



RETAIL & MEDICAL SPACE

TOMS RIVER, NJ

SEACOURT PAVILION

635 Bay Avenue & Hooper Avenue

SIZE

41,772 SF	Endcap (former theater)
8,210 SF	Endcap
1,712 SF	Inline
1,566 SF	Inline
±0.7 Acres	Pad along Hooper Avenue

ASKING RENT

Upon Request

CO-TENANTS

Marshalls, HomeGoods, Ashley Home Store, Learning Express,

NEW CO-TENANTS

Haven Salon Studios (9,000 SF) - opening summer 2024

Crunch Fitness (38,339 SF) - opening summer-fall 2024

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

Recently completed, “Camelot at Toms River” a new 128 unit luxury residential development sharing access with Seacourt Pavilion

New 68,000 SF Veterans Administration Clinic under construction contiguous to Seacourt Pavilion along Caudina Avenue off Hooper Avenue - Opening 2024

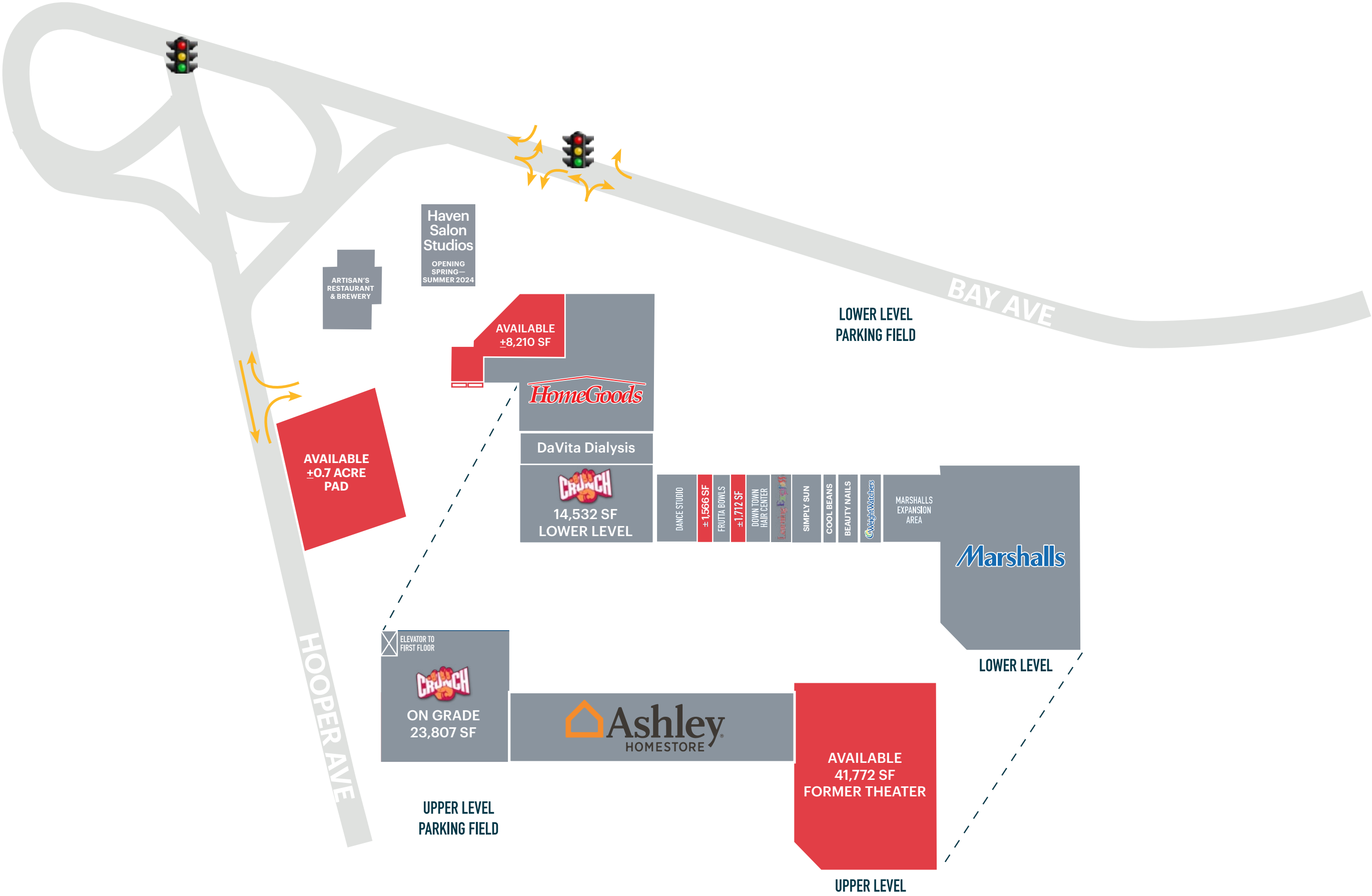
CONTACT EXCLUSIVE AGENTS

MICHAEL HORNE
mhorne@ripconj.com
732.208.6962

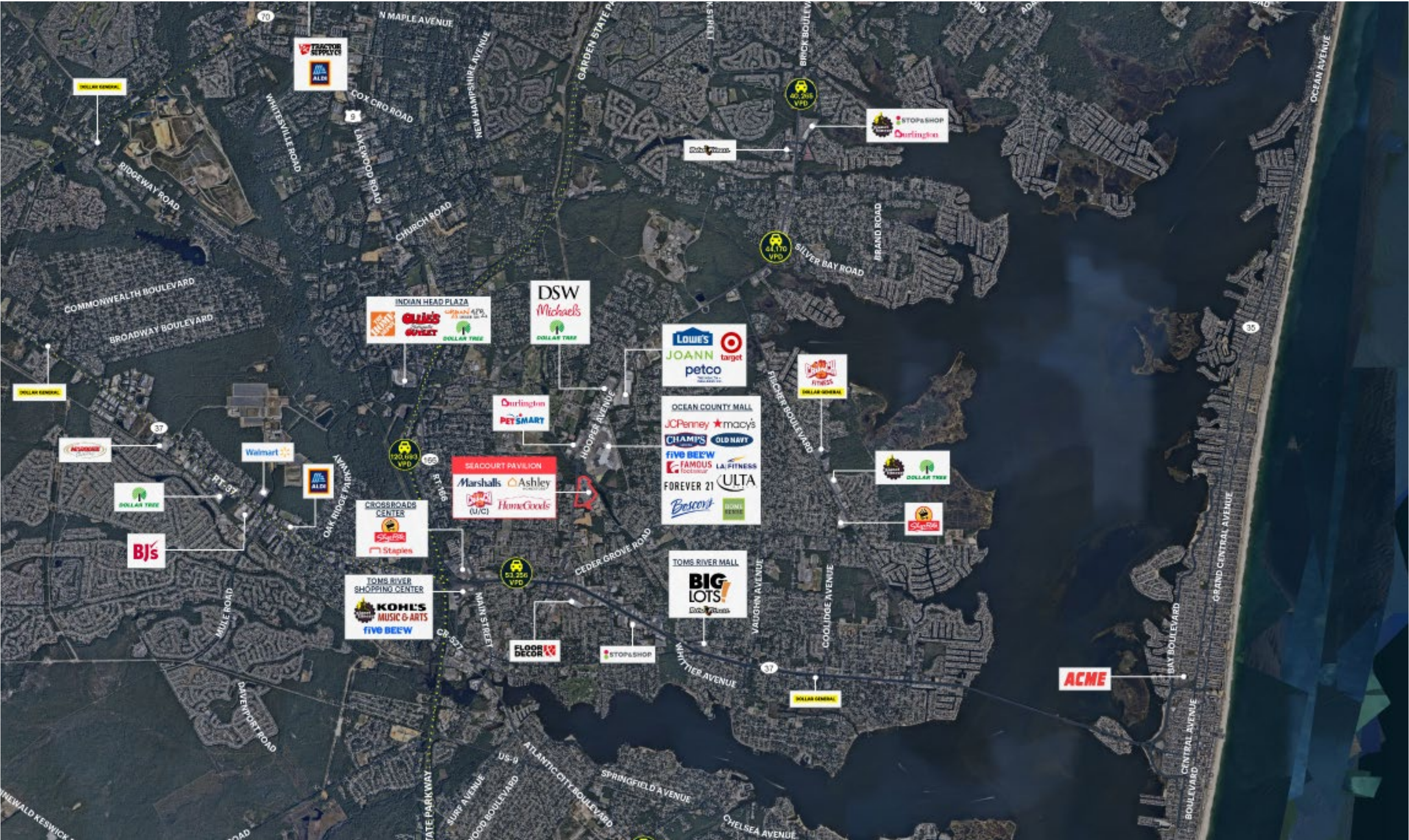
STEVEN WINTERS
swinters@ripconj.com
732.768.9898

