



# 1374 Hooper Avenue

Toms River, New Jersey

## Lot Size

- +/- 2.63 Acres

## Building

- Multiple Pads Available

## Opportunity

- Ground Lease, Built-To-Suit or Multi-Tenant Pad Potential

## Traffic Counts

- 41,000 VPD

## Demographics

Radius	Population	Daytime Population	Average HH Income
1 Mile	5,805	9,867	\$137,279
3 Mile	64,952	77,794	\$99,448
5 Mile	165,510	169,226	\$87,544

## Retail for Lease - Contact

Jason Pierson  
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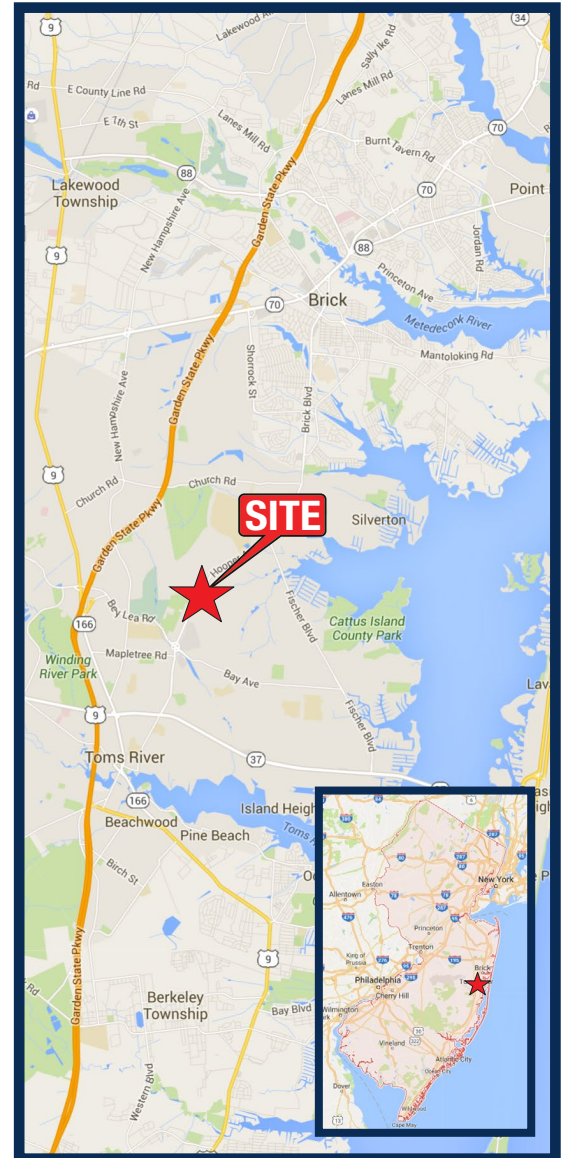
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# 1374 Hooper Avenue

## Toms River, New Jersey

- Located in the prime Ocean County retail corridor of Hooper Avenue along with being in close proximity to Ocean County Community College (13,916 students) and the county's only super regional mall
- Market benefits from a heavy influx of shore tourists and summer residents from May to September, resulting in the population doubling within that span
- Surrounded by large residential communities within a very active retail corridor
- New construction opportunity with flexible space options by the developer - will ground lease, provide a build-to-suit or construct a multi-tenant pad



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