

Toms River, New Jersey

Hooper Avenue (Rt.549) between Routes **37** & **70**

For Sale = Fully Leased Investment Opportunity



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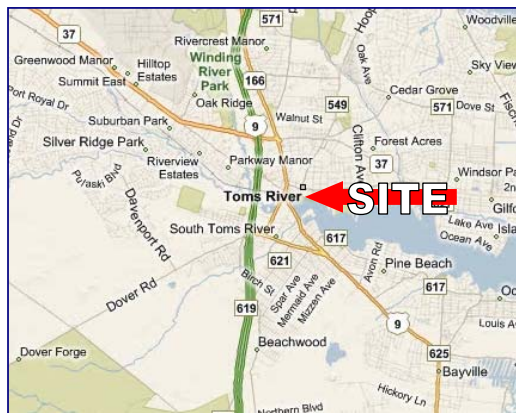
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AREA RETAILERS:

Petco, Target, Lowes, 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 :
PETER GALLICCHIO
 President Ext : 11
 Cell: 732-713-0227
 pgallicchio@RemcoRealty.net

- Fully Leased Investment Sale Opportunity
- 9,080sf Building on 1.75 Acre Site
- Leased to Aamco & Strauss Auto
- Current NOI of \$128,880.36 with increases
- Asking Price: \$1,600,000 @ 8% Cap Rate
- Long Term Triple Net Leases
- Regional Retail Trade Area
- Between Brick Mall & Ocean County Mall

= Exclusive Broker =



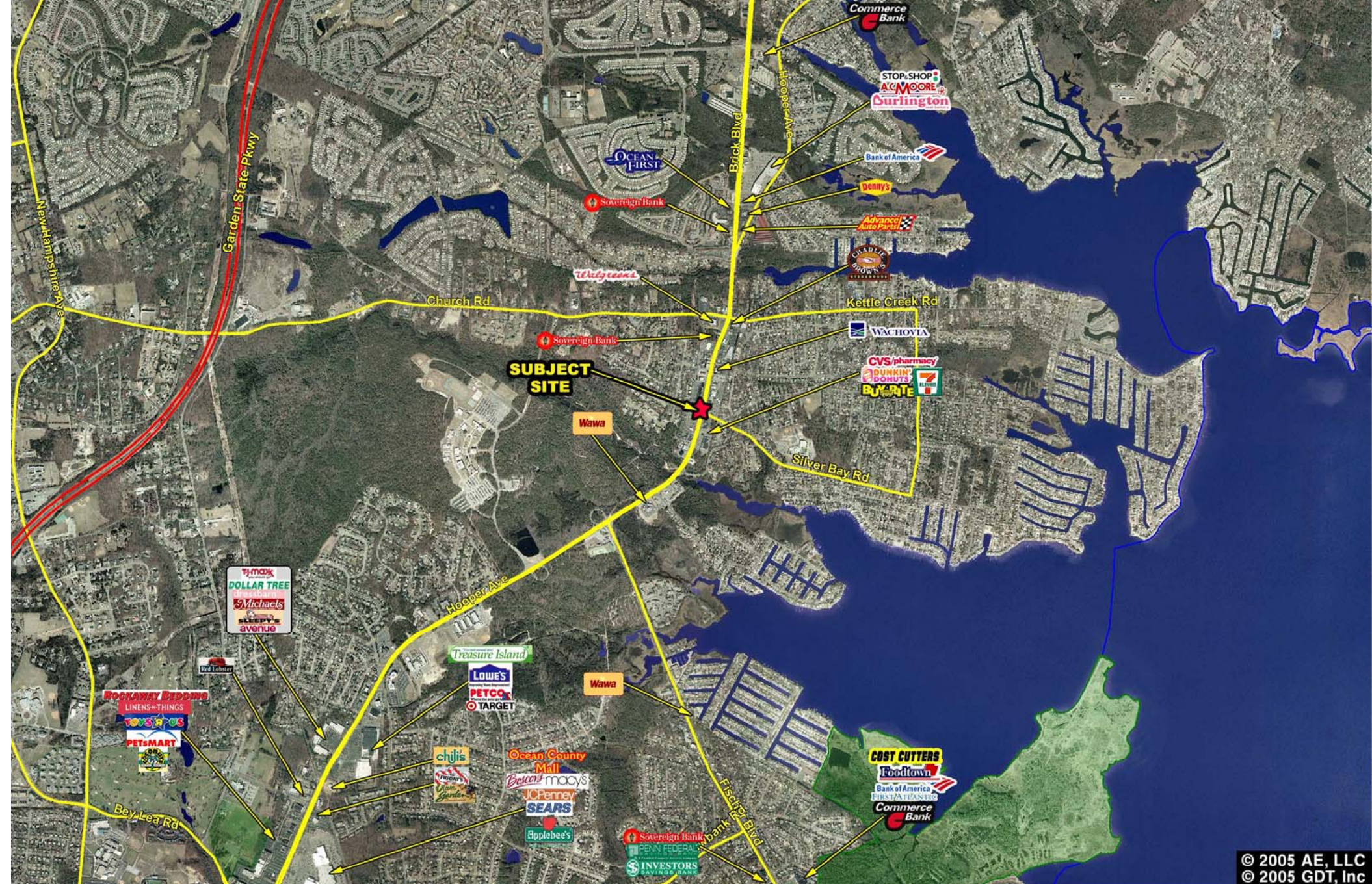
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2008 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,730	60,211	154,967
Total Households	3,058	22,123	67,475
Median Household Income	\$78,574	\$76,035	\$58,182
Traffic Count: Hooper Avenue	38,000 VPD		Source: ESRI

525 Milltown Road, Suite 101 North Brunswick, NJ 08902
 Ph: 732-253-0888 Fax: 732-253-0887 www.RemcoRealty.net

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.



Garden State Pkwy

New Hampshire Ave

Brick Blvd

Hooper Ave

Church Rd

Kettle Creek Rd

Silver Bay Rd

Hooper Ave

Fischer Blvd

Bey Lea Rd

SUBJECT SITE

Wawa

Wawa

TJ-maxx
DOLLAR TREE
Michaels
SLEEPY'S
avenue

Red Lobster

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

JCPenney

SEARS

Applebee's

Sovereign Bank

PENN FEDERAL

INVESTORS
SOUTH EAST

COST CUTTERS

Foodtown

Bank of America

FIRST UNION

Commerce Bank

Commerce Bank

STOP & SHOP
AC Moore
Curlington

Bank of America

Dennys

Advanced Auto Parts

CHADLER
HOWE'S
RESTAURANT

WACHOVIA

CVS/pharmacy

DUNKIN'
DONUTS

BUY RITE

7-ELEVEN