

# Stafford Park Shopping Center

209 STAFFORD PARK BLVD. | MANAHAWKIN, NJ 08050



**4.1M** visits annually\*  
**8.01** visit frequency\*  
**37 min** avg. duration\*

\*Property Data by Placer.ai



## Available Spaces

### Proposed Developments

20,443 SF

## Property Highlights

- **#1 Most Visited Shopping Center in the Local Market\***
- **400,000-Square-Foot Power Center** anchored by Costco, Target, and Dick's Sporting Goods, with a strong co-tenancy creating powerful synergies.
- **4.1 Million Visits Annually\*** – representing a 20.5% increase over the past three years. **5.8% growth over two years**, reflecting sustained customer engagement.
- **Prime Location:** Situated on the Jersey Shore in southern Ocean County, with easy access to Garden State Parkway Exit 63 and Route 72.
- **Robust Trade Area:** The True Trade Area comprises 185,713 visitors, accounting for 80% of the center's traffic.\*
- **Proximity to Long Beach Island:** LBI's population swells from about 8,000 year-round residents to as high as 200,000 during the summer months, indicating a substantial increase in potential shoppers during peak seasons.
- **Mixed-Use Development:** Features a well-maintained retail component alongside 780 luxury apartments for enhanced lifestyle synergy.

\*Data sourced from Placer.ai.

## 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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LEVIN  
MANAGEMENT

## PHOTO GALLERY



2

NEW TENANTS  
ADDED!

Jiffylube  
Mattress Warehouse



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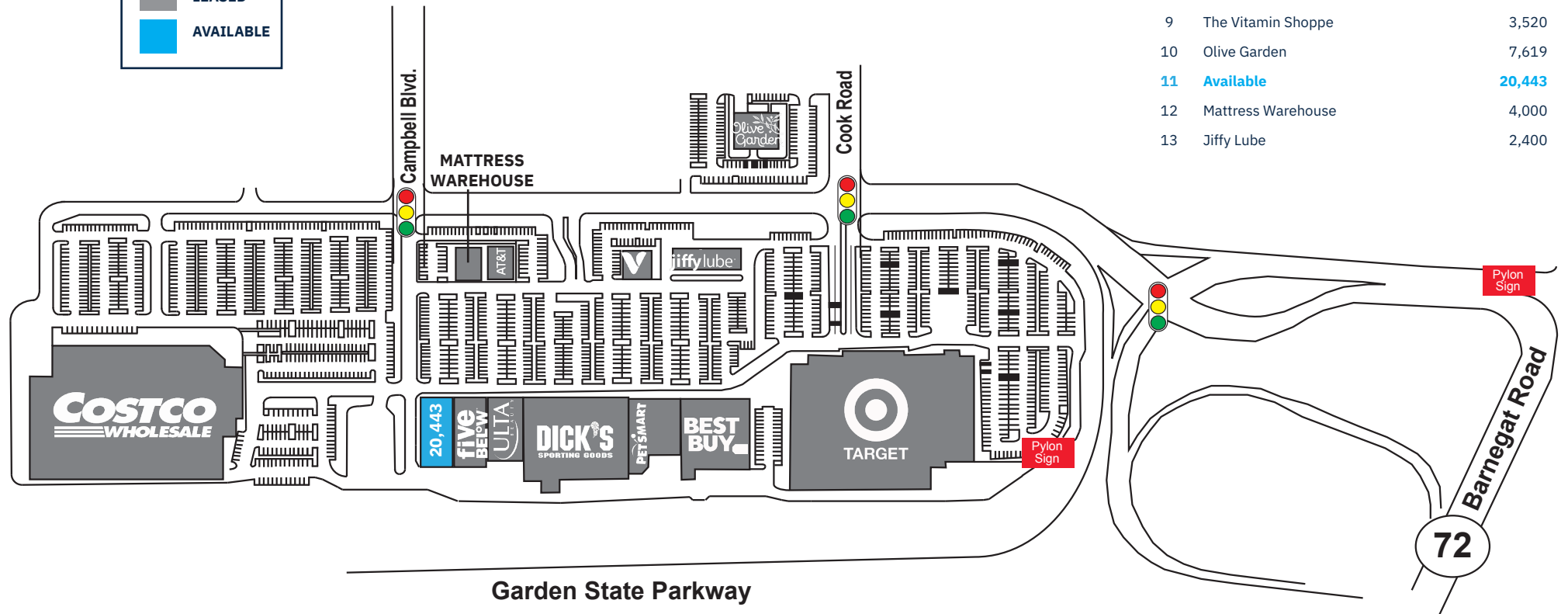
## SITE PLAN



