



AVAILABLE:

**1-4 Tenant Pad 1,000 - 6,400 SF for Lease Drive Thru Available
Approximately 1 Acre**

Four-way access to signalized intersections at Hooper Ave and Caudina Ave, and Route 571

Adjacent to Seacourt Pavilion and Ocean County Mall.

Summer visitation surge due to beach tourism.

The subject site is surrounded by national tenants HomeGoods, Marshalls, Ashley Home Store, Crunch Fitness, and more.

Veteran's Administration Facility of 70,000 SF now open on the south side of Caudina Ave.

Seeking: medical, bank, fast food, and QSR uses.

Demographics

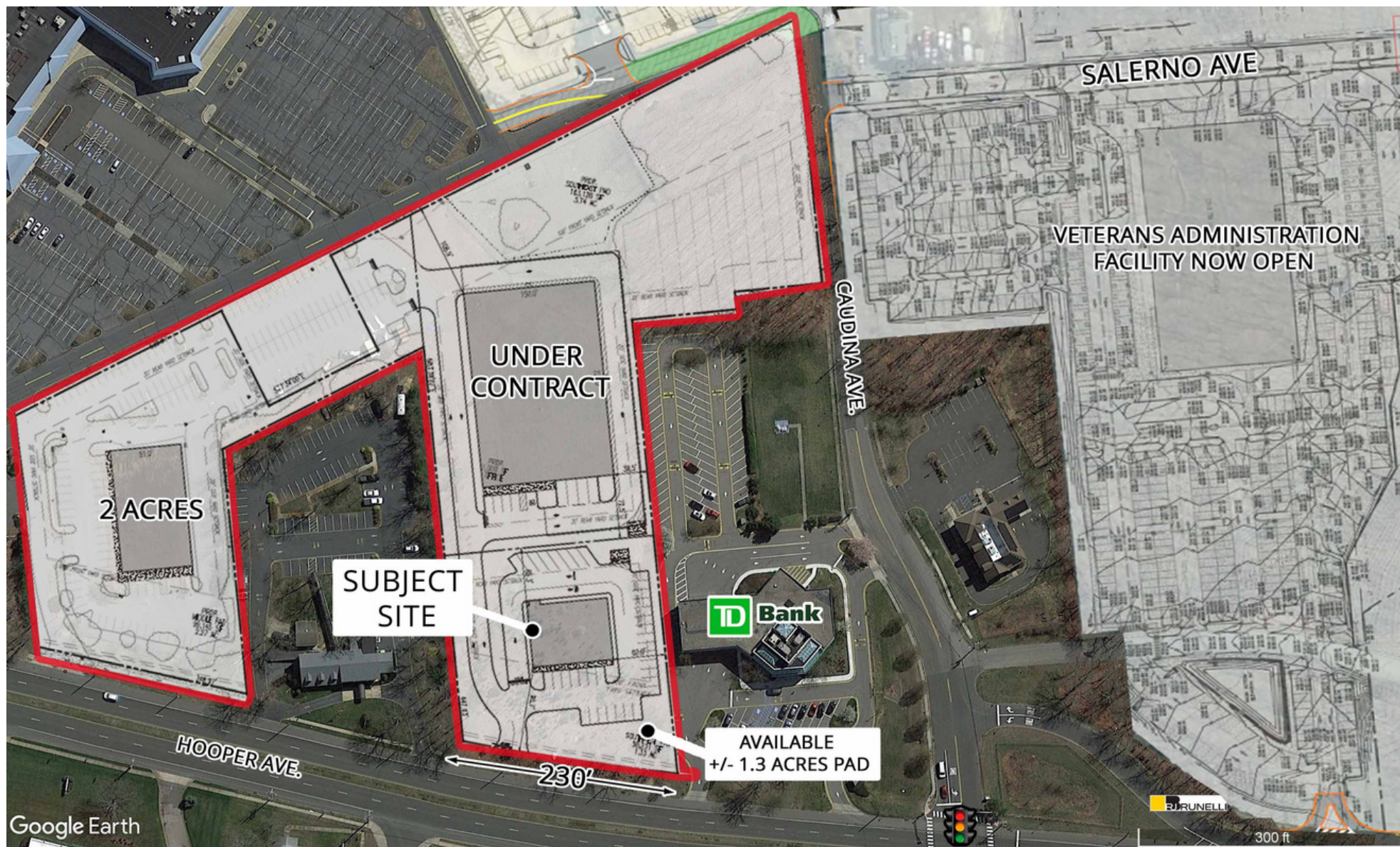
	1 Mile	3 Miles	5 Miles
Population:	8,700	67,575	166,175
HH Income:	\$143,752	\$135,196	\$114,908
Daytime Pop	13,471	72,986	150,349

