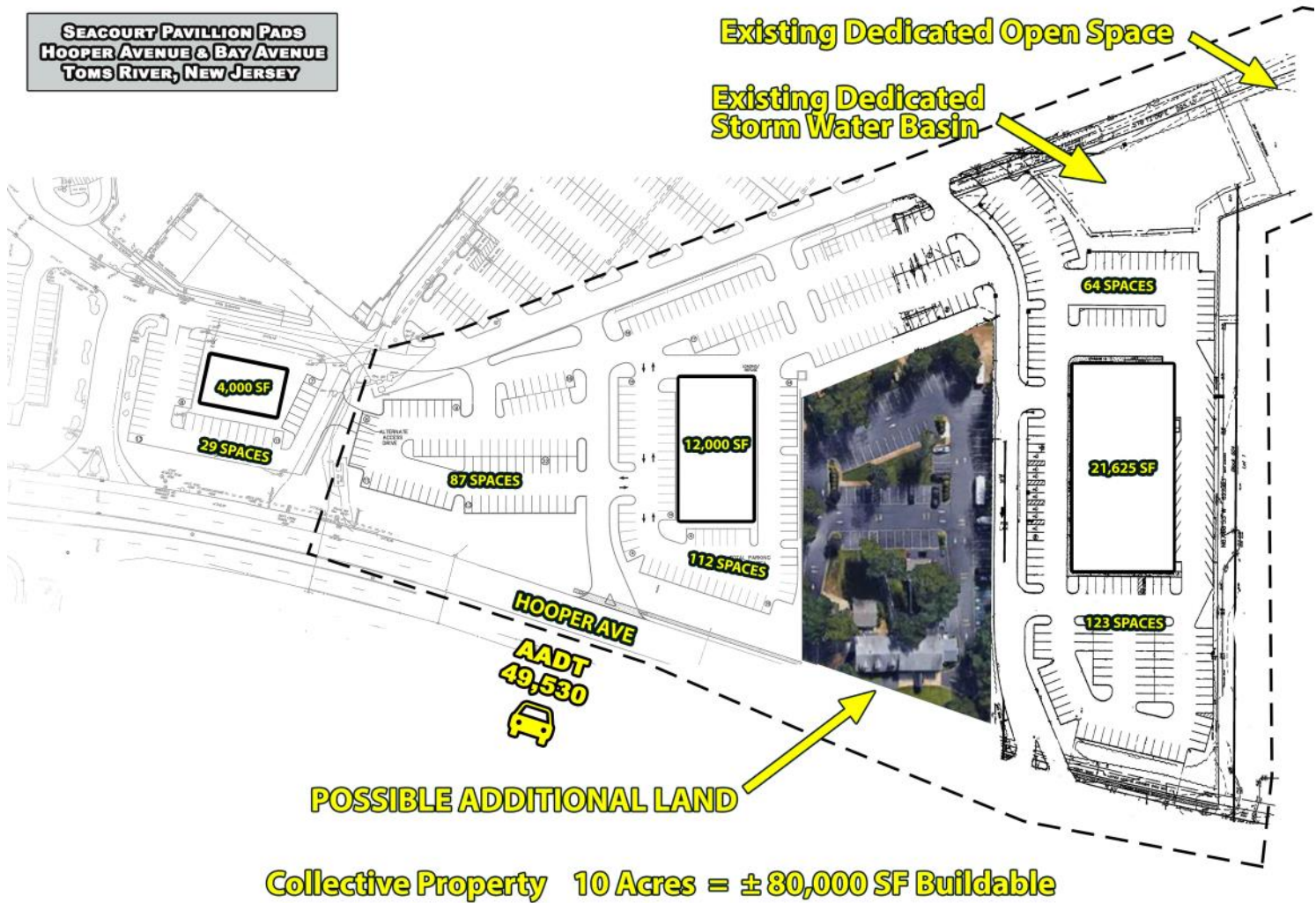


**Hooper Avenue & Bay Avenue
Toms River, NJ**



**Seacourt Pavillion Pads
Hooper Avenue & Bay Avenue
Toms River, New Jersey**

*Pad Sites
Available for Lease or Sale
4,000 SF to ±80,000 SF*



**Total GLA = +- 27,000 SF
Parking - 415 Spaces Available
Traffic Count on Hooper Avenue & Bay Avenue - 49,530 cars per day**

DEMOGRAPHICS 2019

	1 mile	3 miles	5 miles
POPULATION	7,621	63,374	163,518
AVG. HOUSEHOLD INCOME	\$117,921	\$109,596	\$92,337
DAYTIME POPULATION	11,221	70,490	144,345

**For more information please contact:
EXCLUSIVE BROKER
PETE NICHOLSON
SENIOR SALES ASSOCIATE
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PROPERTY HIGHLIGHTS:

- Adjacent to Seacourt Pavillian and Ocean County Mall.
- 49,530 cars pass this location each day.
- Prior CAFRA approvals for all areas.
- Summer visitation surge due to beach tourism.
- The subject site is surrounding by national tenants Home-Goods, Marshall's, AMC, Ashley Home Store and more.
- Seeking: Medical, bank, fast food and automotive uses.



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