

# Bayshore Plaza

580 NORTH MAIN STREET (ROUTE 9) | BARNEGAT, NJ 08005

LEVIN  
MANAGEMENT

**#1 Most Visited  
Location within Chain  
in Local Market**



## Available Spaces

1,200 SF  
2,400 SF  
2,700 SF former bank w/drive-thru

## Property Highlights

- **Ocean State Job Lot now open** as the center's new anchor, enhancing traffic and visibility.
- **57,523 SF neighborhood center** with excellent maintenance and abundant customer parking.
- High-visibility location on Route 9/North Main Street at Barnegat Blvd. in Barnegat Township.
- Established tenant mix with strong performance and recent long-term lease renewals.
- **Top-performing McDonald's — ranked #1 in the local market.**
- Convenient access to Garden State Parkway, Route 72, and Long Beach Island — a seasonal destination with 100K+ summer population surge.
- **Broker Incentives Offered:** 5% commission on leases up to 15,000 SF

## Nearby Retailers



## Average Daily Traffic

**19,030** Route 9/North Main Street  
**12,261** Barnegat Blvd. N

## Demographics

3-mile radius



**28,076**  
POPULATION



**11,144**  
HOUSEHOLDS



**\$120,062**  
AVERAGE HH INCOME



**20,209**  
DAYTIME POPULATION

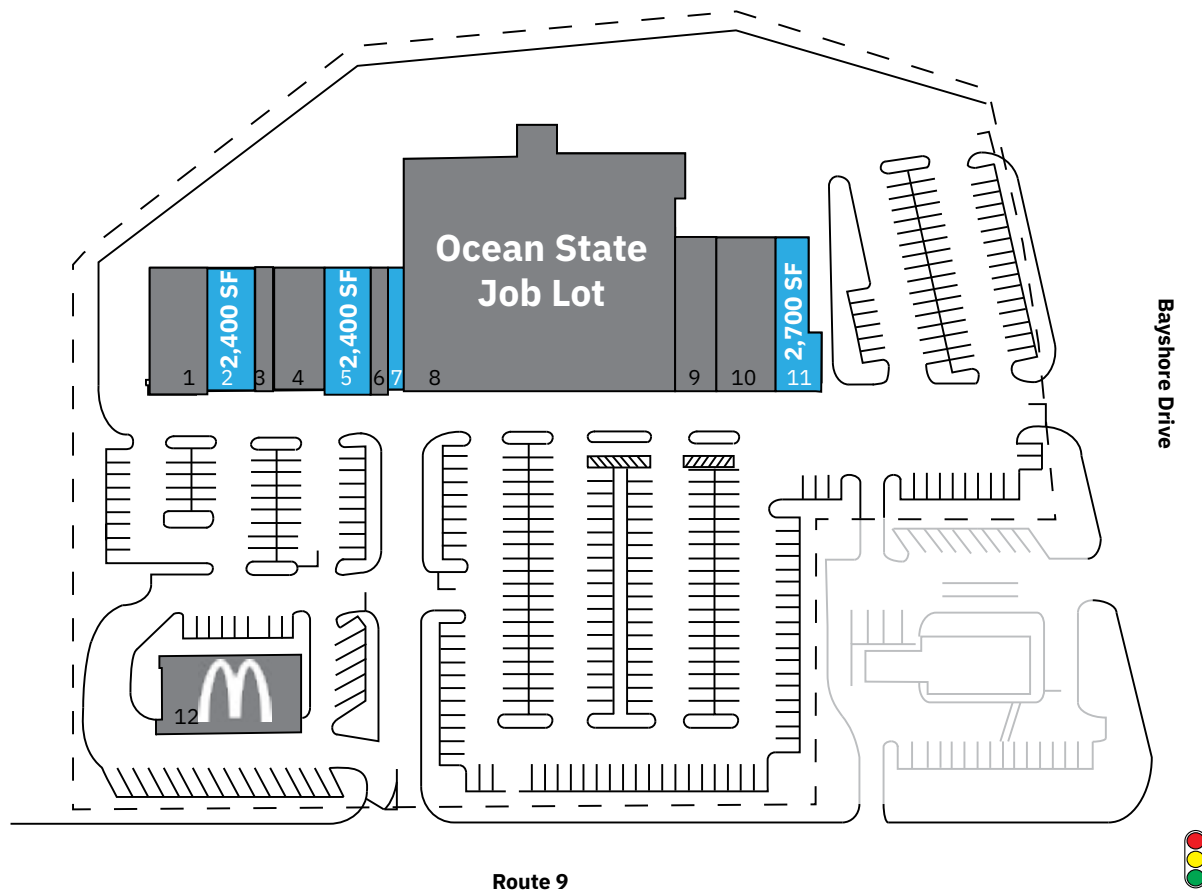


