

RETAIL  
SPACE  
FOR  
LEASE

# 1240 HOOPER AVENUE

TOMS RIVER, NEW JERSEY

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS





# 1240 HOOPER AVENUE

Join anchor tenant  
Steals & Deals

Shadow anchored by  
Burlington  
and PetSmart

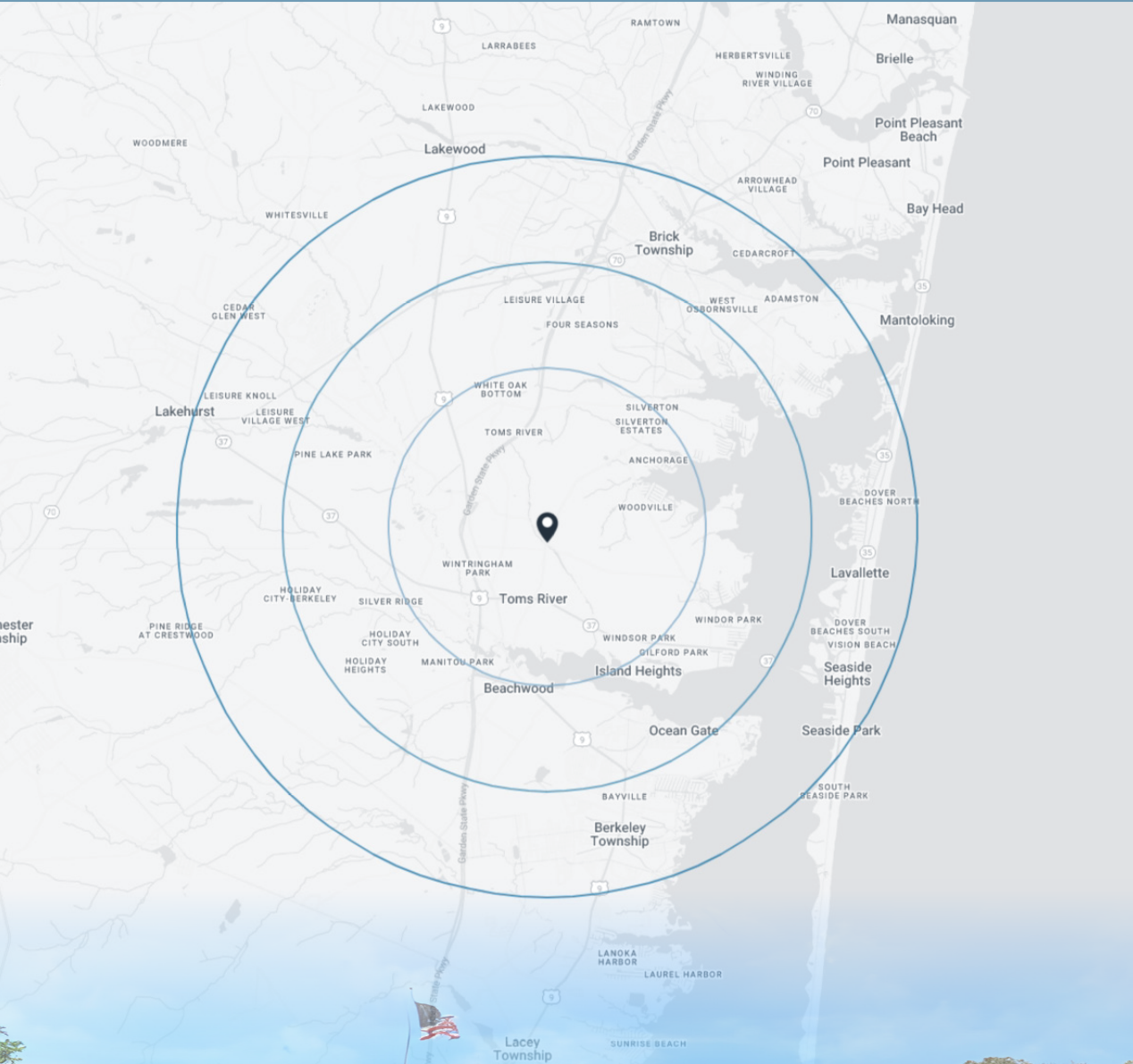
Up to 15,000 SF  
available for lease

Signalized entries  
from Hooper Avenue  
& Bey Ave

Additional pad site  
opportunity







## DEMOGRAPHICS

### 3 MILES

POPULATION	61,625
HOUSEHOLDS	22,593
EMPLOYEES	51,023
AVERAGE HH INCOME	\$131,570

