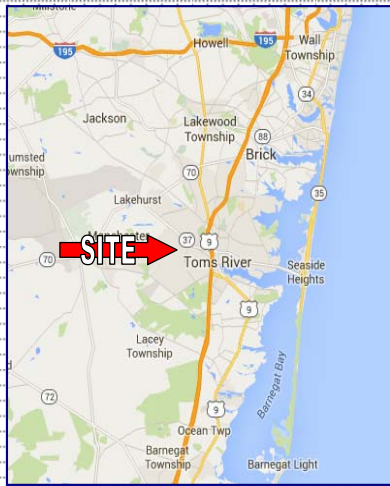




R *Another Remco Exclusive Offering!* **R**



Comments: The subject property best serves the vehicle related and general commercial type users, who may need the ability to bring vehicles and or product into the building.

Users can purchase and offset their mortgage with the rent from Aamco Transmissions. The property features a large 3 panel highway pylon sign, and is surrounded by major retailers.

Few opportunities exist in this trade area to purchase or lease a small free-standing building.

Ideal Uses: New car prep facility, Pools & Patio, Flooring & Tile, Plate Glass, Electronics, Kitchen & Bath, Metal Fabrication, Overhead Doors, Sign Company, Appliances, HVAC, Plumbing, Electrical, Roofing & Painting Contractors, Printing, Lighting Showroom, Pumps & Generators, Equipment & Party Rentals, Automotive Equipment and Pest Control, etc.

Information provided herein was obtained from sources deemed reliable. No warranty or representation is made by Remco as to the accuracy thereto. All information SHOULD BE VARIFIED INDEPENDANTLY BY THE PROSPECT prior to proceeding. Same is hereby submitted subject to errors, omissions, change of price or measurements, or withdrawal without notice.

