

FOR LEASE | RETAIL

# ANCHORAGE SQUARE

1747 Hooper Avenue | Toms River, NJ 08753



## PROPERTY SUMMARY

<b>Available SF:</b>	± 1,500 - 3,830 SF
<b>Lease Rate:</b>	\$13.00 SF/yr (NNN)
<b>Building Size:</b>	± 19,520 SF
<b>Cross Streets:</b>	South Shore Drive

## AVAILABLE SPACES

<b>Suite</b>	<b>SF Available</b>	<b>Lease Rate</b>
Units 11 And 12	± 2,330 - 3,830	\$13.00 SF/yr
Unit 13	± 1,500 - 3,830	\$13.00 SF/yr

## PROPERTY OVERVIEW

Join McIntyre's Pub on Hooper Avenue

## LOCATION OVERVIEW

Located on Hooper Avenue at the intersection of South Shore Drive. This site provides easy access to Routes 9, 37, 70 and the Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Two retail units available; can be combined into one
- Located at signalized intersection of Hooper Avenue and South Shore Drive
- Next to 7-Eleven
- Ideal for retail, medical, services, etc.
- Pylon signage
- Plenty of parking
- Traffic count of 44,170 (2013)

FOR MORE INFORMATION, PLEASE CONTACT:

**Thomas Palumbo** | P: 732.449.2000 | C: 732.921.9660 | [palumbo@sitarcompany.com](mailto:palumbo@sitarcompany.com)

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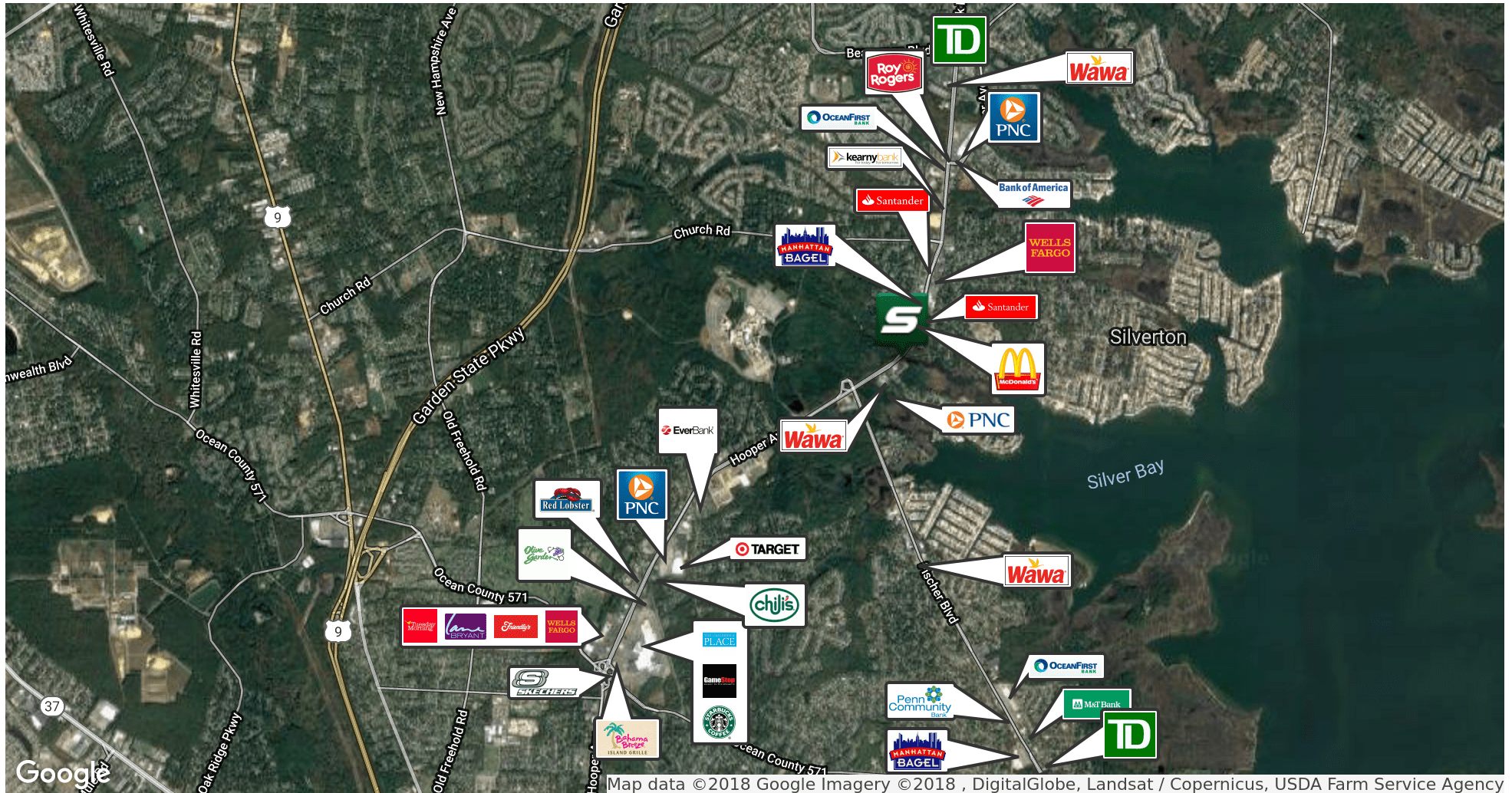
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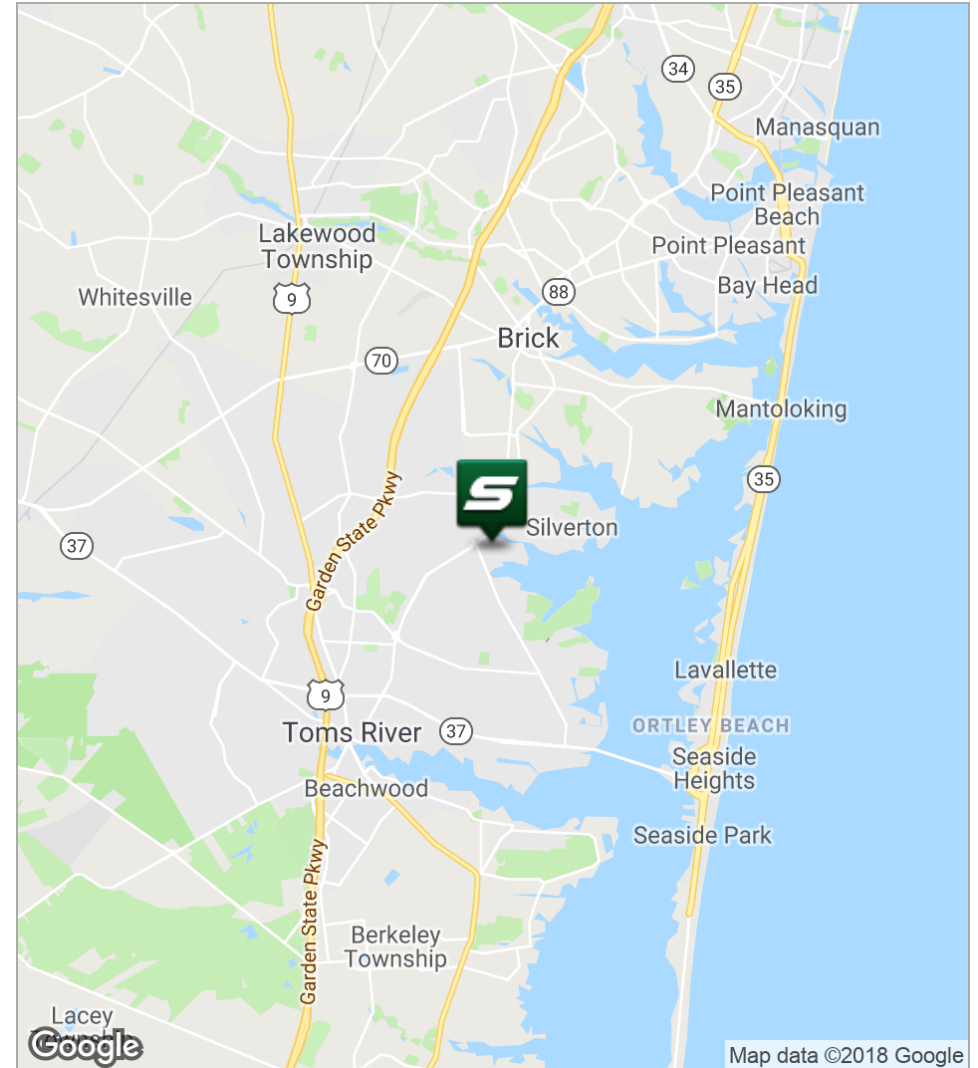
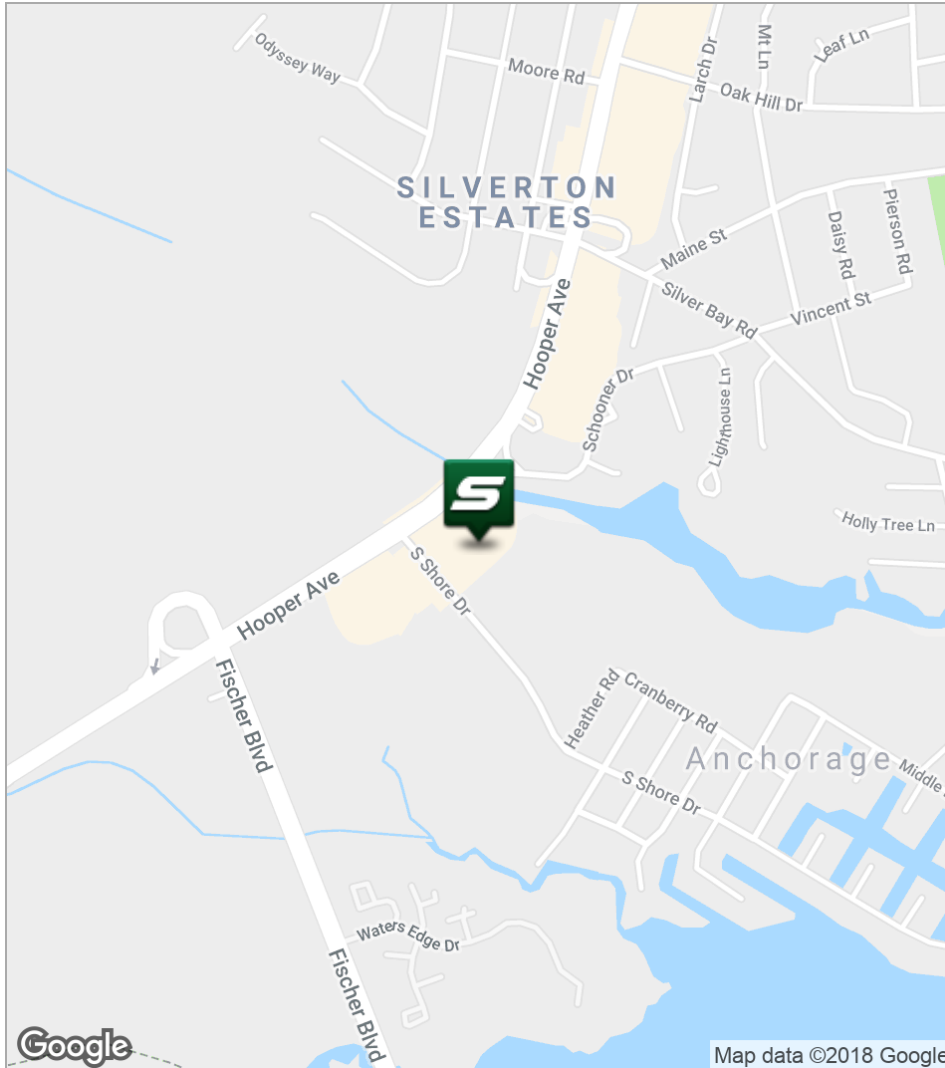


