

For Lease

RIPCO
RETAIL LEASING

Seacourt Pavilion

635 Bay Avenue & Hooper Avenue,
Toms River, NJ

±1,566 SF - ±41,772 SF

Located in the heart of the Toms River trade area

Contact Exclusive Agents

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Space Details



Northern Facade	Endcap		±8,210 SF
	Inline		±2,500 SF
	Inline	Contiguous ±4,973 SF	±1,712 SF
	Inline		±1,695 SF
	Inline		±1,566 SF
Southern Facade	Former Theater		±41,772 SF
	Inline (Divisible)		±34,097 SF
Pad	Hooper Avenue		±0.7 Acres
Possession	Immediate		
Asking Rent	Upon request		
Co-Tenants	Marshalls, HomeGoods, Crunch Fitness, Haven Salon Studios, Artisan's Restaurant & Brewery, Davita Dialysis		
Comments	Located in the heart of the Toms River trade area.		
	Directly across from the Ocean County Mall, the only regional mall in Ocean County.		
	Seacourt Pavilion shares access with Camelot at Toms River, a recently developed 128 unit luxury residential development.		
	New 68,000 SF Veterans Administration Clinic now open contiguous to Seacourt Pavilion along Caudina Avenue off Hooper Avenue.		

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Site Plan



Suite	Tenant	Size
Northern Facade		
100	Marshalls	50,867 SF
105	Weight Watchers	2,319 SF
110	Beauty Nails	1,500 SF
115	Cool Beans Restaurant	2,600 SF
120	Simply Sun Tanning	3,405 SF
125	**Available**	**±2,500 SF**
130	Downtown Hair Centre	1,727 SF
135	**Available**	**±1,712 SF**
140	**Available** (Contiguous ±4,973 SF)	**±1,695 SF**
145	**Available**	**±1,566 SF**
150	Shall we Dance	3,433 SF
155	HomeGoods	24,407 SF
160	Davita Dialysis	9,578 SF
165	**Available**	**±8,210 SF**
Southern Facade		
200	**Vacant Former Movie Theater**	**±41,772 SF**
215	**Vacant (Divisible)**	**±34,097 SF**
235	Crunch Fitness	38,339 SF
Pads		
301	Haven Salon Studios	9,000 SF
302	Artisan's Restaurant & Brewery	10,000 SF
303	**Pad Available (Hooper Avenue)**	**±0.7 AC**

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Market Aerial



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Low-Level Aerial



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Zoom Aerial



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Area Demographics

2026 ESRI Summary Report



635 Bay Avenue & Hooper Avenue, Toms River, NJ

	1 mile	3 miles	5 miles
Total Population	8,363	69,274	168,006
Total Households	3,042	25,609	69,586
Average Household Income	$153,442	$143,442	$123,146
Median Household Income	$128,101	$122,701	$95,406
% Population with Bachelors +	44.49%	39.12%	33.28%
Daytime Population	11,828	74,048	152,839
Total Daytime Employees	7,961	40,759	62,071
Total Businesses	457	3,034	5,010

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