

FOR LEASE

934 HOOPER AVE

Toms River, NJ 08753



PROPERTY DESCRIPTION

0.68 Acres Available for Ground Lease, Built-to-suit Considered

PROPERTY HIGHLIGHTS

- Available Immediately
- Prime Retail Corner: Hooper Ave and James Street
- Great for a Bank, QSR w/ Drive Thru
- Excellent Retail Corridor w/ National Tenant Presence
- Located Close to Route 37 Signalized Intersection
- Nearby to Ocean County College, Ocean County Mall, Community Medical Center, Downtown Toms River
- Convenient Access to Route 37, Garden State Parkway and Route 9
- 21,500+ VPD on Hooper Avenue (24,900+VPD on Route 37)

OFFERING SUMMARY

Lease Rate:	Call For Details
Available SF:	0.68 Acres
Lot Size:	0.68 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,866	26,739	59,934
Total Population	10,789	70,971	147,726
Average HH Income	\$133,012	\$127,689	\$117,084

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 9 Avenue at Port Imperial #111, West New York, NJ 07093 | atlanticcoastalre.com

ACRE.
ATLANTIC COASTAL
REAL ESTATE

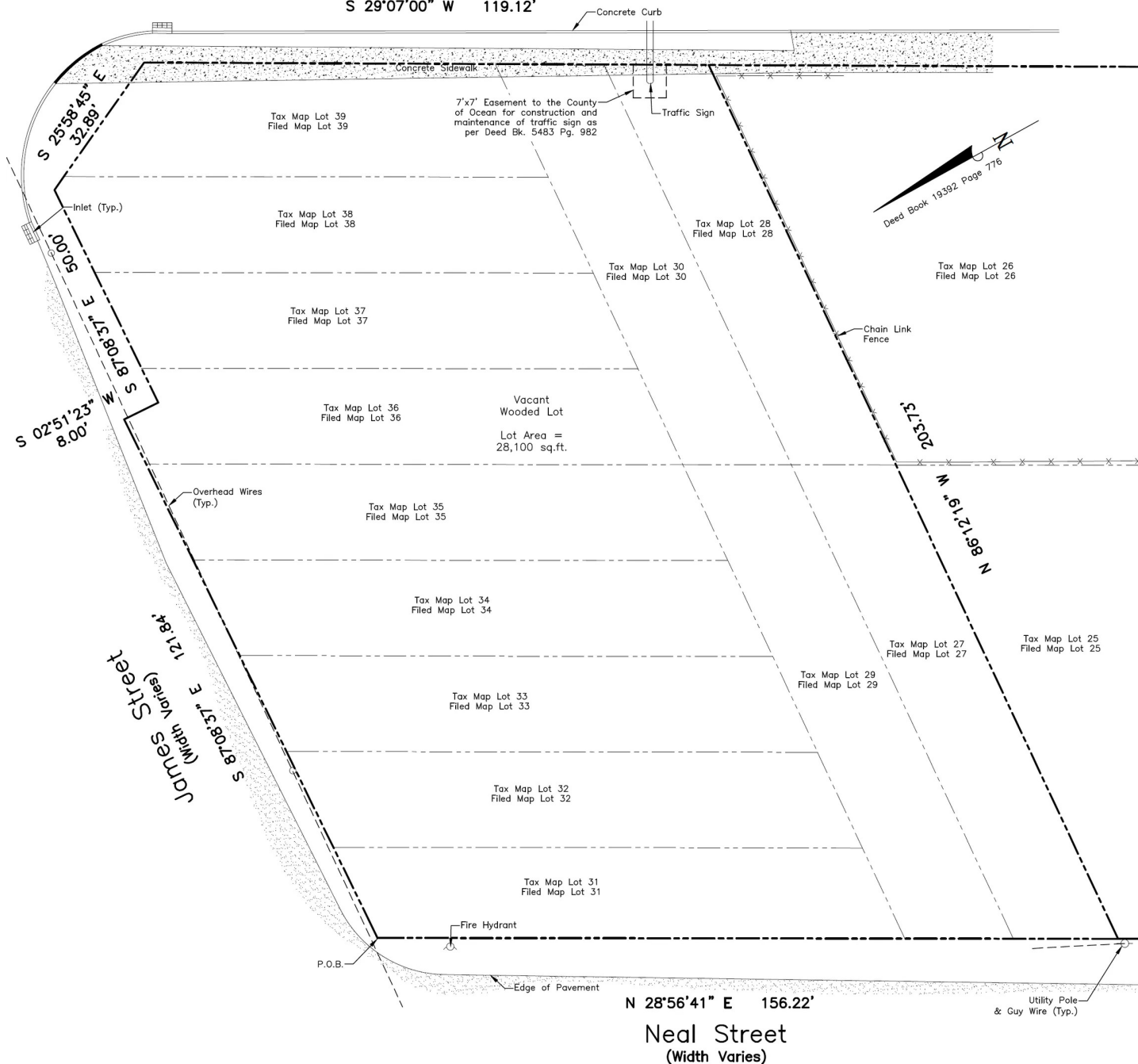
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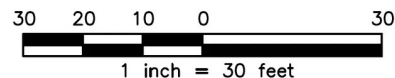
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Hooper Avenue (96' Wide)

