

# Stafford Park Shopping Center

209 STAFFORD PARK BLVD. | MANAHAWKIN, NJ 08050

**LEVIN**  
MANAGEMENT



**3.9 M** visits annually\*  
**8.13** visit frequency\*  
**37 min** avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

### Proposed Developments

+/- 95,000 SF (divisible);  
20,443 SF;  
3,500 SF (3)

## Property Highlights

- **Ranked #1 Most Visited Shopping Center in the local market\***
- 400,000-square-foot power center is multi-anchored by Costco, Target and Dick's Sporting Goods with strong co-tenancy that create powerful synergies.
- 3.9 million visits per year\* - a 20.5% increase over the past three years
- Situated on the Jersey Shore in southern Ocean County; proximate to Garden State Parkway Exit 63 and Route 72
- The True Trade Area shows that 185,713 makes up for 80% of the visits to the center\*
- A 6-minute drive to Long Beach Island (summer population 100,000, including part-time residents and tourists)
- Well-maintained retail component of mixed-use development featuring 780 luxury apartments

## Retailers



## Average Daily Traffic

**56,915** Route 72  
**18,215** Stafford Park Boulevard  
**30,574** Garden State Parkway Southbound

## Demographics

5-mile radius



**57,958**  
POPULATION



**21,532**  
HOUSEHOLDS



**\$127,549**  
AVERAGE HH INCOME



**100,000**  
POPULATION  
INCREASES IN SUMMER

Source: sitesusa.com



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## PHOTO GALLERY





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## SITE PLAN

## TENANT ROSTER

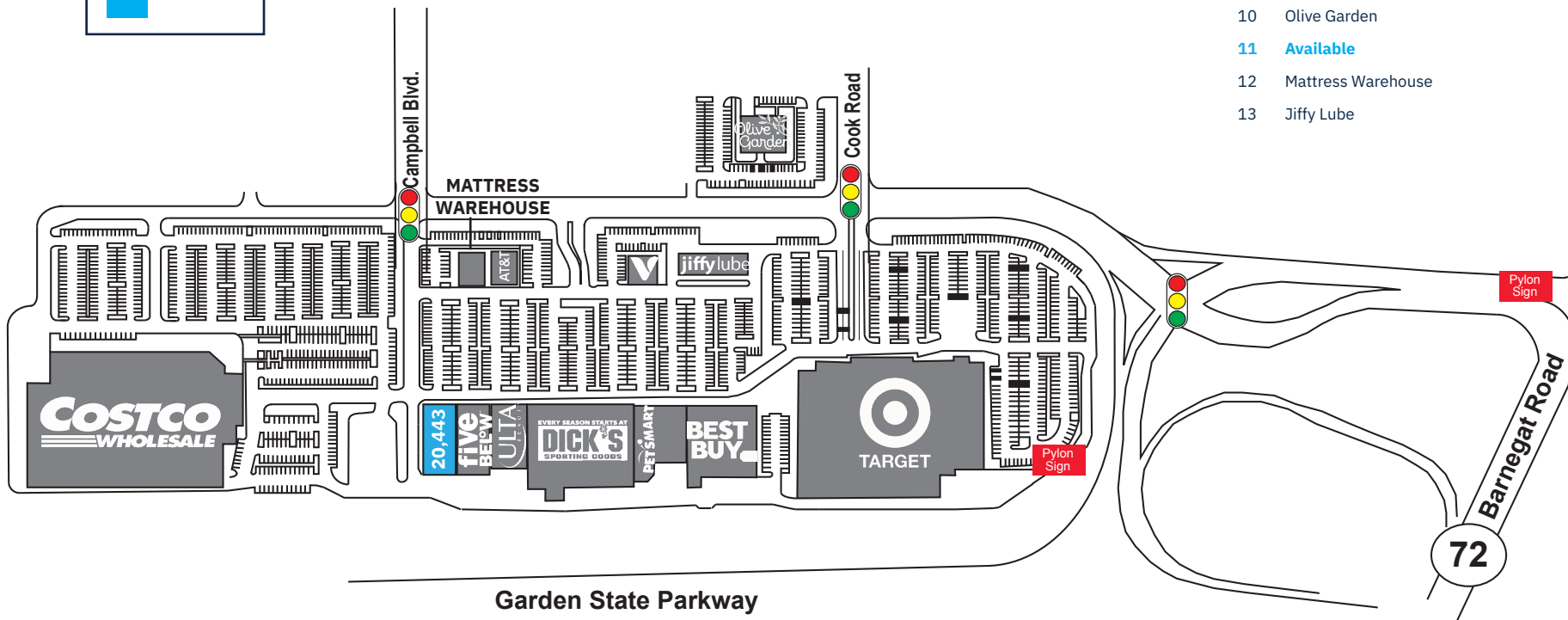
SF

Existing Building		
1	Costco	-
2	Five Below	8,176
3	Ulta Beauty	10,789
4	Dick's Sporting Goods	50,000
5	PetSmart	20,443
6	Best Buy	30,162
7	Target	-
8	AT&T	3,200
9	The Vitamin Shoppe	3,520
10	Olive Garden	7,619
11	Available	20,443
12	Mattress Warehouse	4,000
13	Jiffy Lube	2,400

LEASE PENDING

LEASED

AVAILABLE

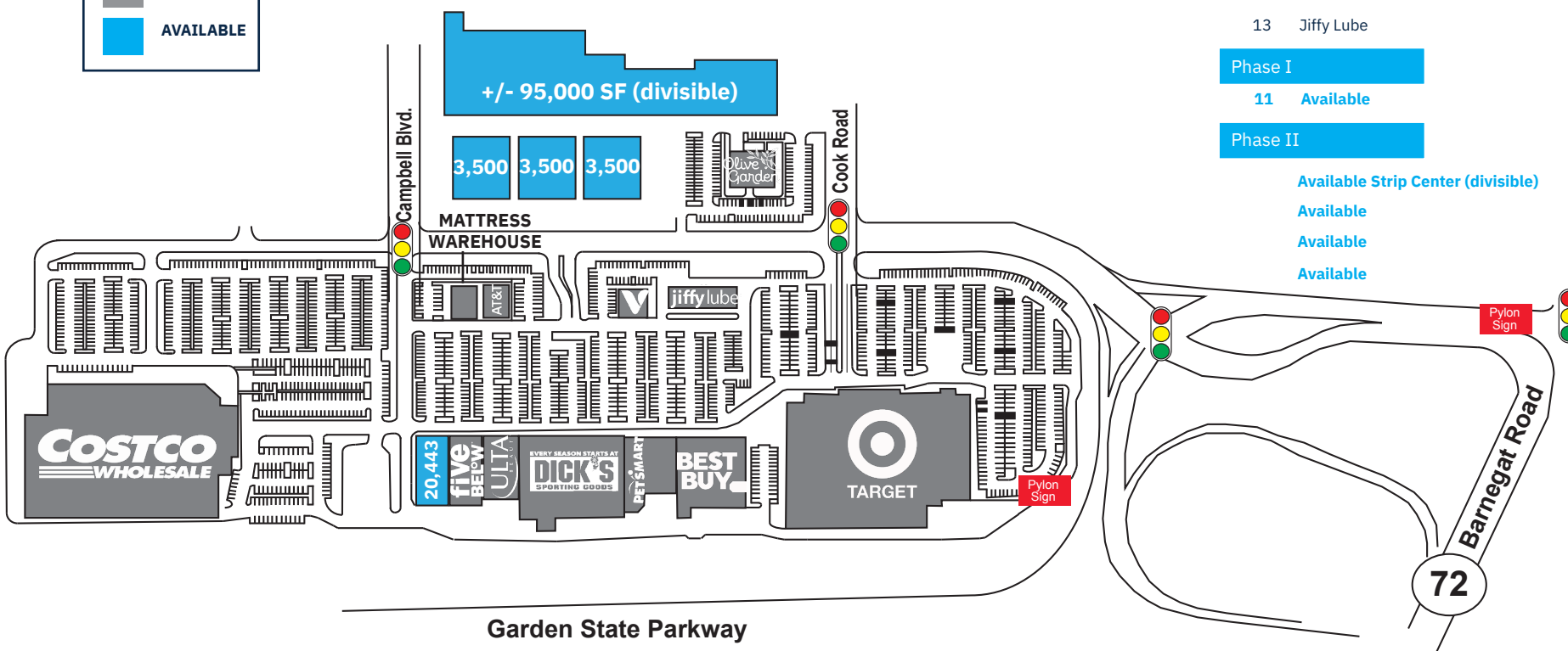


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## CONCEPTUAL SITE PLAN

LEASE PENDING  
 LEASED  
 AVAILABLE



## TENANT ROSTER

SF

### Existing Building

1	Costco	-
2	Five Below	8,176
3	Ulta Beauty	10,789
4	Dick's Sporting Goods	50,000
5	PetSmart	20,443
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### Phase I

