



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, Marshall's, Ashley Home Store, and more.

Proposed Veteran's Administration Facility under construction of 70,000 SF to be located on the south side of Caudina Ave.

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

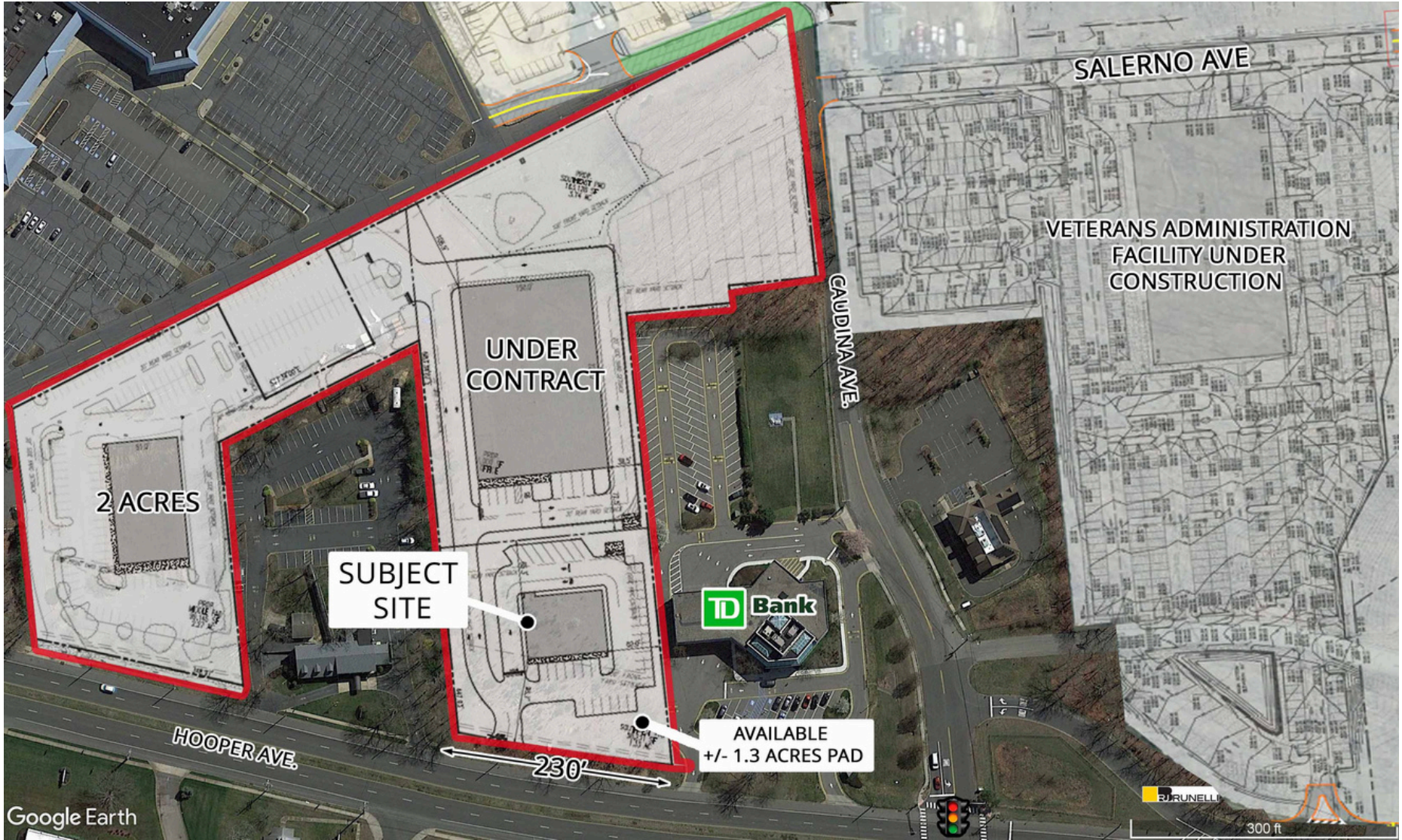
Demographics	1 Mile	3 Miles	5 Miles
Population:	8,700	67,575	166,175
HH Income:	\$143,752	\$135,196	\$114,908
Daytime Pop	13,471	72,986	150,349