### TENANT ROSTER

### SF

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



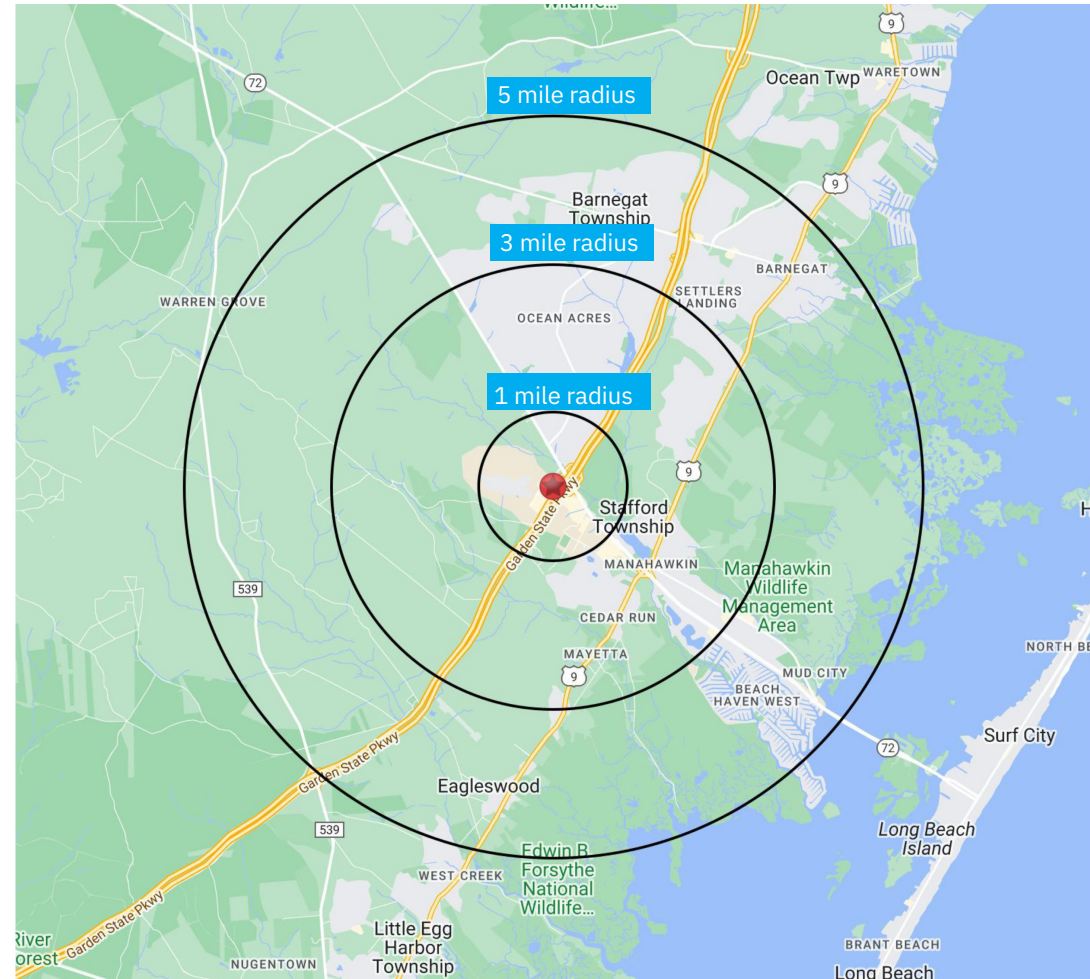
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## DEMOGRAPHICS

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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**LEVIN**  
MANAGEMENT

ANNUAL VISITS | 4.1M

780 Luxury Apartments  
and Townhouses

Olive Garden  
ITALIAN KITCHEN

jiffy lube  
Now Open!