TENANT PLAN

OCEAN COUNTY
MALL



MARKET AERIAL



LOW-LEVEL AERIAL



SITE PLAN - TWO SIDED CENTER



HAVEN SALON STUDIOS
OPENING SUMMER 2024

HomeGoods

CRUNCH
OPENING SUMMER-
FALL 2024

0.7 ACRE
PAD AVAILABLE



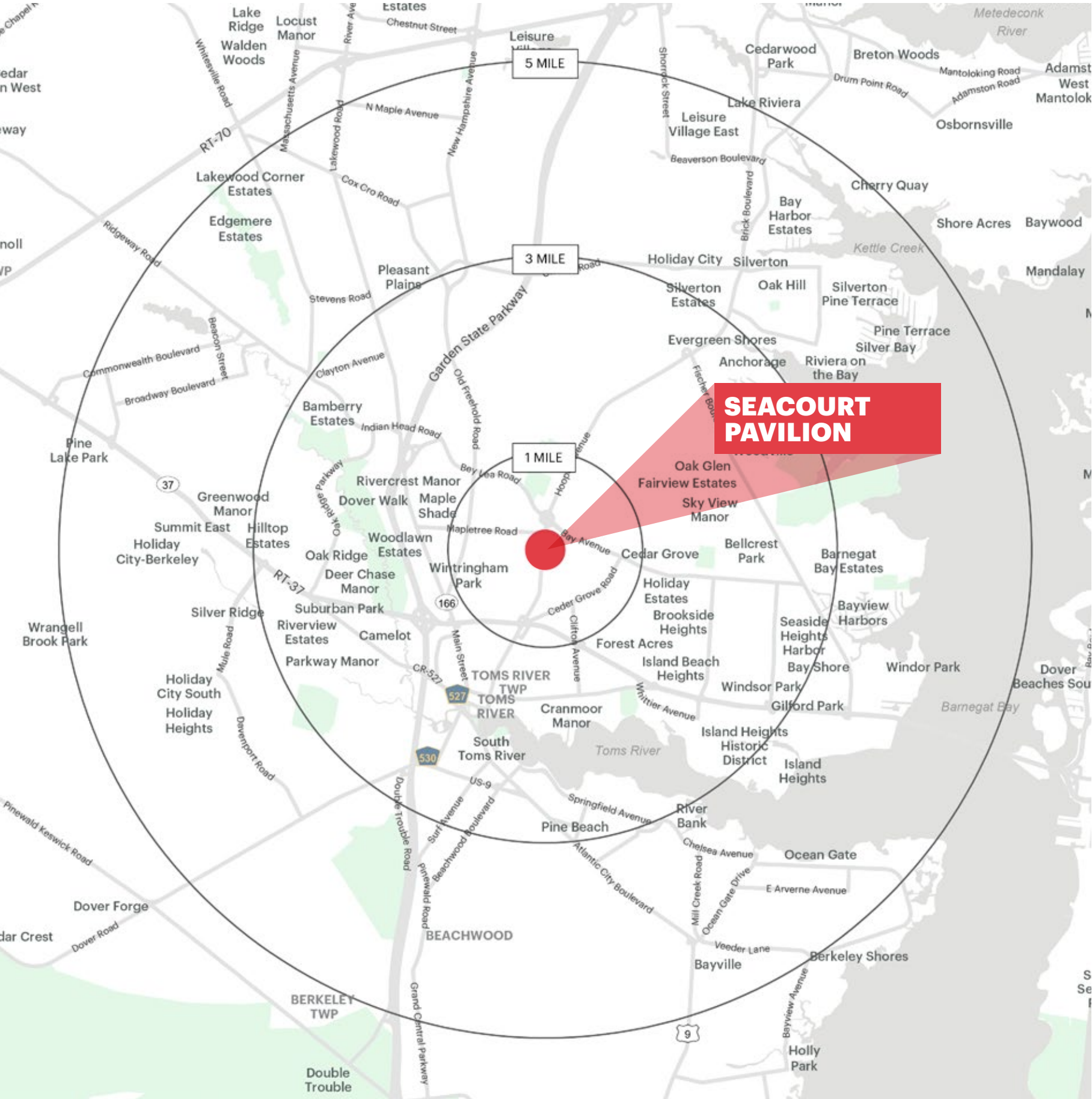
CAMELOT AT TOMS RIVER
128 LUXURY RESIDENCES
NOW COMPLETED

NEW 68,000 SF VETERANS OUTPATIENT HOSPITAL
UNDER CONSTRUCTION
OPENING 2024

AVAILABILITIES



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
8,114	534
HOUSEHOLDS	TOTAL EMPLOYEES
2,919	7,914
MEDIAN AGE	TOTAL DAYTIME POPULATION
40.3	11,943
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
2,447 - 42%	\$118,347

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
67,289	3,152
HOUSEHOLDS	TOTAL EMPLOYEES
24,624	36,669
MEDIAN AGE	TOTAL DAYTIME POPULATION
42.9	71,061
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
12,307 - 35%	\$118,273

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
157,895	5,159
HOUSEHOLDS	TOTAL EMPLOYEES
64,645	56,928
MEDIAN AGE	TOTAL DAYTIME POPULATION
50.7	145,835
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
36,330 - 29%	\$104,761

*2023 estimates

CONTACT EXCLUSIVE AGENTS

MICHAEL HORNE

mhorne@ripconj.com
732.208.6962

STEVEN WINTERS

swinters@ripconj.com
732.768.9898



611 Rive Drive
3rd Floor
Elmwood Park, NJ 07407
201.777.2300

Please visit us at [ripconj.com](https://www.ripconj.com) for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.