TOMS RIVER, NEW JERSEY

Free Standing Commercial Building

1770 Hooper Avenue - Near Fischer Boulevard



SALE / LEASE = 9,010sf. Retail Building

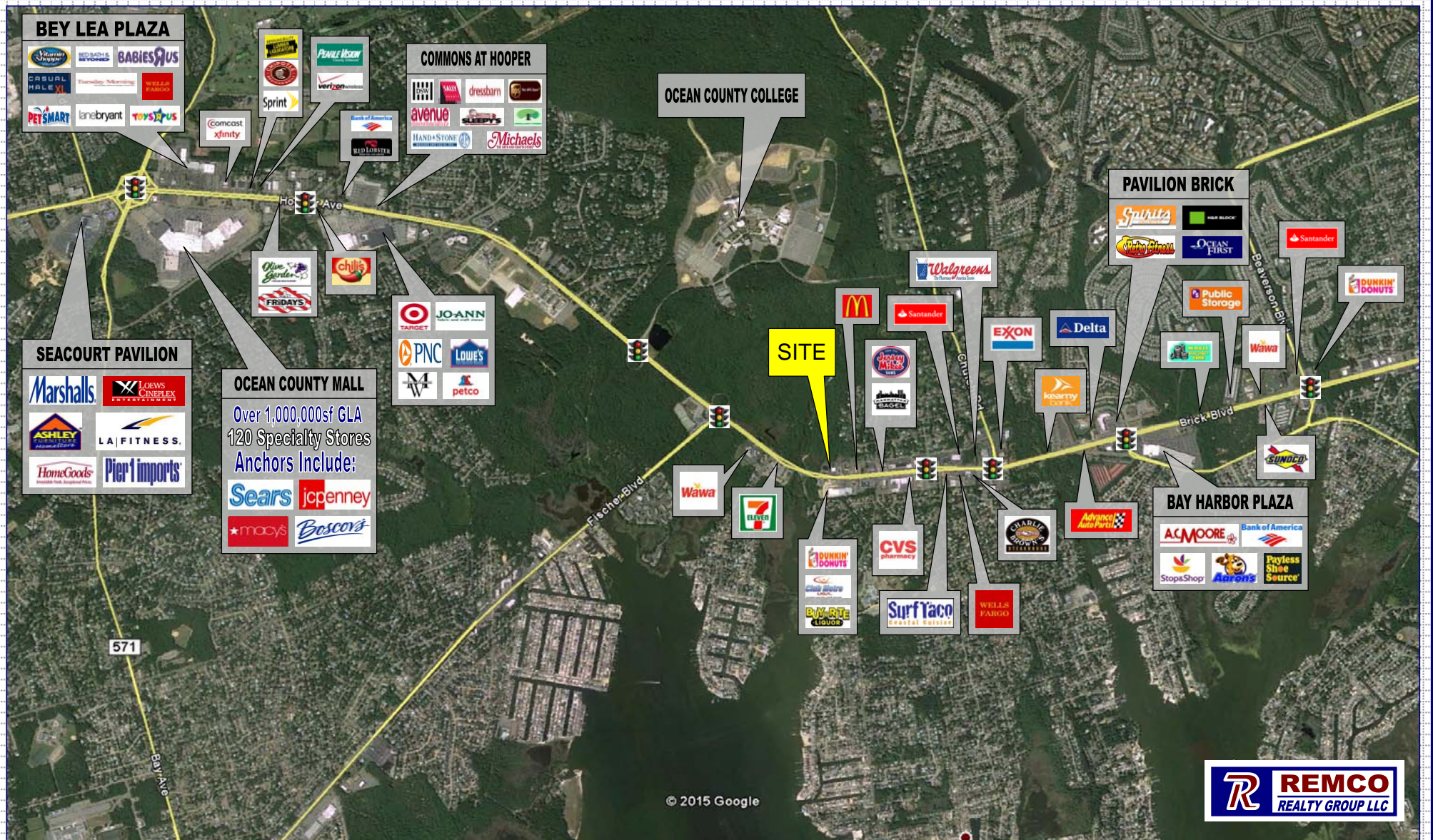
- ❖ Free-Standing = 9,010sf. (106' wide x 85' deep)
- ❖ Available = 6,310sf. Units of 2,700sf. & 3,610sf.
- ❖ 2,700 square feet leased to Aamco
- ❖ User-Investor = Occupy and collect rent
- ❖ Three Panel Pylon Signage
- ❖ Site = 1.789 Acres (204' frontage)
- ❖ Parking = 23 on-site (possible expansion)
- ❖ Property Taxes = \$21,774.63 (2014)
- ❖ Zoned = General Commercial
- ❖ Between Ocean County Mall and Brick Mall

Please Contact:
PETER GALLICCHIO
 President Ext: 11
 Cell: 732-713-0227
 pgallicchio@RemcoRealty.net



2015 DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	7,951	57,587	156,917
Total Households	3,361	24,044	60,343
Median Household Income	\$60,997	\$73,207	\$77,461
Traffic Count: Hooper Avenue	AADT: 44,170 (NJ-DOT) Demos by: Geolytics		

1215 Livingston Ave, Suite # 2, North Brunswick, NJ 08902
 T: 732-253-0888 F: 732-253-0887 www.RemcoRealty.net



BEY LEA PLAZA

- Walmart
- Walmart
- Babies R Us
- Casual Male
- Wells Fargo
- PetSmart
- lanebryant
- toys r us

- Peavey House
- Sprint
- Verizon
- Bank of America
- Red Lobster

COMMONS AT HOOPER

- avenue
- Hand + Stone
- Michaels

OCEAN COUNTY COLLEGE

SEACOURT PAVILION

- Marshalls
- Loews Corner EX
- Ashley
- LA Fitness
- HomeGoods
- Pier 1 Imports

OCEAN COUNTY MALL

Over 1,000,000sf GLA
 120 Specialty Stores
 Anchors Include:
 Sears jcpenny
 macy's
 Boscov's

- Target
- Jo-Ann
- PNC
- Lowes
- 4
- Petco

SITE

PAVILION BRICK

- Spirita
- Wawa
- Public Storage
- Wawa

- Walgreens
- McDonald's
- Santander
- EXON
- Delta
- Wawa
- 7-Eleven
- Dunkin' Donuts
- CVS pharmacy
- Surf Taco
- Wells Fargo

BAY HARBOR PLAZA

- AC Moore
- Bank of America
- StopsShop
- Aaron's
- Payless Shoe Source