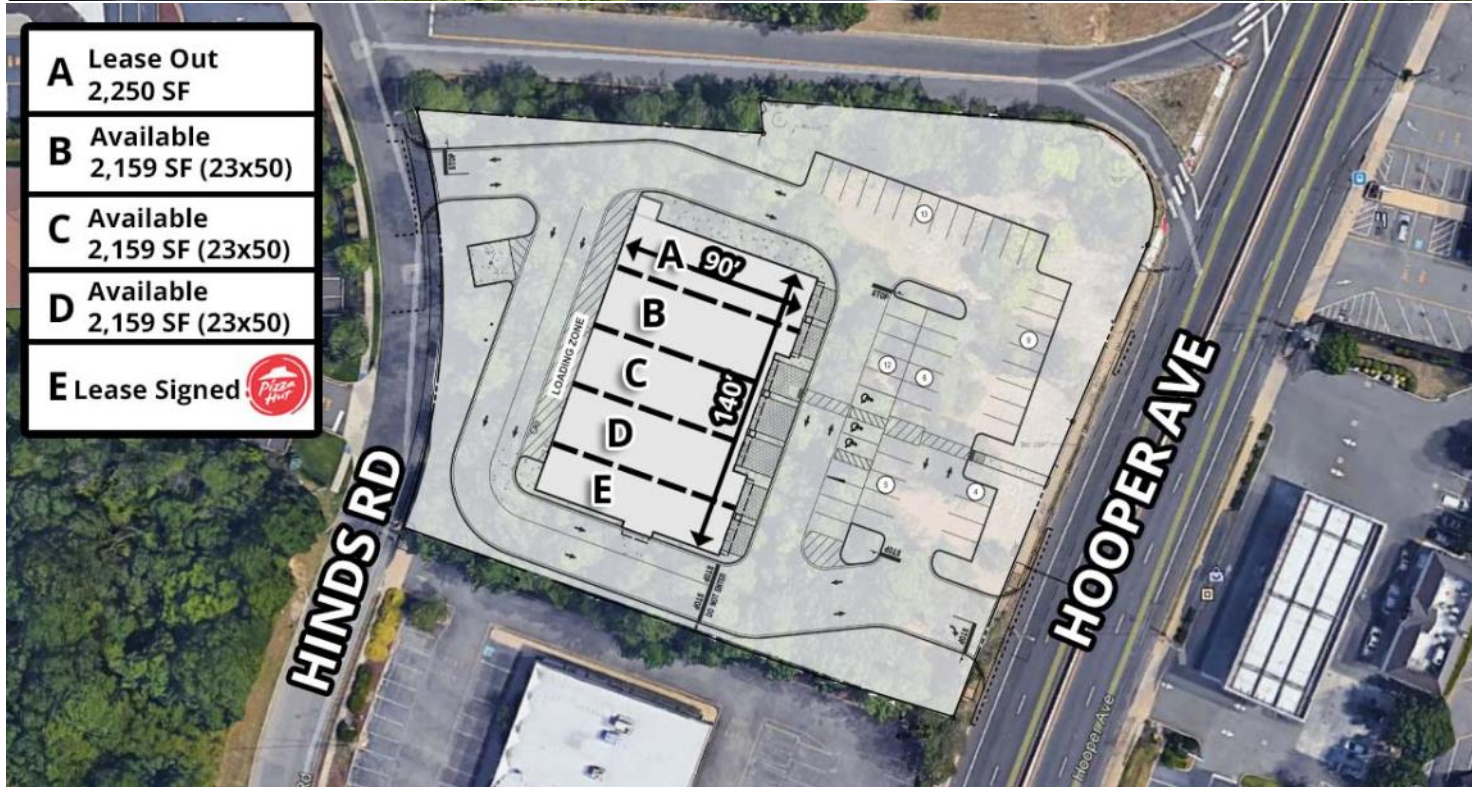


**1882 Hooper Ave.
Toms River, New Jersey**



- A** Lease Out
2,250 SF
- B** Available
2,159 SF (23x50)
- C** Available
2,159 SF (23x50)
- D** Available
2,159 SF (23x50)
- E** Lease Signed