11	Available	20,443
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### Phase II

Available Strip Center (divisible)	+/- 95,000
Available	3,500
Available	3,500
Available	3,500

To be built



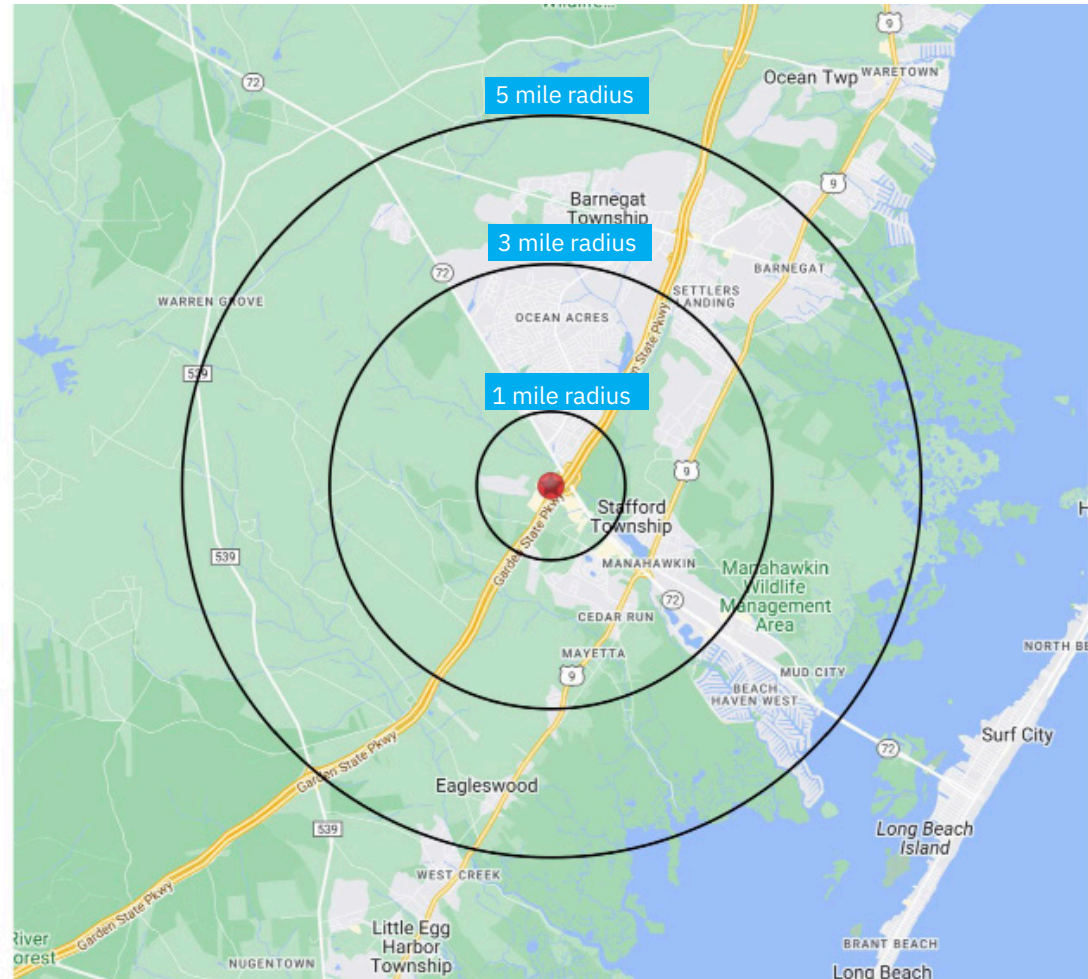
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	3,509	29,251	57,958
Households	1,186	10,202	21,532
Average Household Income	\$141,527	\$135,759	\$127,549
Projected Average Household Income (2028)	\$149,251	\$142,725	\$128,749
Median Household Income	\$110,483	\$98,719	\$97,869
Total Businesses	185	938	1,521
Total Employees	2,295	7,375	10,891
Daytime Population	2,793	10,009	15,674
Total Annual Household Expenditure	\$107.9 M	\$894.13 M	\$1.8 B
HH Income \$200K or more	259	1,477	3,078
College Degree + (Bachelor Degree or Higher)	1,034	7,065	14,549

Source: sitesusa.com





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## ANNUAL VISITS



780 Luxury Apartments and Townhouses

Olive Garden  
ITALIAN KITCHEN

jiffy lube  
Now Open!

