



AVAILABLE:  
**1,600 SF**

**New Ownership! The only space left is 1,600 sq. ft.**

**Tenants include Vape King (coming soon), Great Clips, Atlantic Dental, and SMS Dog Training.**

**High visibility from Route 37 with 61,000 cars per day.**

**15 parking spaces**

**Close proximity to Seaside Heights.**

**Seeking bakery/deli, nail salon, convenience store, fitness, physical therapist or other destination-oriented users.**

### Demographics

	1 Mile	3 Miles	5 Miles
Population:	10,794	73,705	149,662
HH Income:	\$134,512	\$128,461	\$117,795
Daytime Pop	19,969	74,708	137,104

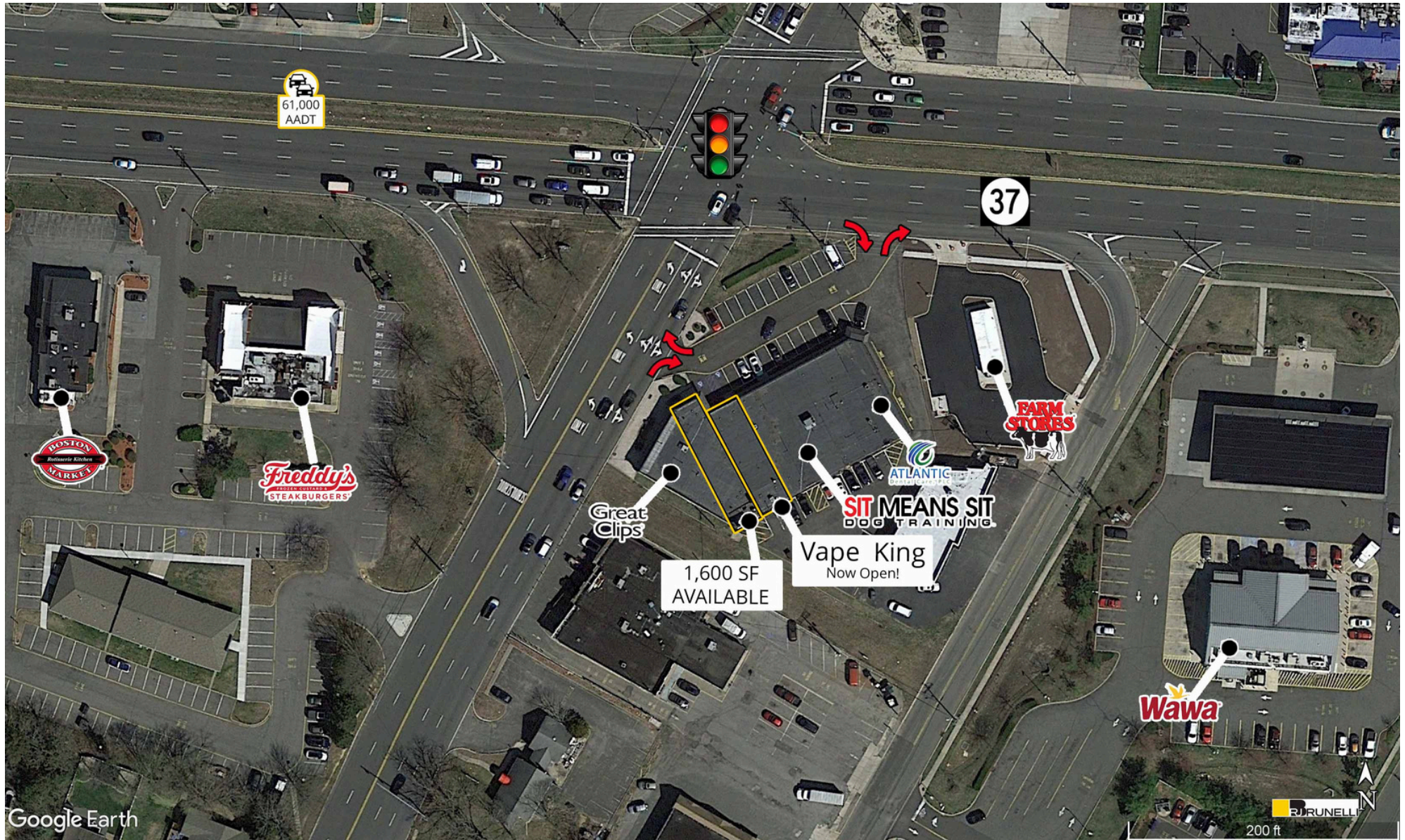
### Total GLA

14,500 SF

### Traffic Counts

Hooper Ave.	25,770 Cars Per Day
Route 37	61,000 Cars Per Day

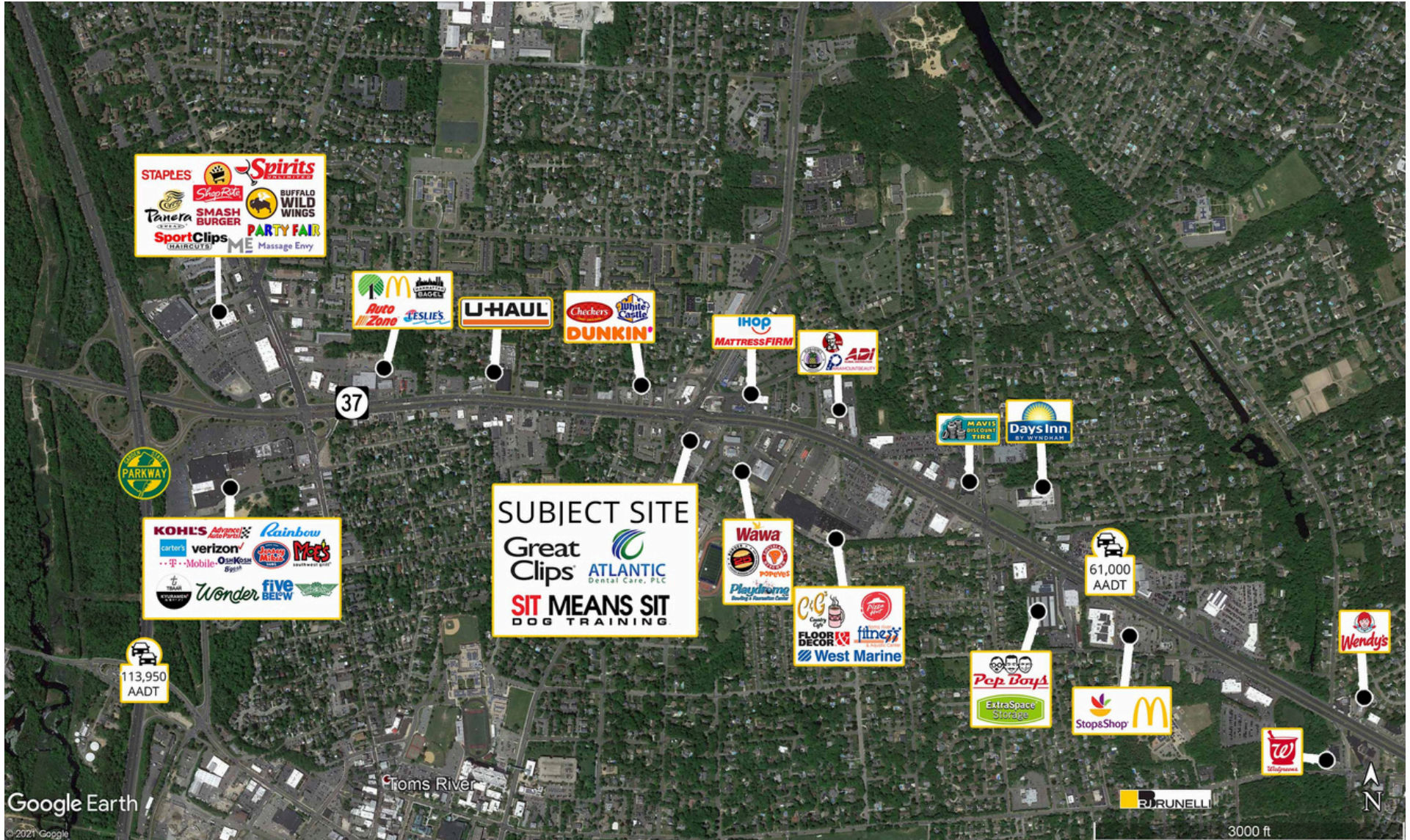














171 Route 37

AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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