



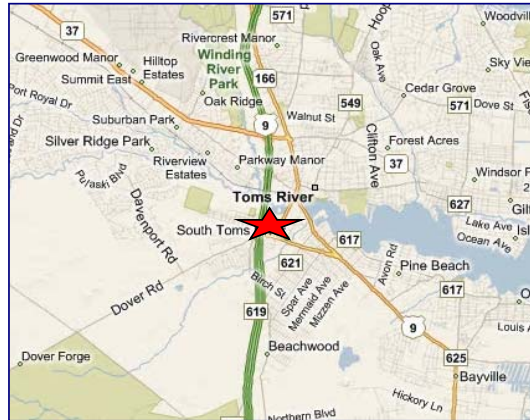
FOR SALE OR LEASE

9,000 Sq. Ft. Retail / Automotive Building
1770 Hooper Avenue Toms River, New Jersey



AREA RETAILERS:

Petco, Target, **Lowe's**, Chilis, TGI Friday's, Olive Garden, Michaels, T.J. Maxx, **Dress Barn**, Sleepy's, Red Lobster, Denny's, Rockaway bedding, Toys R Us, Dollar Tree, Pet Smart, Wawa, Macy's, CVS, JC Penney, Sears, Applebees, Dunkin Donuts, 7-11, Wachovia, Buy Rite Liquors, Walgreens, Charlie Browns, Advance Auto, Stop & Shop



Please Contact Exclusive Broker:

PETER GALLICCHIO / President
pgallicchio@remcorealty.net
(732) 253-0888 Ext: 11
Cell: (732) 713-0227



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



FOR SALE OR LEASE

9,000 Sq. Ft. Automotive / Retail Building
1770 Hooper Avenue Toms River, New Jersey



USER / INVESTOR OPPORTUNITY

- 9,000sf Auto related / Retail building
- 1.76 acres / 204' of highway frontage
- Units available from 2,700sf to 6,380sf
- 2,700sf leased long term to AAMCO
- Between the Ocean County & Brick Mills

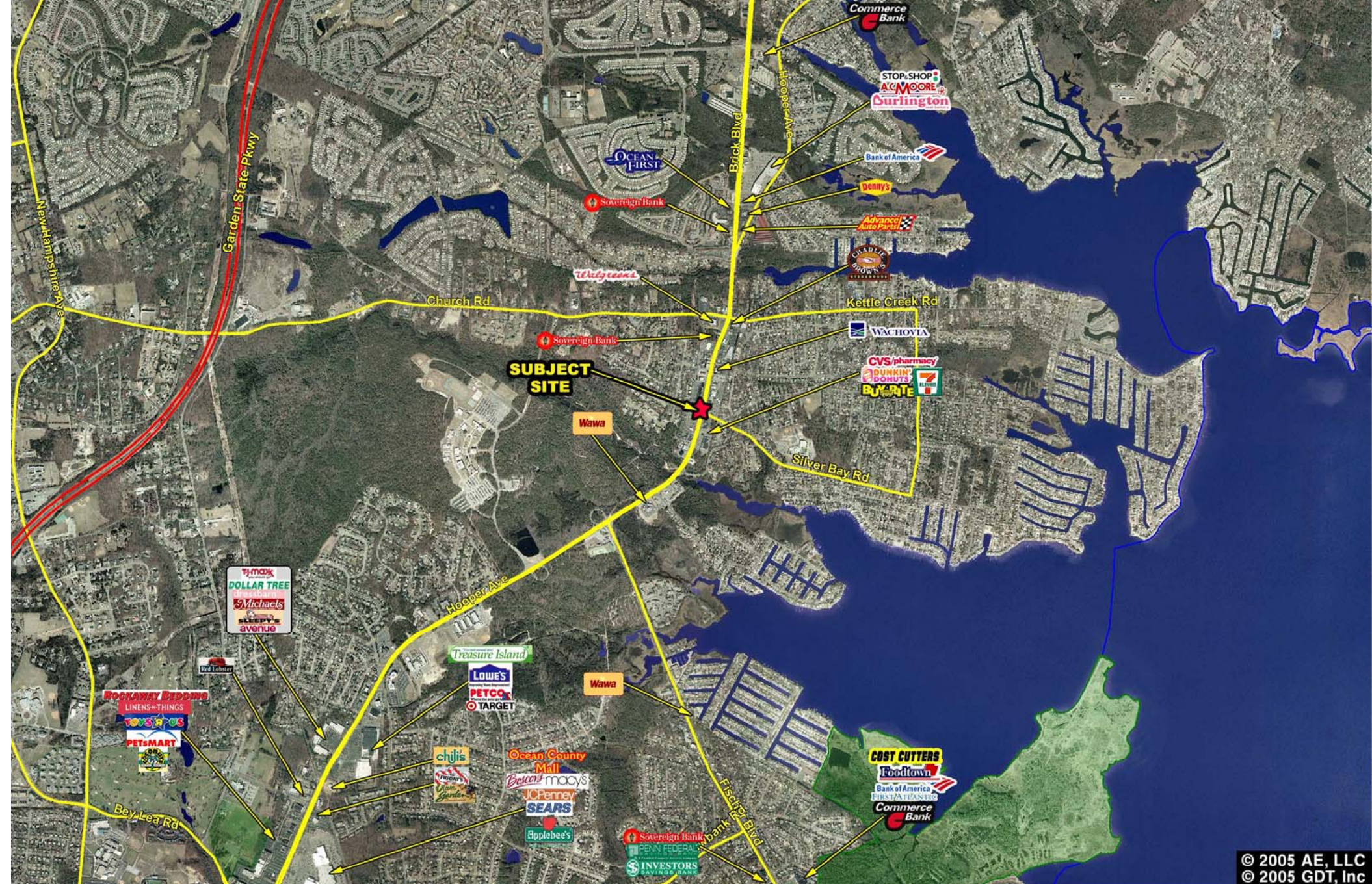
Operate your business while collecting rent !!

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2008 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,730	60,211	154,967
Total Households	3,058	22,123	67,475
Median Household Income	\$78,574	\$76,035	\$58,182
Traffic Count: Hooper Avenue	38,000 VPD		Source: ESRI

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Garden State Pkwy

New Hampshire Ave

Brick Blvd

Hooper Ave

Church Rd

Kettle Creek Rd

Silver Bay Rd

Hooper Ave

Bey Lea Rd

Fischer Blvd

SUBJECT SITE

Wawa

Wawa

TJ-maxx
DOLLAR TREE
Michaels
SLEEPY'S
avenue

ROCKAWAY BEDDING
LINENS & THINGS
TOYS R US
PETSMART

Treasure Island
LOWE'S
PETCO
TARGET

chjjs
FRIDAY'S
Live Garden

Ocean County Mall
Best Buy
macy's
J.C. Penney
SEARS

Applebee's

Sovereign Bank
PENN FEDERAL
INVESTORS
SOUTH EAST

COST CUTTERS
Foodtown
Bank of America
FIRST UNION
Commerce Bank

STOP SHOP
AC Moore
Curlington

Bank of America

Dennys

Advanced Auto Parts

CHADLER
HOWE'S
RESTAURANT

WACHOVIA

CVS/pharmacy
DUNKIN' DONUTS
BUYTE