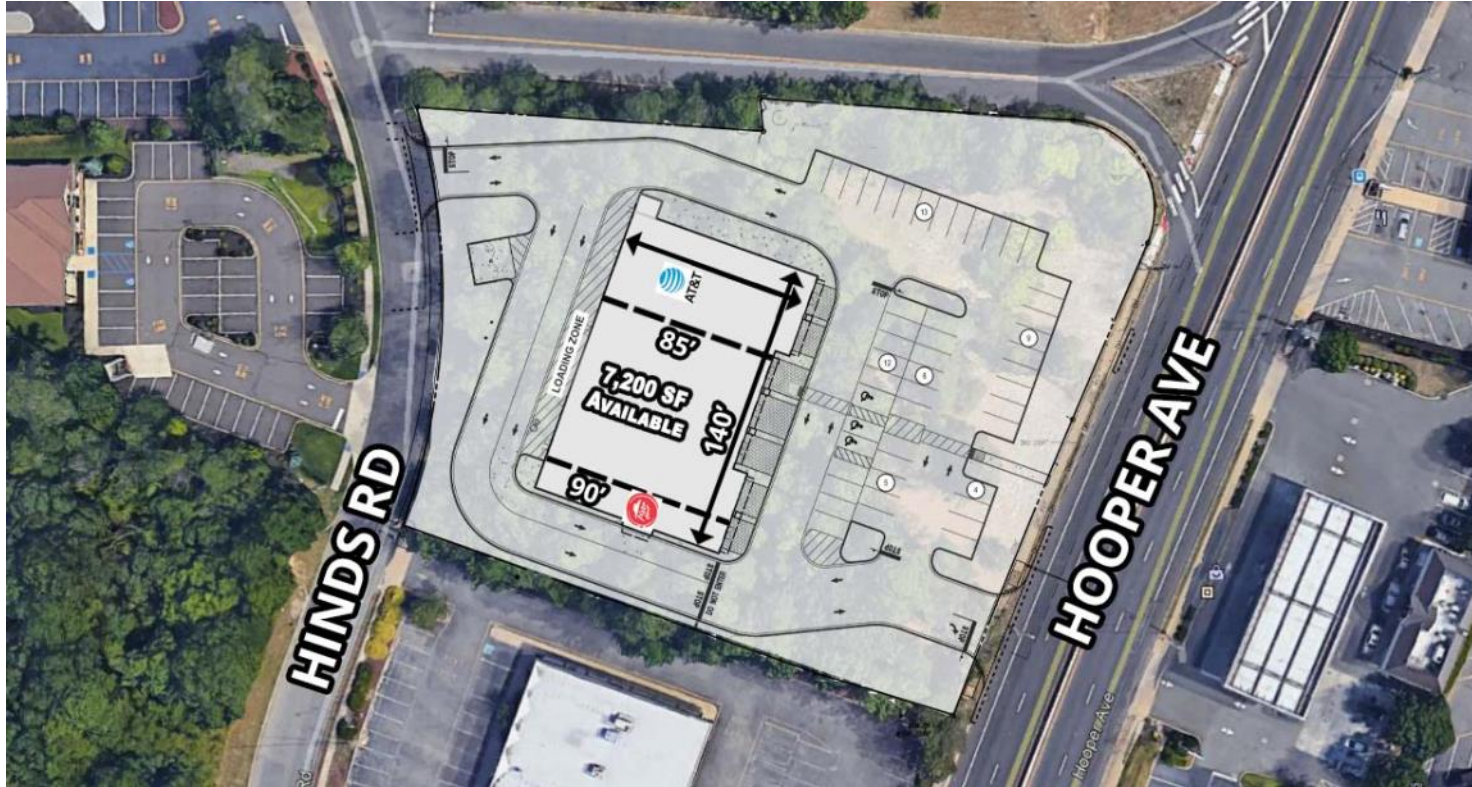


**1882 Hooper Ave.
Toms River, New Jersey**



**1882 Hooper Ave.
Toms River, New Jersey**

**New Construction
For Lease
12,600 SF. Divisible**



R.J. Brunelli & Co. LLC, Exclusive Listing Agent
Total GLA = 12,600 SF
Parking= 49 Spaces Available
Traffic Count on Hooper Avenue - 38,207 cars per day

DEMOGRAPHICS 2019

| | 1 mile | 3 miles | 5 miles | 10 minutes |
|------------------------------|----------|----------|-----------|------------|
| POPULATION | 8,328 | 61,507 | 151,972 | 122,290 |
| AVG. HOUSEHOLD INCOME | \$93,637 | \$97,814 | \$127,313 | \$98,491 |
| DAYTIME POPULATION | 7,182 | 51,607 | 144,103 | 120,522 |