AT&T

THE VITAMIN SHOPPE

Mattress Warehouse

TARGET  
Annual Visits  
1.4M

Long Beach  
Island →  
6 minute drive on  
Route 72

20,443 SF

BEST BUY  
PETSMART  
DICK'S  
SPORTING GOODS  
ULTA  
BEAUTY  
five  
BELOW

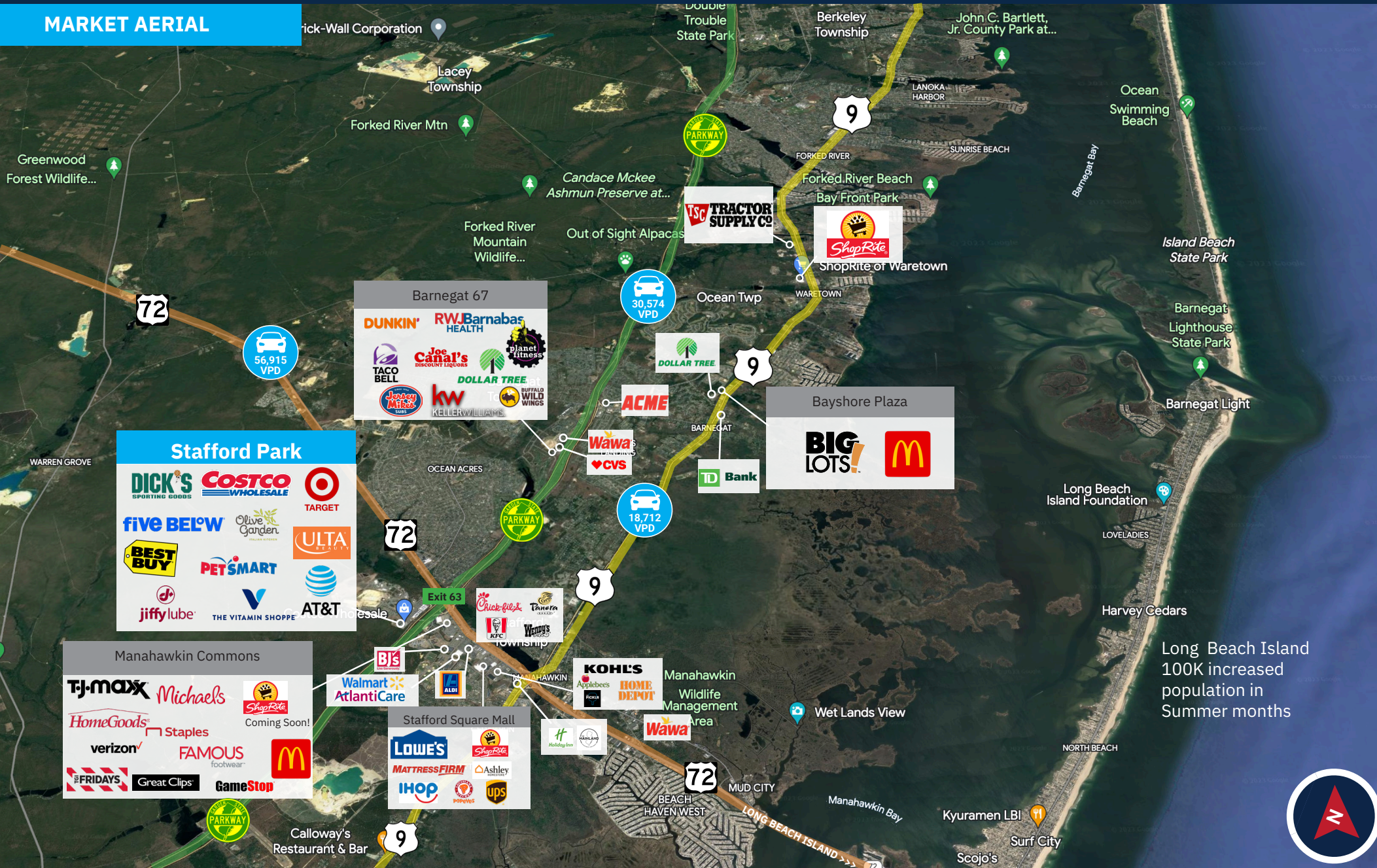


**COSTCO**  
WHOLESALE  
Annual Visits  
1.5M