Source: sitesusa.com

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## SITE PLAN



### TENANT ROSTER

SF

1	Spirits Unlimited	3,820
2	Available	2,400
3	Chinese Restaurant	1,200
4	Vape Shop - <i>Coming Soon</i>	2,000
5	Available - Second Generation Restaurant	2,400
6	Nail Salon	1,200
7	Available	1,200
8	Ocean State Job Lot	29,797
9	Barnegat Pharmacy	2,500
10	Allies	4,200
11	Available - former bank w/drive-thru	2,700
12	McDonald's	4,000

■	LEASE PENDING
■	LEASED
■	AVAILABLE

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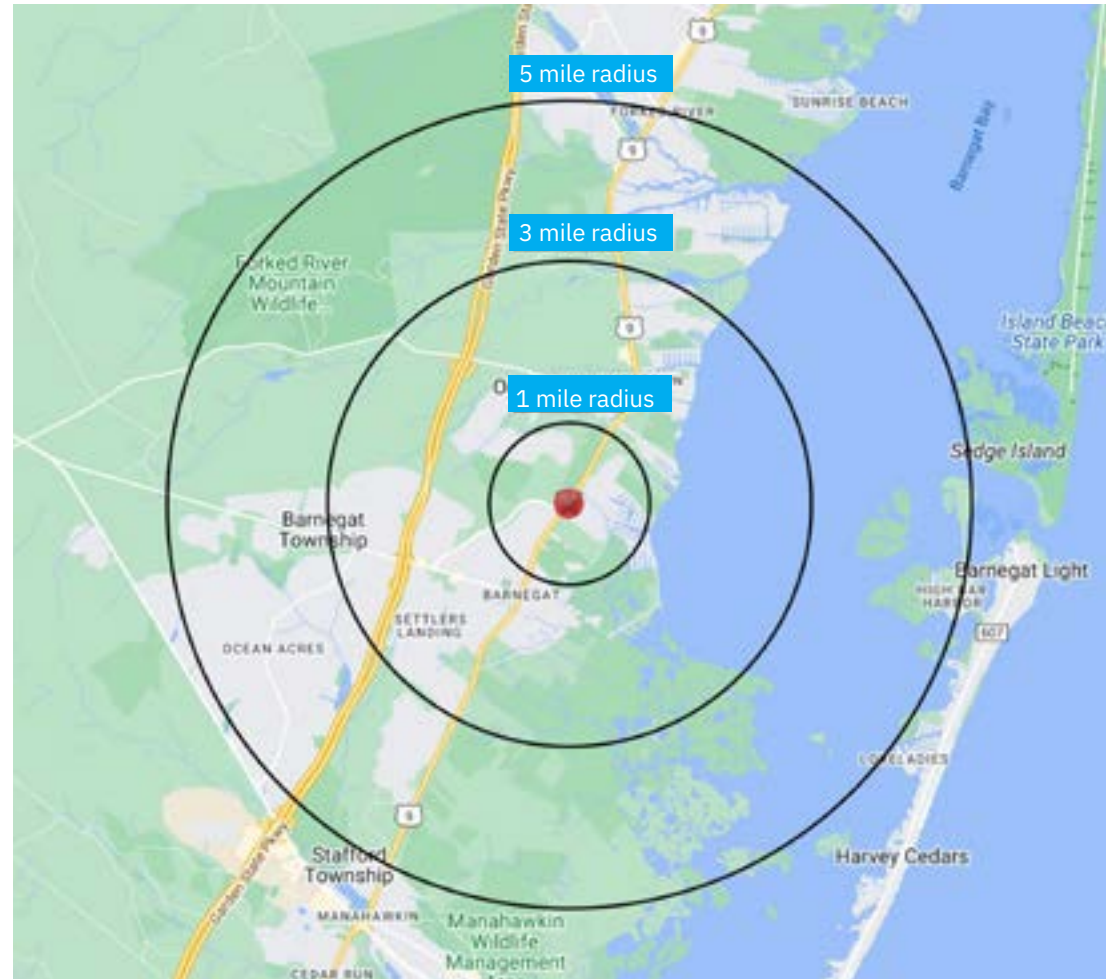
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## DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	6,184	27,076	55,992
Households	2,456	11,144	21,873
Average Household Income	\$134,564	\$120,062	\$123,795
Projected Average Household Income (2030)	\$132,866	\$118,485	\$121,754
Median Household Income	\$108,342	\$97,514	\$101,063
Total Businesses	126	682	1,198
Total Employees	910	4,403	7,369
Daytime Population	4,529	20,209	40,227
Total Annual Household Expenditure	\$229.26 M	\$1.28 B	\$2.54 B
HH Income \$200K or more	377	1,520	3,076
College Degree + (Bachelor Degree or Higher)	1,486	6,445	12,881