**For more information please contact:
EXCLUSIVE BROKER
MARIO BRUNELLI
SALES ASSOCIATE
Email: mbrunelli@rjbrunelli.com
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Visit our website: www.rjbrunelli.com**

R.J. Brunelli & Co LLC 400 Perrine Road, Suite 405, Old Bridge, NJ 08857 P. (732) 721 5800 F. (732) 721 9241

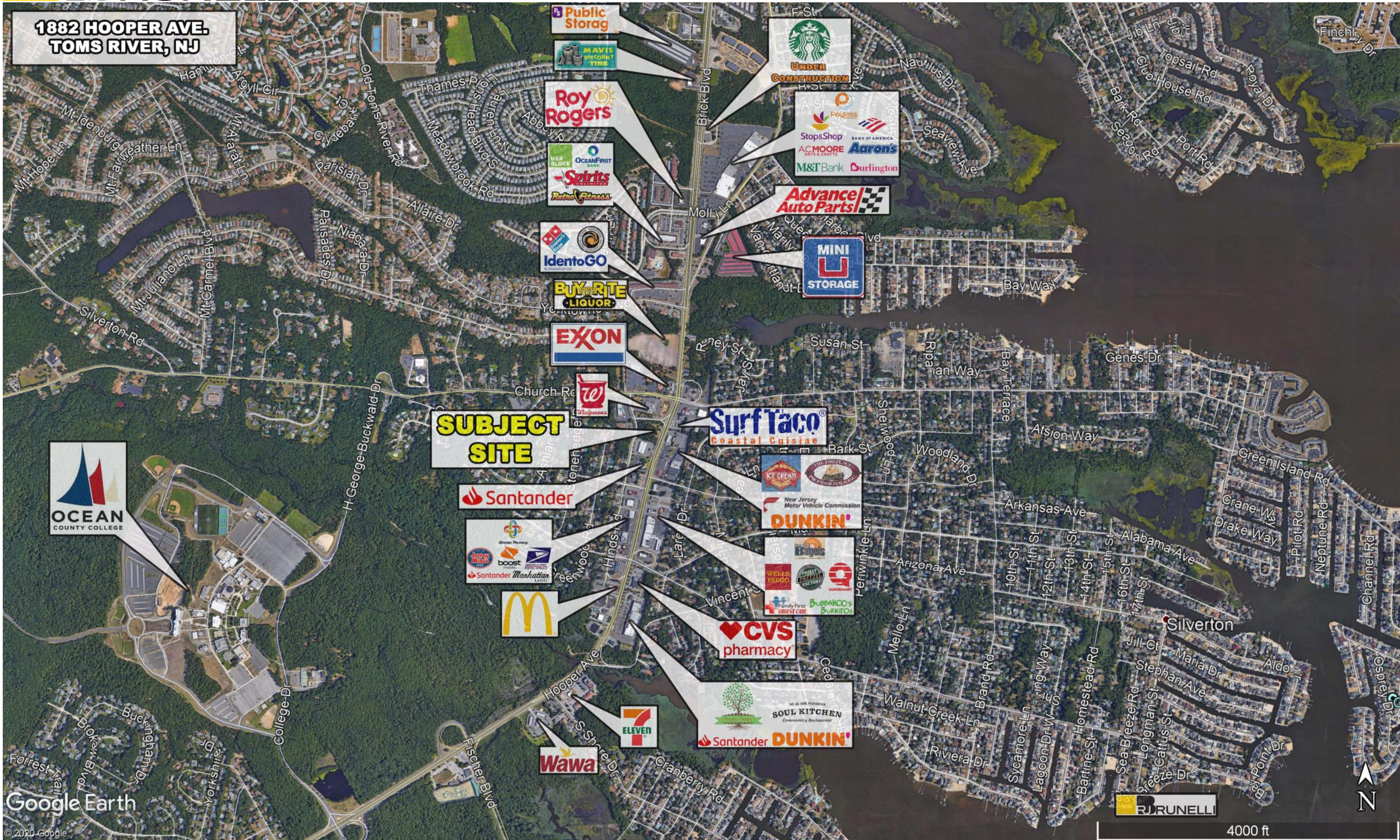
PROPERTY HIGHLIGHTS:

- Drive-Thru Permitted
- High Daily Traffic Count of 38,207 Cars Per Day
- Highway Corner Fronting 3 Streets
- Average Household Income of \$97,800 Within 3 Mile Radius
- Easy Access and High Visibility from Hooper Ave
- Bus stop in front of property on Hooper Ave.
- Seeking Restaurants, Day Cares, Auto Stores, and Urgent Care Centers



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**1882 HOOPER AVE.
TOMS RIVER, NJ**



Google Earth

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4000 ft