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## MARKET AERIAL



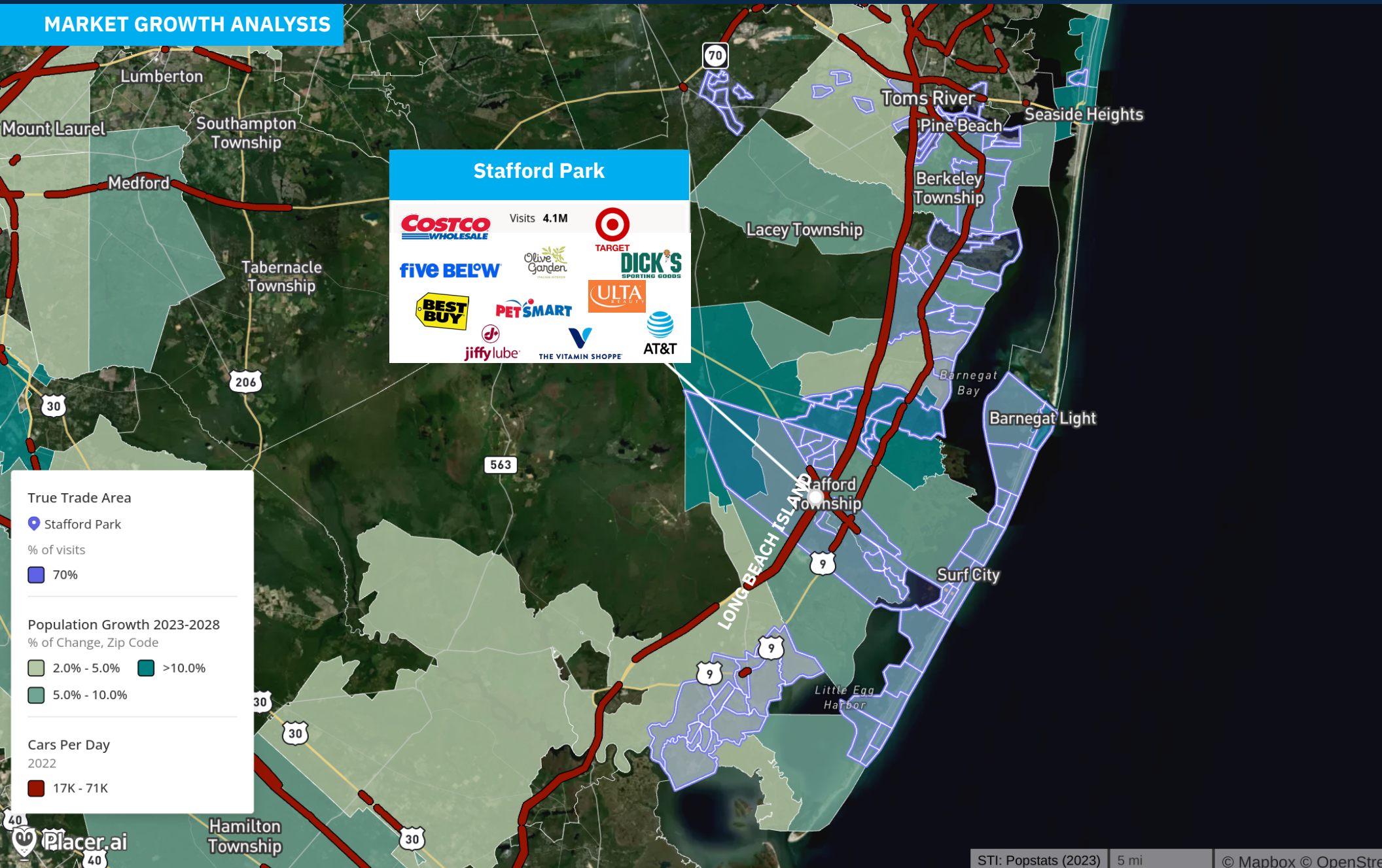
Long Beach Island  
100K increased  
population in  
Summer months



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## MARKET GROWTH ANALYSIS



## **CONTACT EXCLUSIVE AGENT**

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