S 29°07'00" W 119.12'



This Survey is certified to:
Esther Neumann
Riverside Abstract, LLC (RANJ-50934)
Old Republic National Title Insurance Company



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PETSMART

Burlington



WELLS FARGO

★macy's H&M PF GIANI'S LA FITNESS
JCPenney Boscom's

Marshalls

HomeGoods

CHASE

Staples

Provident BANK



Checkers
"CRAZY GOOD FOODS"

SITE

OCEANFIRST

IHOP
RESTAURANT

Panera
BREAD



DUNKIN'



KFC

KOHL'S



FIVE BELOW

Google

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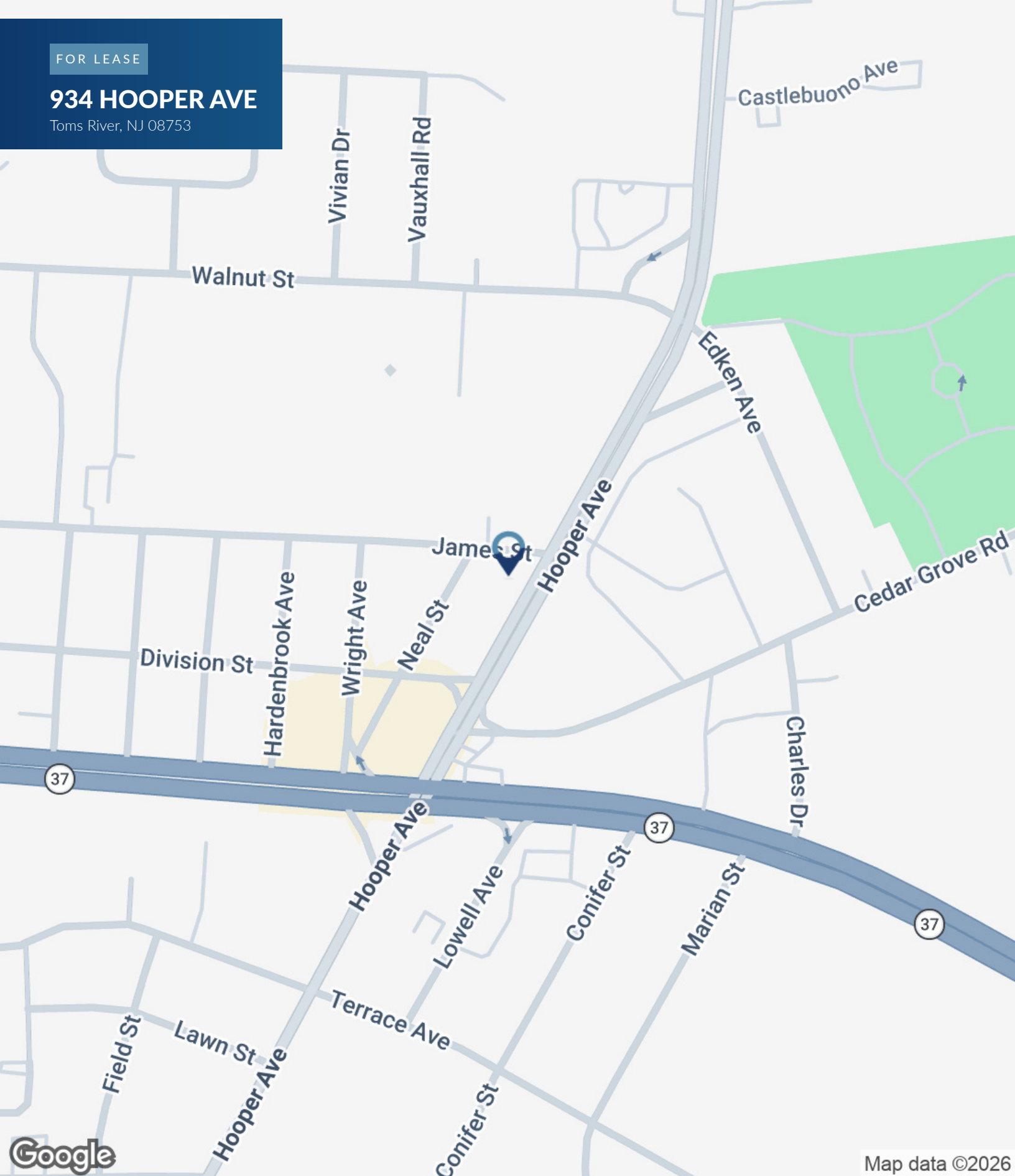