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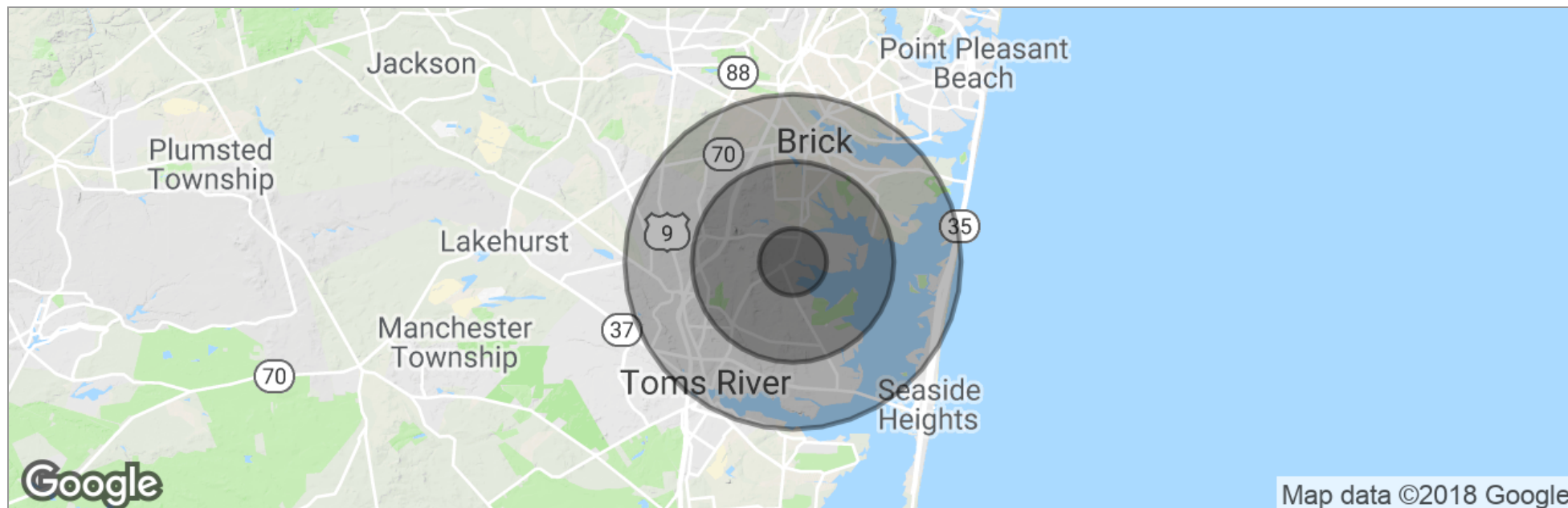
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	1 Mile	3 Miles	5 Miles
Total Population	5,824	56,666	157,359
Population Density	1,854	2,004	2,004
Median Age	42.6	45.7	44.2
Median Age (Male)	41.5	43.8	42.2
Median Age (Female)	43.9	47.1	46.0
Total Households	2,198	22,903	63,739
# of Persons Per HH	2.6	2.5	2.5
Average HH Income	\$95,015	\$81,109	\$79,490
Average House Value	\$381,357	\$351,722	\$353,953

*\* Demographic data derived from 2010 US Census*

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## **Commercial Brokerage Leasing and Sales**

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

## **Property Management Services**

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

## **Property Tax Consulting**

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

## **Insurance Services, Title Insurance**

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

## **Rent Receiver Services**

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

## **Award-Winning Research**

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

## **Consulting and Advisory Services**

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

## **Development**

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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