### 5 MILES

POPULATION	172,080
HOUSEHOLDS	69,997
EMPLOYEES	144,870
AVERAGE HH INCOME	\$112,771

### 7 MILES

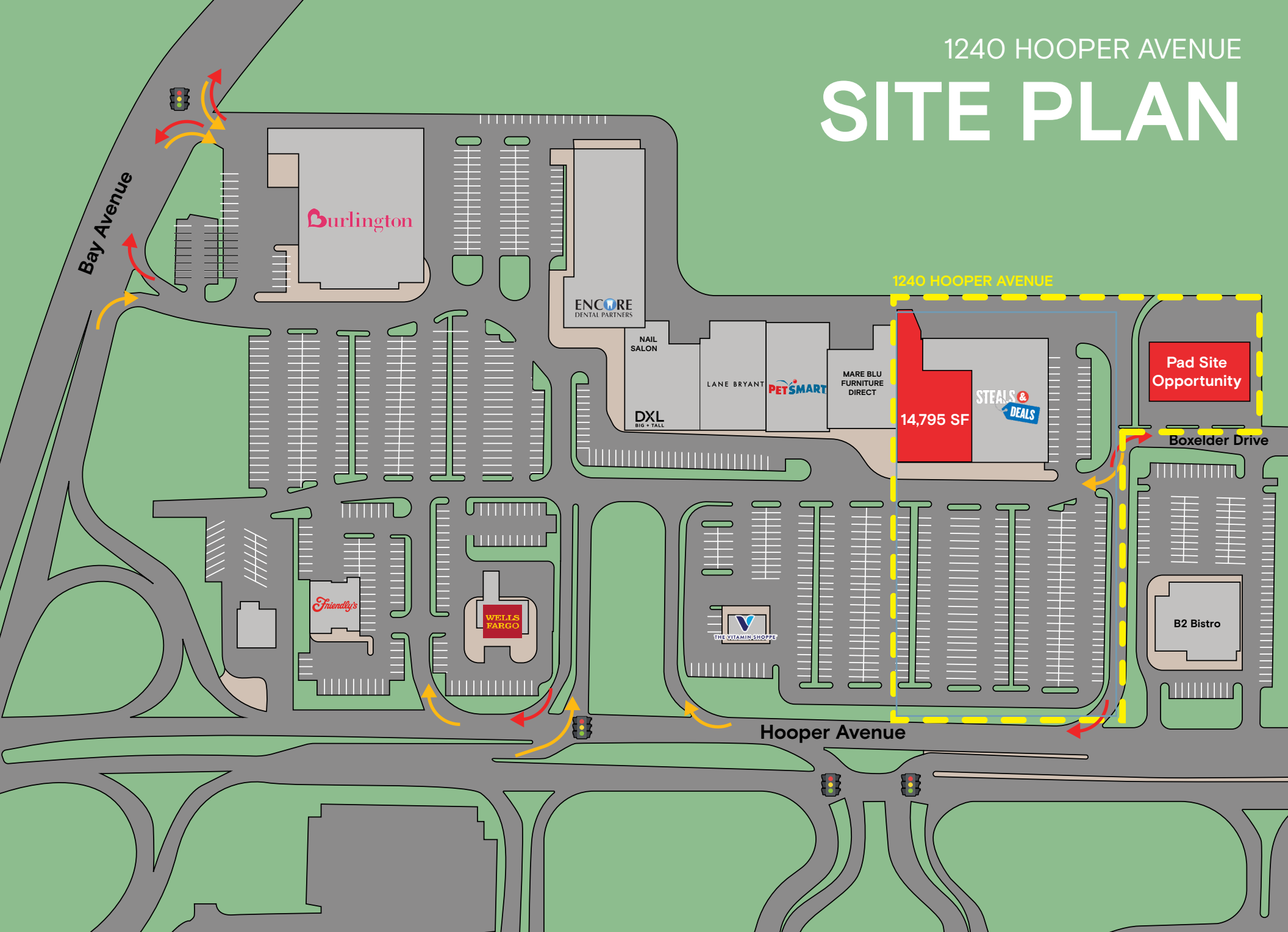
POPULATION	288,605
HOUSEHOLDS	112,856
EMPLOYEES	233,397
AVERAGE HH INCOME	\$113,265

## TRAFFIC COUNTS

HOOPER AVENUE	35,110 AADT
BAY AVENUE	25,184 AADT
OAK AVENUE	9,127 AADT



# 1240 HOOPER AVENUE SITE PLAN













# Contact Broker

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## KATZ & ASSOCIATES

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