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## CLOSE-UP AERIAL



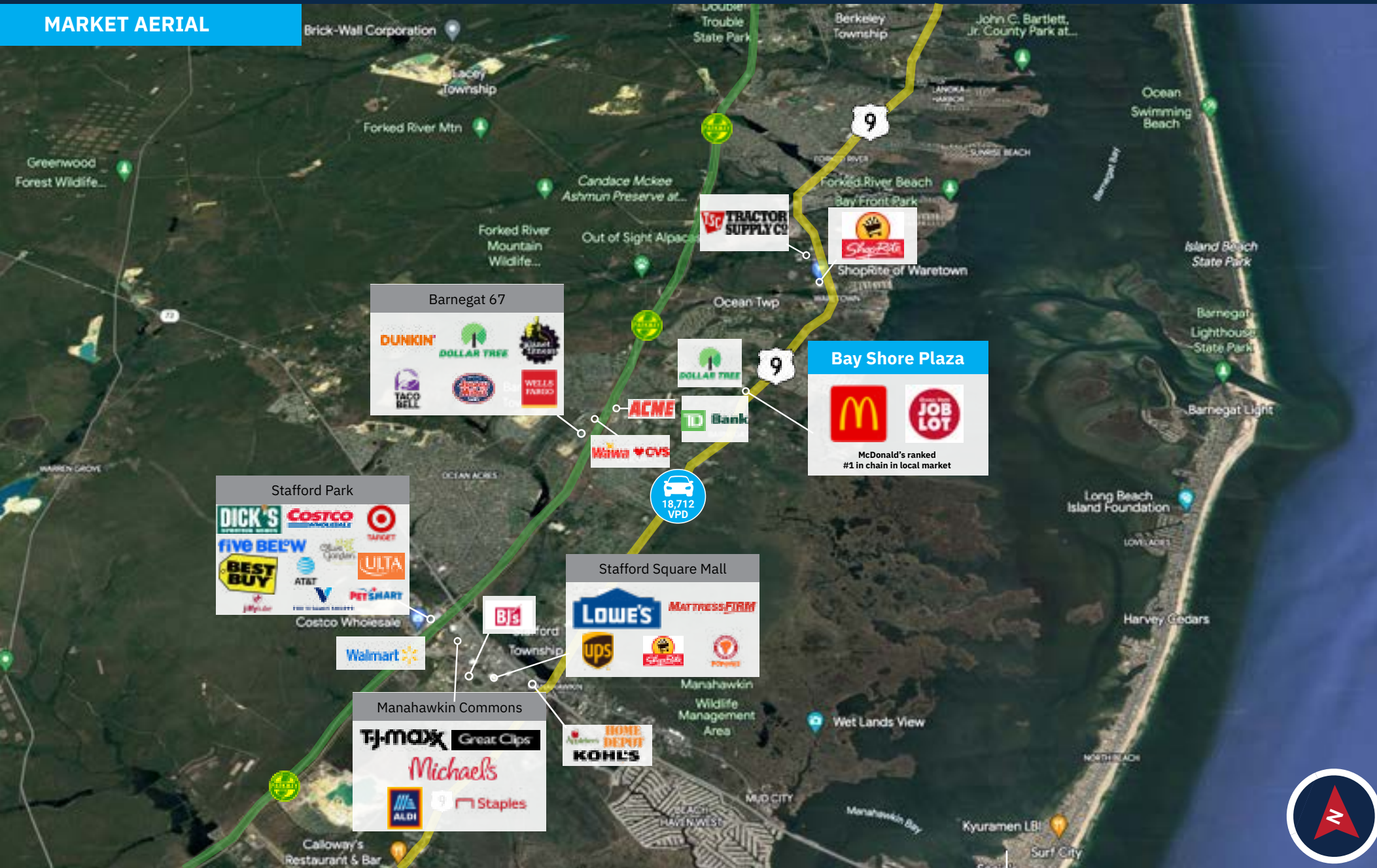


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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

**FRED YOUNKIN**

**Leasing Representative**

**t. 908.226.5288 m. 484.612.2532**

**[fyoungkin@levinmgt.com](mailto:fyoungkin@levinmgt.com)**



### **Main Office**

975 US Highway 22  
North Plainfield, NJ 07060  
800.488.0768  
**[levinmgt.com](http://levinmgt.com) | 70 YEARS**