

Seacourt Pavilion Pad  
1123 Hooper Ave  
Toms River, NJ

Pad Site Available for Sale or Lease

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



1.0 ACRE PAD  
OFFERED AS-IS

2 ACRES PAD OFFERED  
WITH CONSOLIDATED SITE  
APPROVAL INCLUDING  
SWM ACCESS,  
AS-IS IMPROVEMENTS

MULTI  
FAMILY HOMES

PROPOSED VETERANS  
ADMINISTRATION FACILITY

PROPERTY UNDER  
CONTRACT

AVAILABLE +/- 1.0 ACRES PAD  
OFFERED WITH A CONSOLIDATED SITE  
APPROVAL, SWM CONNECTION,  
UTILITIES STUBBED GRADED PAD  
ACCESS ROAD IN PLACE

- Access to signalized intersections at Hooper Ave and Caudina Ave, and 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.

DEMOGRAPHICS 2021

MILES	1	3	5
POPULATION	8,389	66,468	157,419
HH INCOME	\$107,690	\$107,623	\$93,571
DAYTIME POP	10,133	68,193	146,283

**PARKING** 415 SPACES  
**TRAFFIC COUNT** HOOPER AVE - 25,724 CARS PER DAY

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in New York, New Jersey, & Pennsylvania.

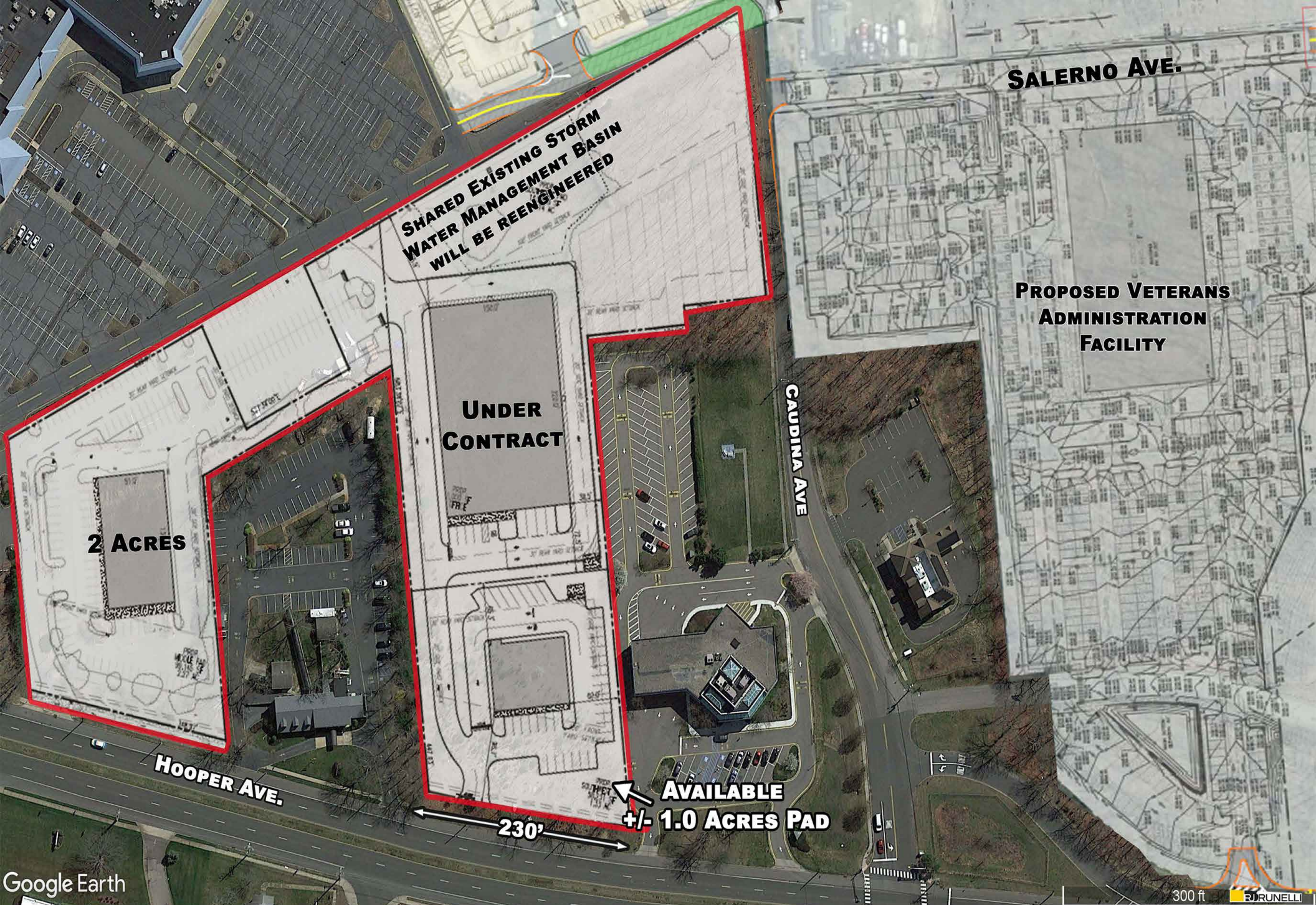
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**SAALERNO AVE.**

