

**1866 Hooper Ave
Toms River, NJ**

**Ground Lease/ Build to Suit
1.19 Acres (2,784 SF)
with existing drive thru**



- Average Household Income of \$111,624 in 3-Miles Radius
- 43,493 vehicles per day on Hooper Ave
- Existing drive-thru available
- Suitable for multiple uses (Ground Lease or Build-To-Suit Available)
- Hinds Road in rear connects to nearby signalized traffic intersection
- Seeking retail shops, full-service restaurants, quick-service restaurants, adult/child daycare centers, and car washes, which are all permitted in this commercial zone

DEMOGRAPHICS 2022

MILES	1	3	5
POPULATION	8,267	58,800	161,568
AVG. HH INCOME	\$108,493	\$111,264	\$114,056
DAYTIME POP	7,154	52,154	158,811
TOTAL GLA	2,784 SF		
PARKING	32 SPACES		
TRAFFIC COUNT	HOOPER AVE = 41,337 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 NY, NJ, CT, & PA.

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SUBJECT SITE

1.2 Acres
Ground Lease or
Build to Suit

Medical Strip
Center

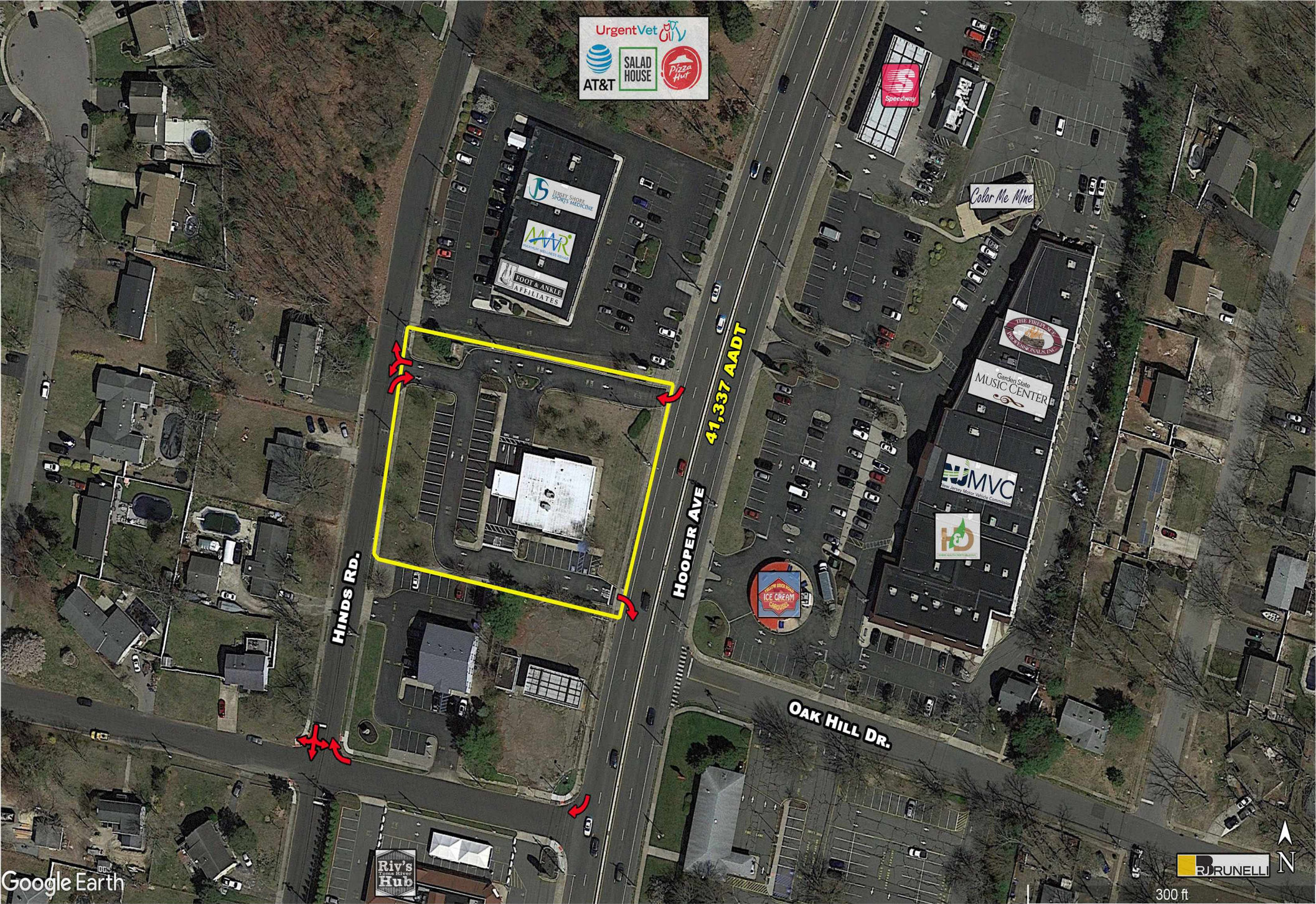
43,493 Vehicles Per Day

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Google Earth

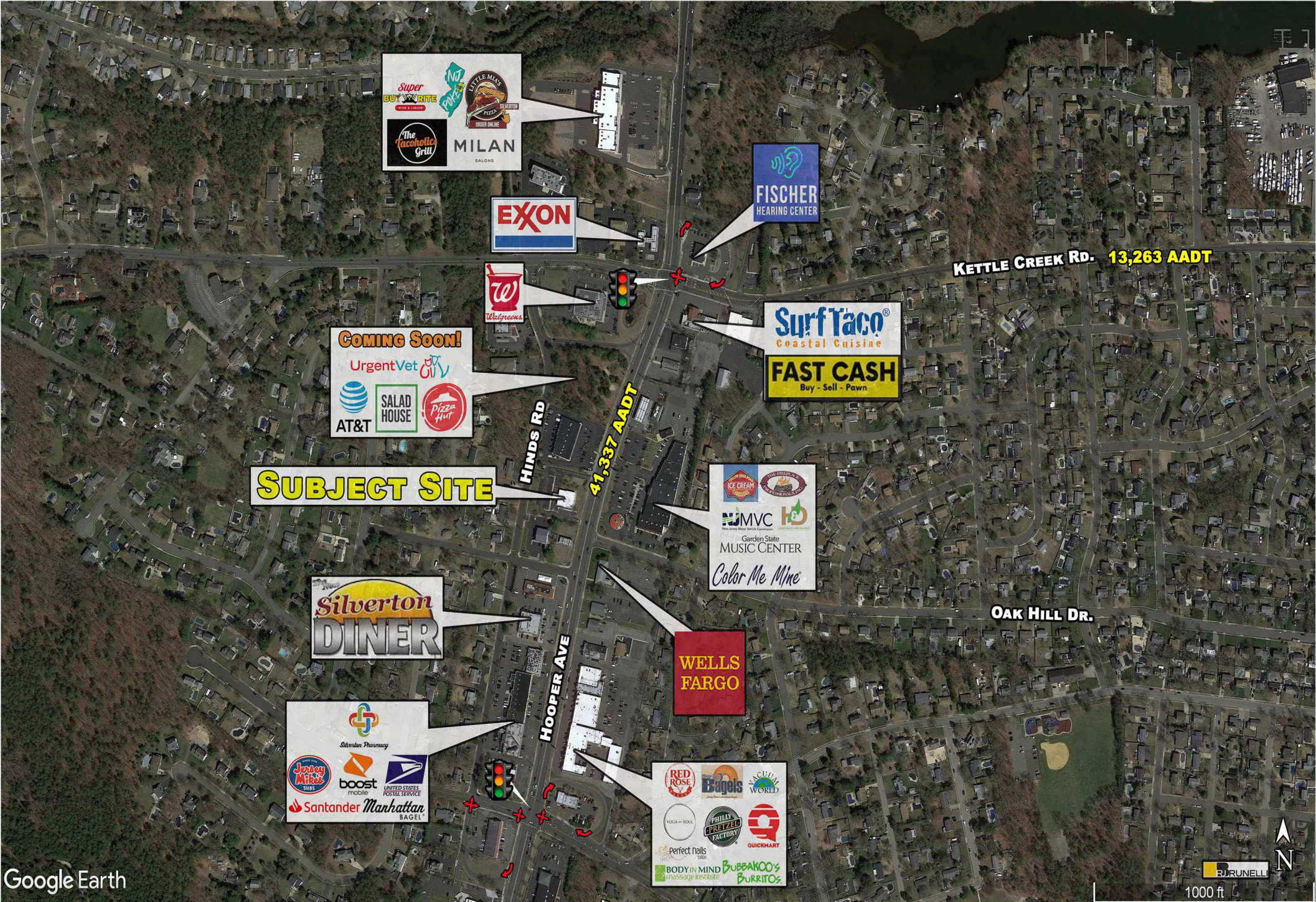


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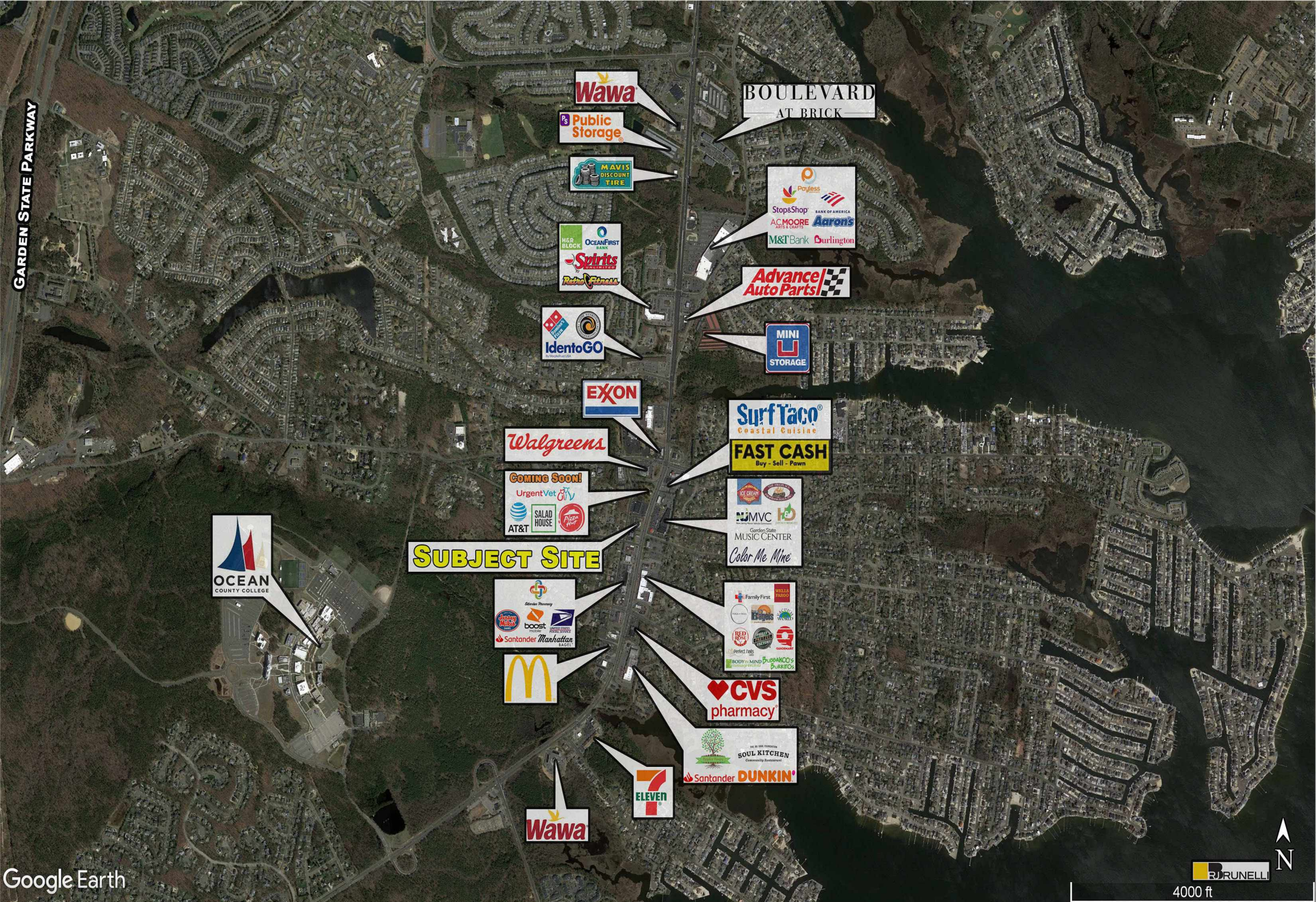


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