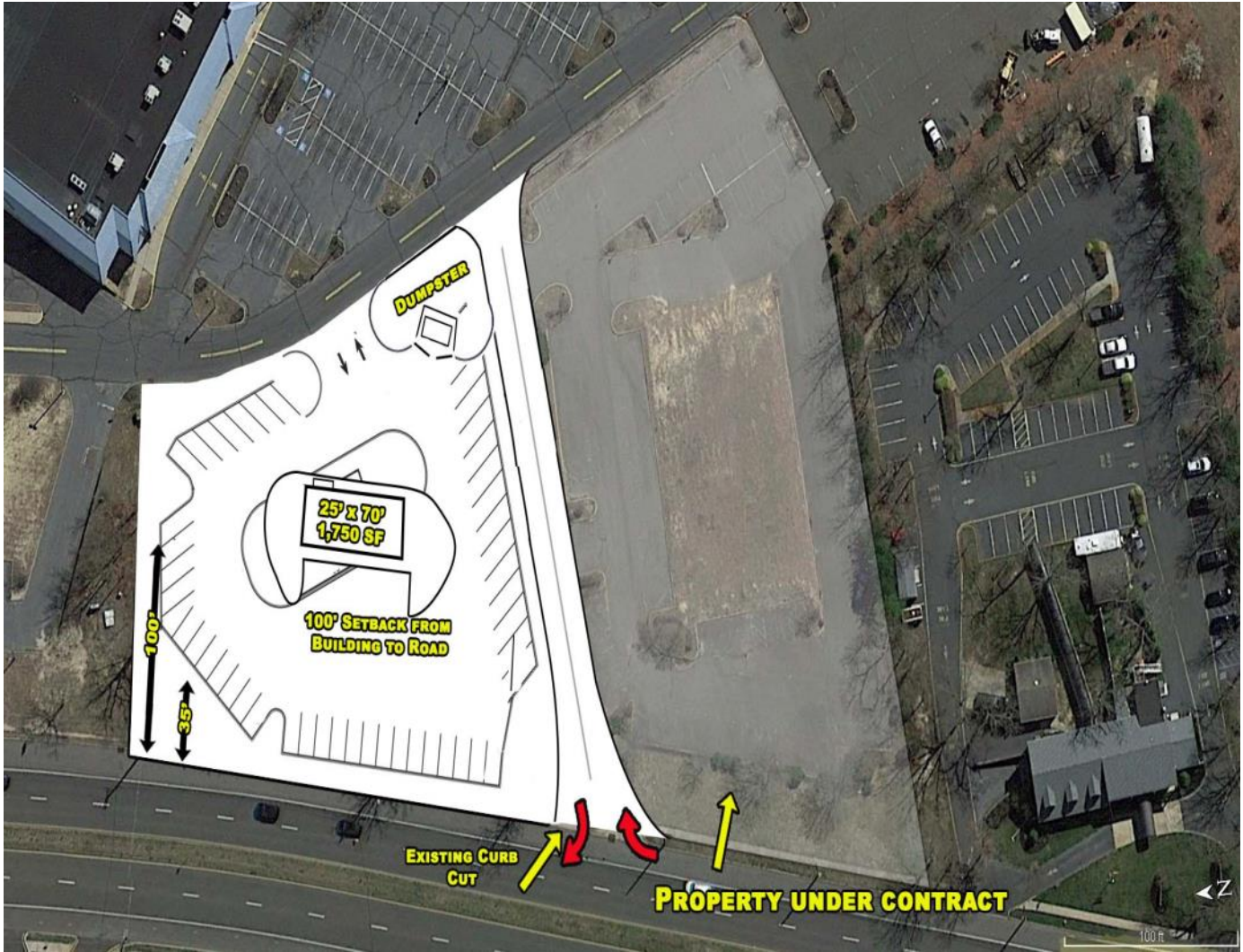


1123 Hooper Avenue  
Toms River, NJ



*Pad Site  
Available for Lease  
+/- 1.0 Acre*

Seacourt Pavilion Pad  
1123 Hooper Avenue  
Toms River, New Jersey



**PROPERTY HIGHLIGHTS:**

- Access to signalized intersections at Hooper Ave and Caudina Ave, and on Route 571
- Adjacent to Seacourt Pavilion and Ocean County Mall.
- 25,724 cars pass this location each day.
- Summer visitation surge due to beach tourism.
- The subject site is surrounded by national tenants HomeGoods, Marshall's, AMC, Ashley Home Store and more.
- Proposed Veteran's Administration Facility of +/- 70,000 SF to be located on the south side of Caudina Ave.
- Seeking: Medical, bank, fast food and automotive uses.

Parking - 415 Spaces Available  
Traffic Count on Hooper Avenue & Bay Avenue - 25,724 cars per day

**DEMOGRAPHICS 2021**

	1 mile	3 miles	5 miles
POPULATION	8,389	66,468	157,419
AVG. HOUSEHOLD INCOME	\$107,690	\$107,623	\$93,571
DAYTIME POPULATION	10,133	68,193	146,283

For more information please contact:  
EXCLUSIVE BROKER

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