Parking

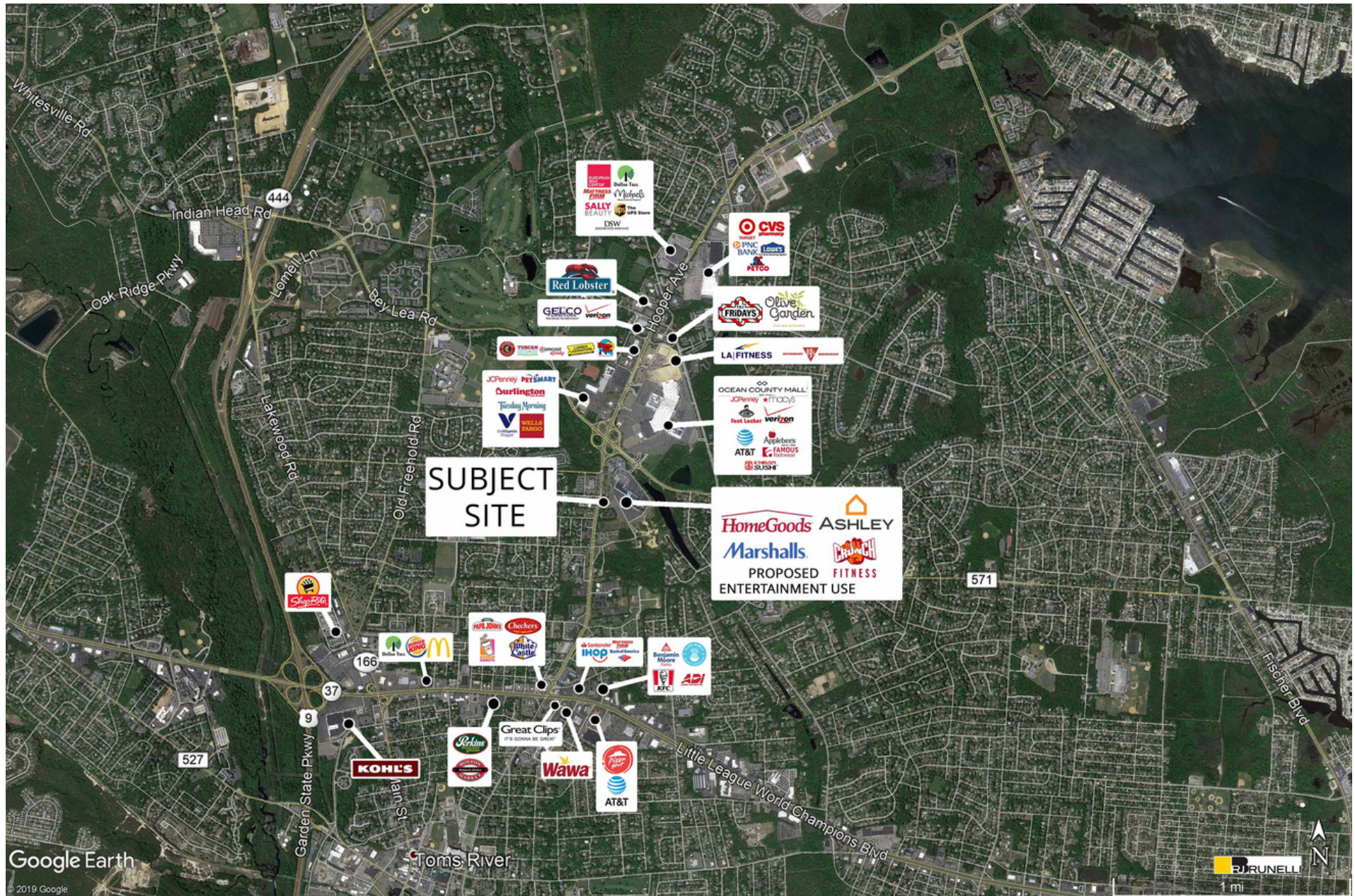
36 Spaces (+/- 5.6/ 1,000 SF)

Traffic Counts

Hooper Ave. 25,724 Cars Per Day







1117 Hooper Ave.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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