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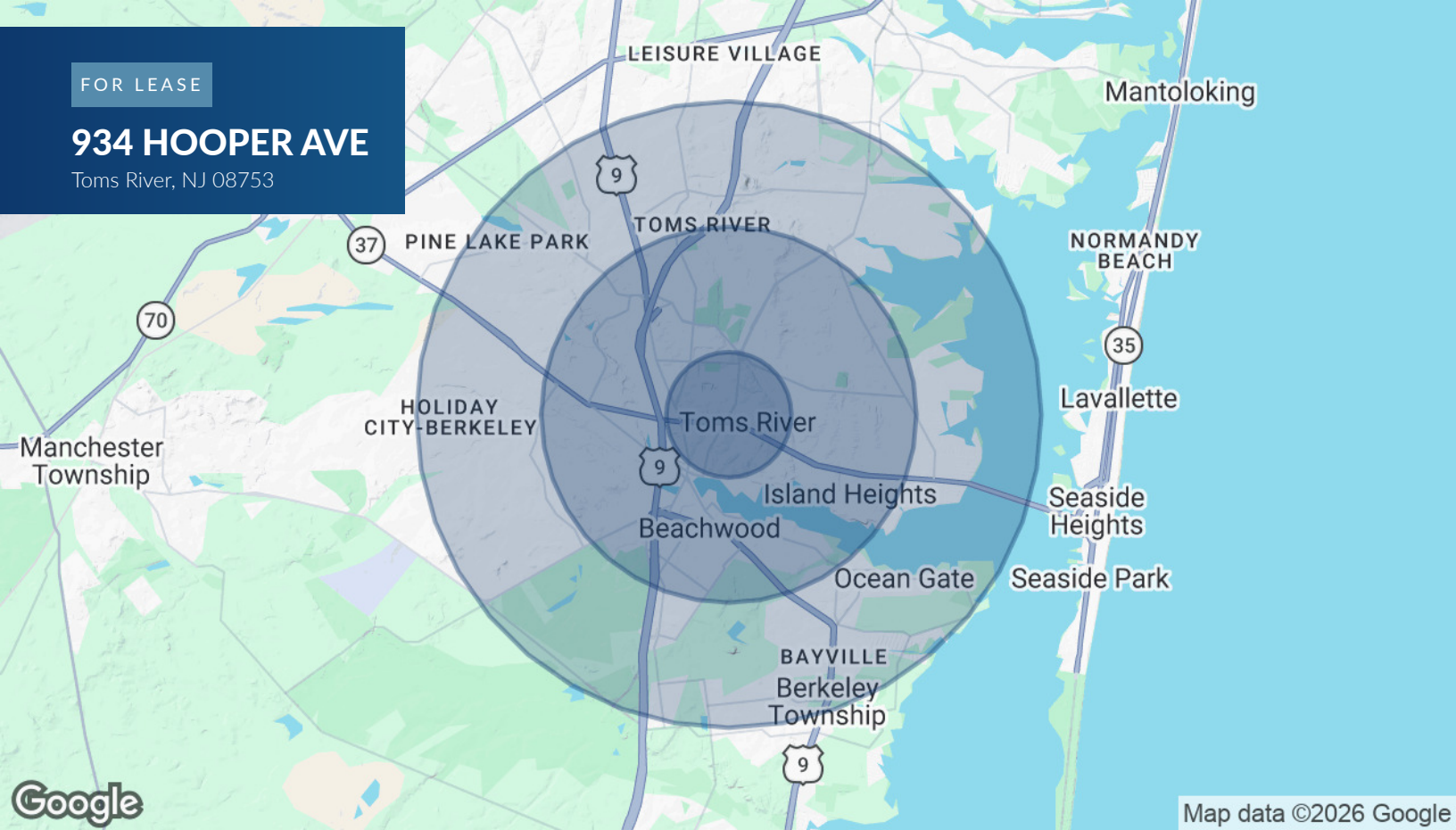
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,789	70,971	147,726
Average Age	38.4	42.9	46.0
Average Age (Male)	35.7	41.3	44.9
Average Age (Female)	40.0	43.8	46.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,866	26,739	59,934
# of Persons per HH	2.8	2.7	2.5
Average HH Income	\$133,012	\$127,689	\$117,084
Average House Value	\$379,366	\$384,408	\$369,373

2023 American Community Survey (ACS)

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