**PROPOSED VETERANS  
ADMINISTRATION  
FACILITY**

**SHARED EXISTING STORM  
WATER MANAGEMENT BASIN  
WILL BE REENGINEERED**

**UNDER  
CONTRACT**

**2 ACRES**

**CAUDINA AVE**

**HOOPER AVE.**

**AVAILABLE  
+/- 1.0 ACRES PAD**

**230'**

300 ft **RJBUNELLI**

Google Earth

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TOMS RIVER REGIONAL SCHOOLS

**SUBJECT SITE**

- Ashley HOMESTORE
- Marshalls
- PROMETRIC TEST CENTER
- AMC THEATRES
- HomeGoods
- COOL BRAN
- DOWN TOWN Hair Centre

**1 ACRE**

**2 ACRES**

**AVAILABLE +/- 1.0 ACRE PAD**

**HOOPER AVE.**

**MULTI FAMILY HOMES**

**TD Bank**

**PRESBYTERIAN CHURCH OF TOMS RIVER**

**PROPOSED VETERANS ADMINISTRATION FACILITY**

**SALERNO AVE.**

**CASTLEBUONO AVE**

Google Earth

**RJBRUNELLI**

1000 ft

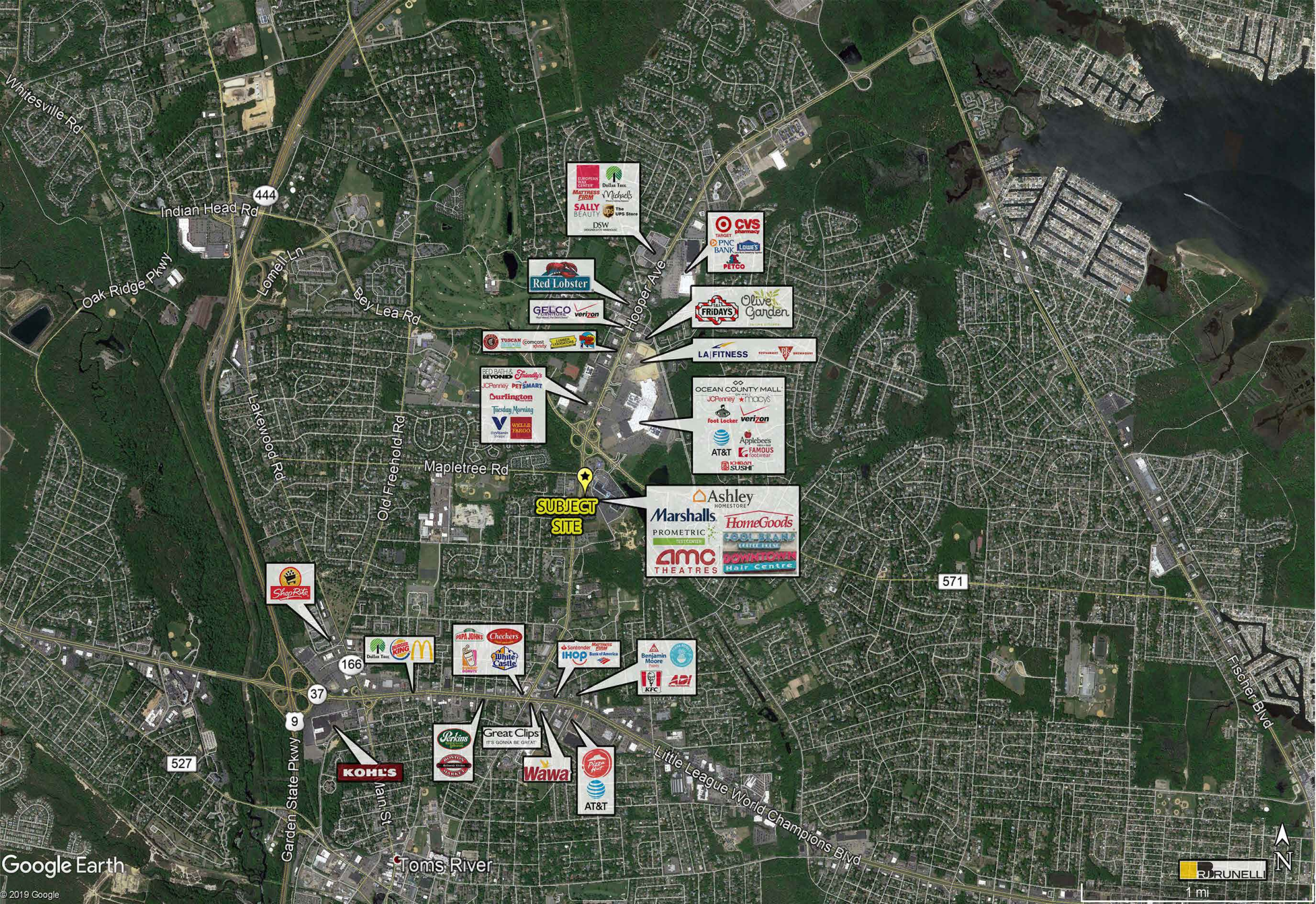
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