**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
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 SALES ASSOCIATE
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 Cell: 786-570-9723
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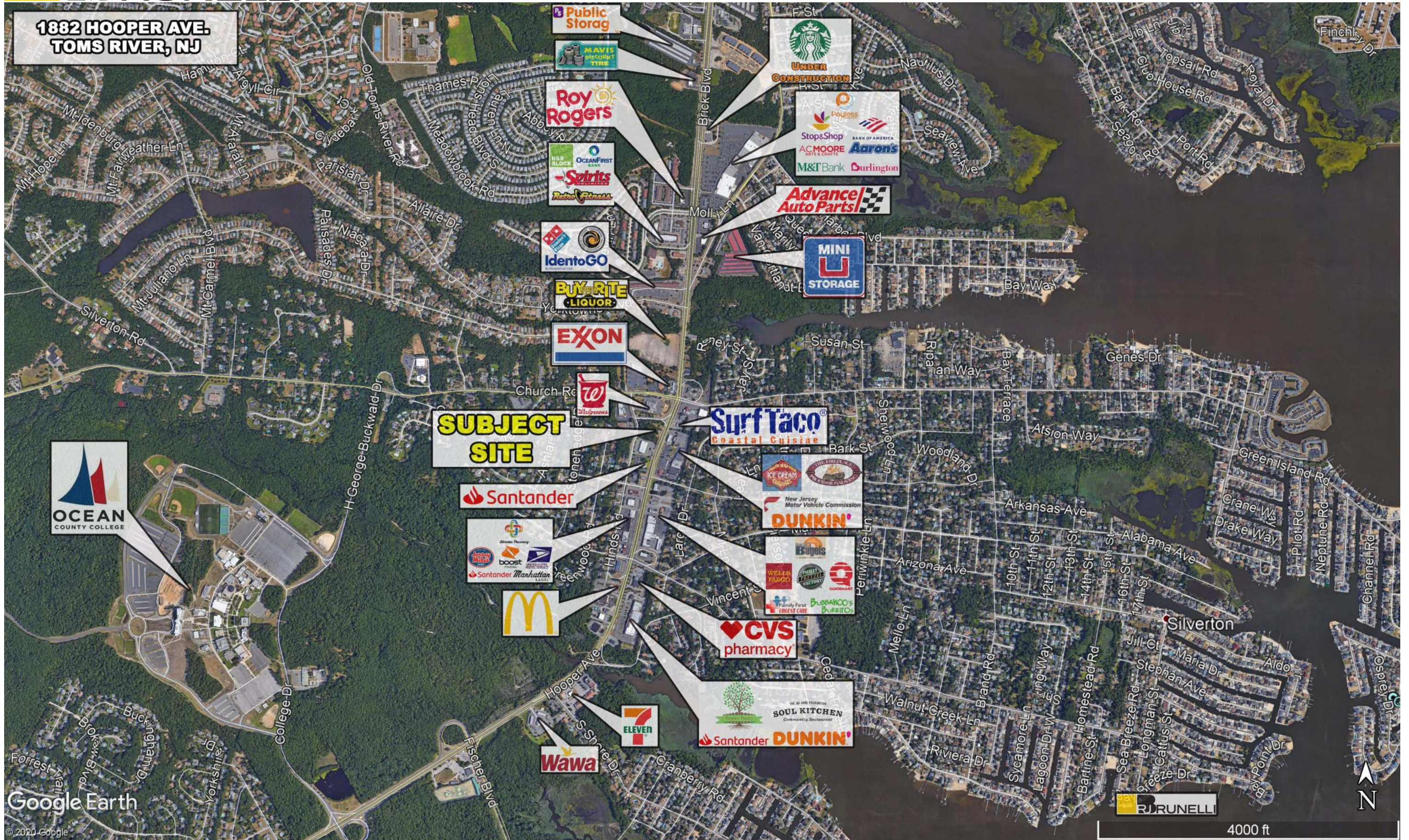
PROPERTY HIGHLIGHTS:

- 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
- Seeking Restaurants, Day Cares, Auto Stores, and Urgent Care Centers



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



SUBJECT SITE



Google Earth

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UPDATED: 9/30/21

4000 ft