**Parking**

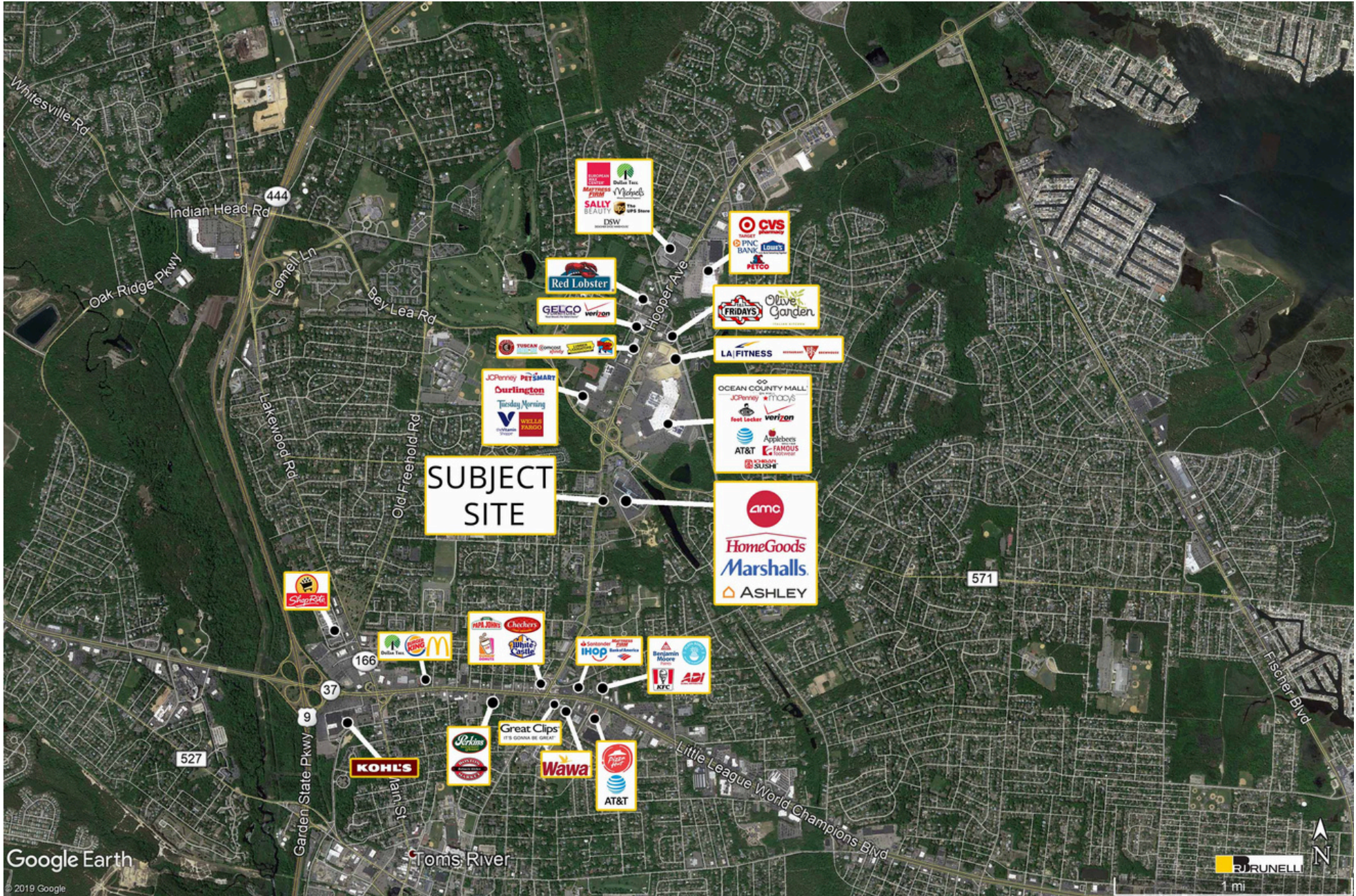
36 Spaces (+/- 5.6/ 1,000 SF)

**Traffic Counts**

Hooper Ave. 25,724 Cars Per Day







1117 Hooper Ave.  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

---



**PETE NICHOLSON**

pnicholson@rjbrunelli.com  
c: 609-790-7718



R.J. Brunelli & Co., LLC,  
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857  
732-721-5800 www.rjbrunelli.com