AT&T

THE VITAMIN SHOPPE

Mattress Warehouse

TARGET  
Annual Visits  
1.3 M

COSTCO  
WHOLESALE  
Annual Visits  
1.3 M

Long Beach Island →  
10 minute drive on  
Route 72

BEST BUY  
PETSMART  
DICK'S SPORTING GOODS  
ULTRA  
five BELOW

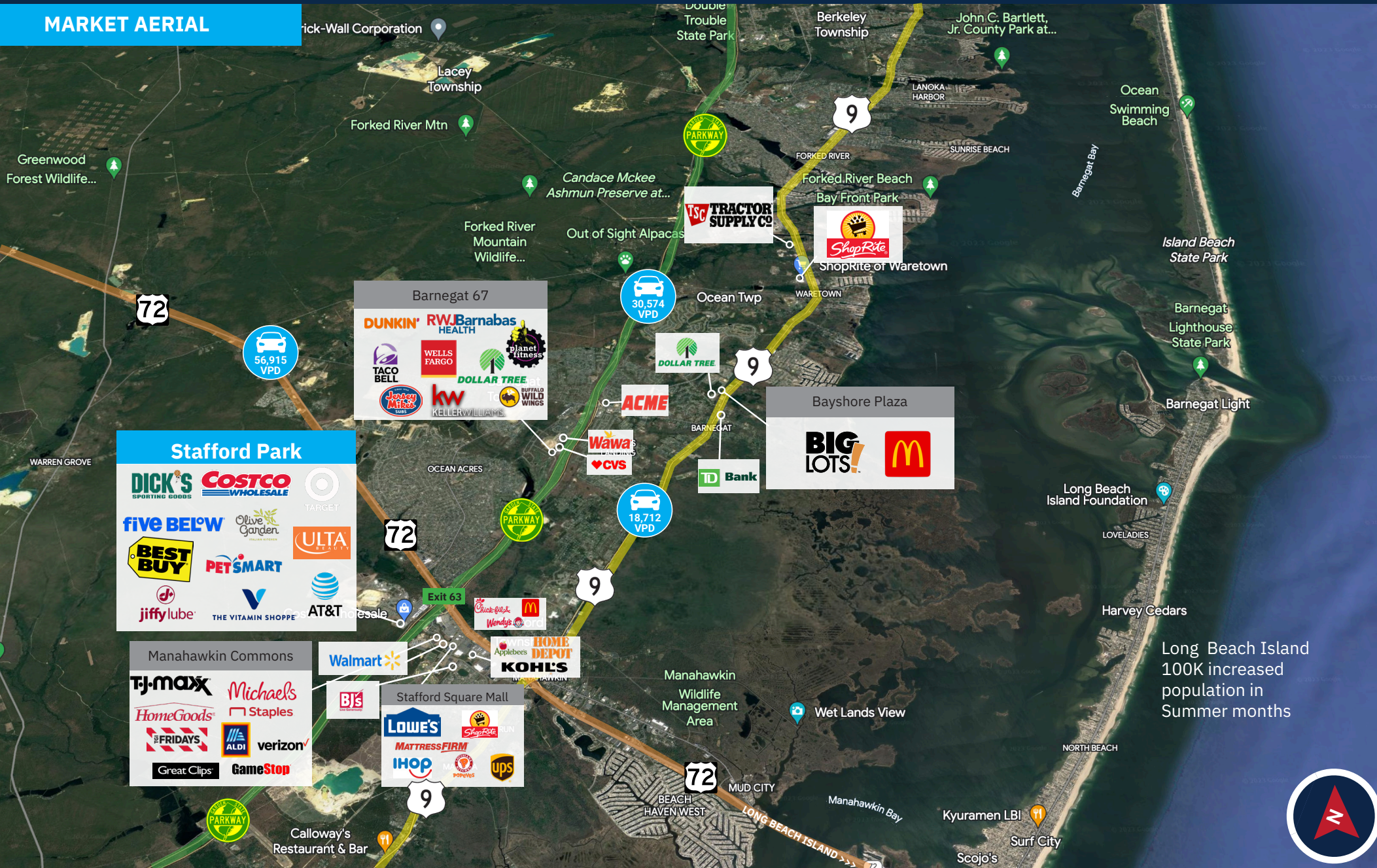




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## MARKET AERIAL

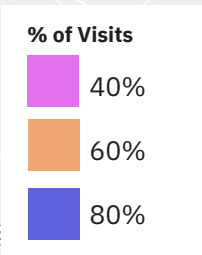
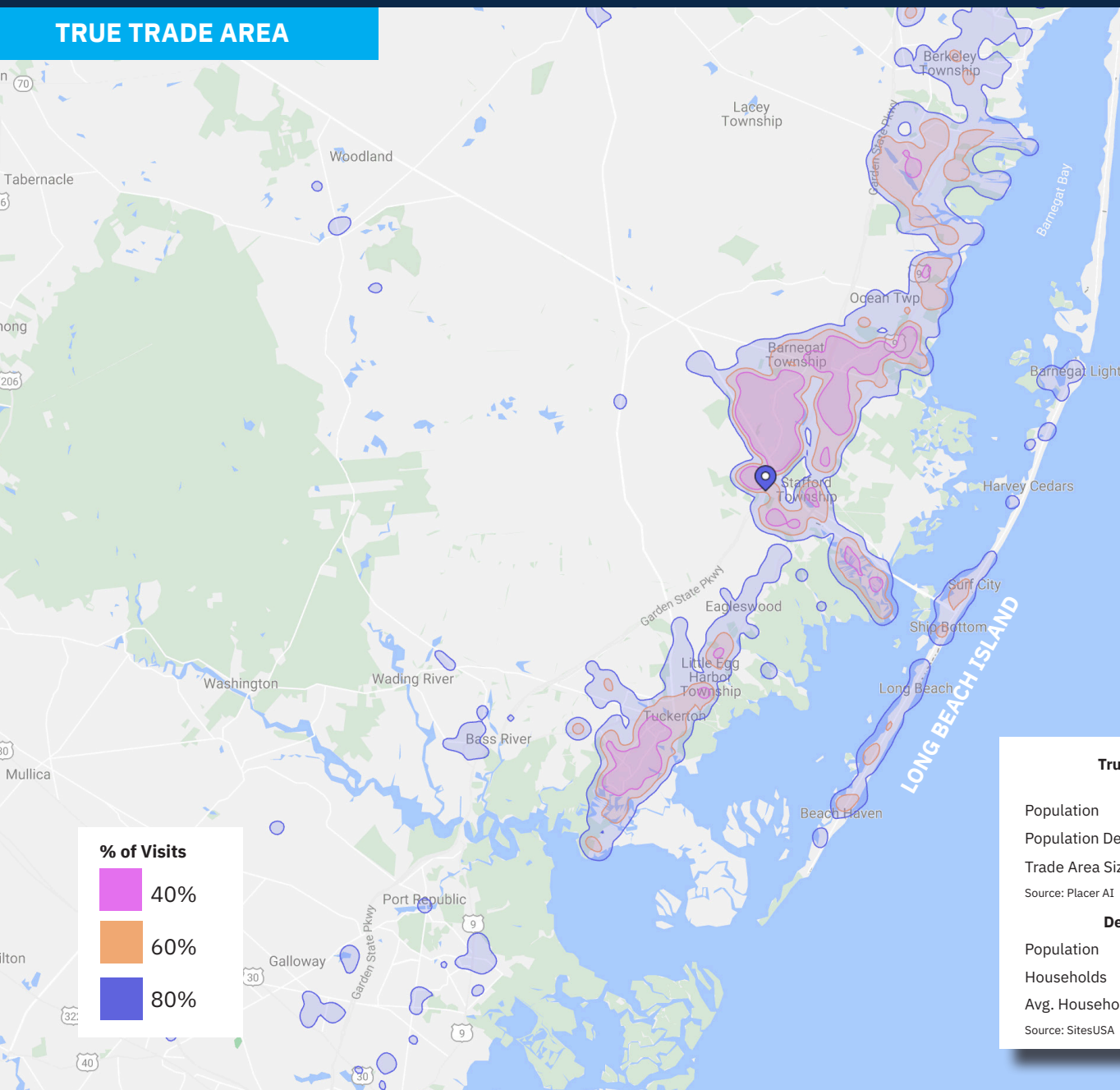




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## TRUE TRADE AREA



True Trade Area	40% Traffic	60% Traffic	80% Traffic
Population	40,176	87,021	185,713
Population Density (Pop. / Sq. Miles)	2,612	1,301	701
Trade Area Size (Sq. Miles)	15.38	66.9	264.8
Source: Placer AI			
Demographics	1 Mile	3 Miles	5 Miles
Population	3,297	28,205	52,972
Households	1,225	10,605	20,782
Avg. Household Income	\$130,583	\$127,178	\$127,266
Source: SitesUSA			



## CONTACT EXCLUSIVE AGENT

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