

# Wall Towne Center

2433-2445 ROUTE 34 | MANASQUAN, NJ 08736

LEVIN  
MANAGEMENT



**1.9 M** visits annually\*  
**6.12** visit frequency\*  
**50 min** avg. duration\*

\*Property Data by Placer.ai



## Available Space

1,400 SF - 2nd gen salon

## Property Highlights

- Highly visible, 100,000-SF community center that draws 1.9 million visitors per year
- Anchored by a modernized, 71,000-SF ShopRite supermarket
- Located directly on Route 34 at the signalized intersection of Lakewood Road, less than one-quarter mile from the confluence of routes 35 and 70
- Newest tenants include optometry practice Coastal Eyes and Blaine's Jewelry Box
- \$195,000 annual average household income within a one-mile radius of the center, with a projected 5.6% increase by 2027

## Retailers

ShopRite®

Great Clips®

OCEANFIRST  
BANK

AT&T

Other retailers include: Joe's Bagel & Grill, Master Park's Black Belt America, Coastal Eyes, Wall Nails, Lubrano's Trattoria, Wine Outlet, The Beauty Store & Salon and Blaine's Jewelry Box will open soon!

## Average Daily Traffic

**34,201** - Route 34

**23,222** - Route 35

**21,723** - Route 70

## Demographics

5-mile radius



**133,370**  
POPULATION



**53,000**  
HOUSEHOLDS



**\$134,463**  
AVERAGE HH INCOME



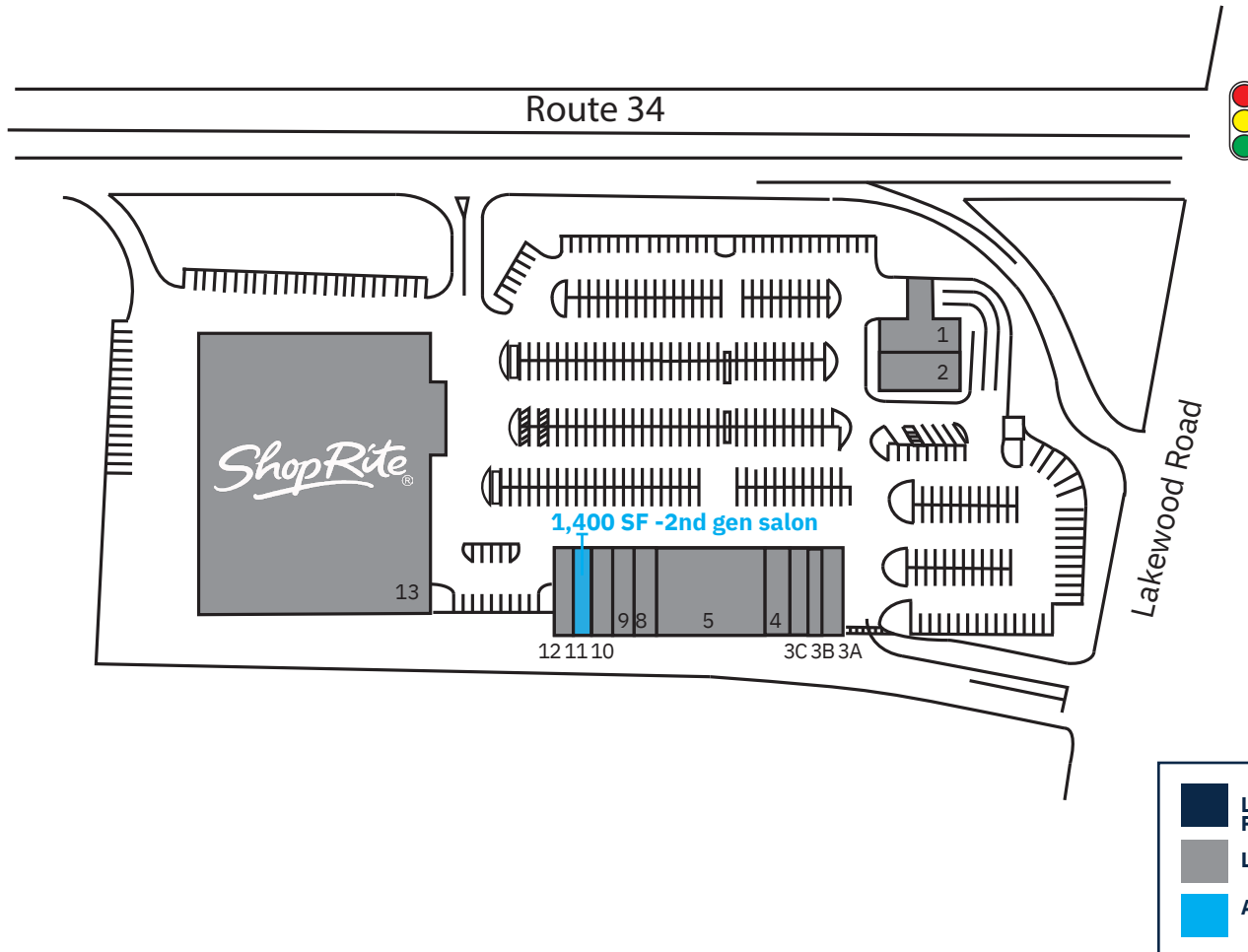
**63,284**  
DAYTIME POPULATION

Source: sitesusa.com

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## SITE PLAN



## TENANT ROSTER

|    |                           | SF     |
|----|---------------------------|--------|
| 1  | Ocean First Bank          | 3,500  |
| 2  | Joe's Bagel & Grill       | 1,900  |
| 3A | Coastal Eyes              | 2,189  |
| 3B | Blaine's Jewelry Box      | 1,200  |
| 3C | Wall Nails                | 1,600  |
| 4  | Lubrano's Trattoria       | 3,200  |
| 5  | Wine Outlet               | 6,400  |
| 8  | Martial Arts Studio       | 1,600  |
| 9  | The Beauty Store & Salon  | 2,000  |
| 10 | Great Clips               | 1,600  |
| 11 | Available - 2nd gen salon | 1,400  |
| 12 | AT&T                      | 1,400  |
| 13 | ShopRite                  | 71,070 |



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## PHOTO GALLERY





# Wall Towne Center

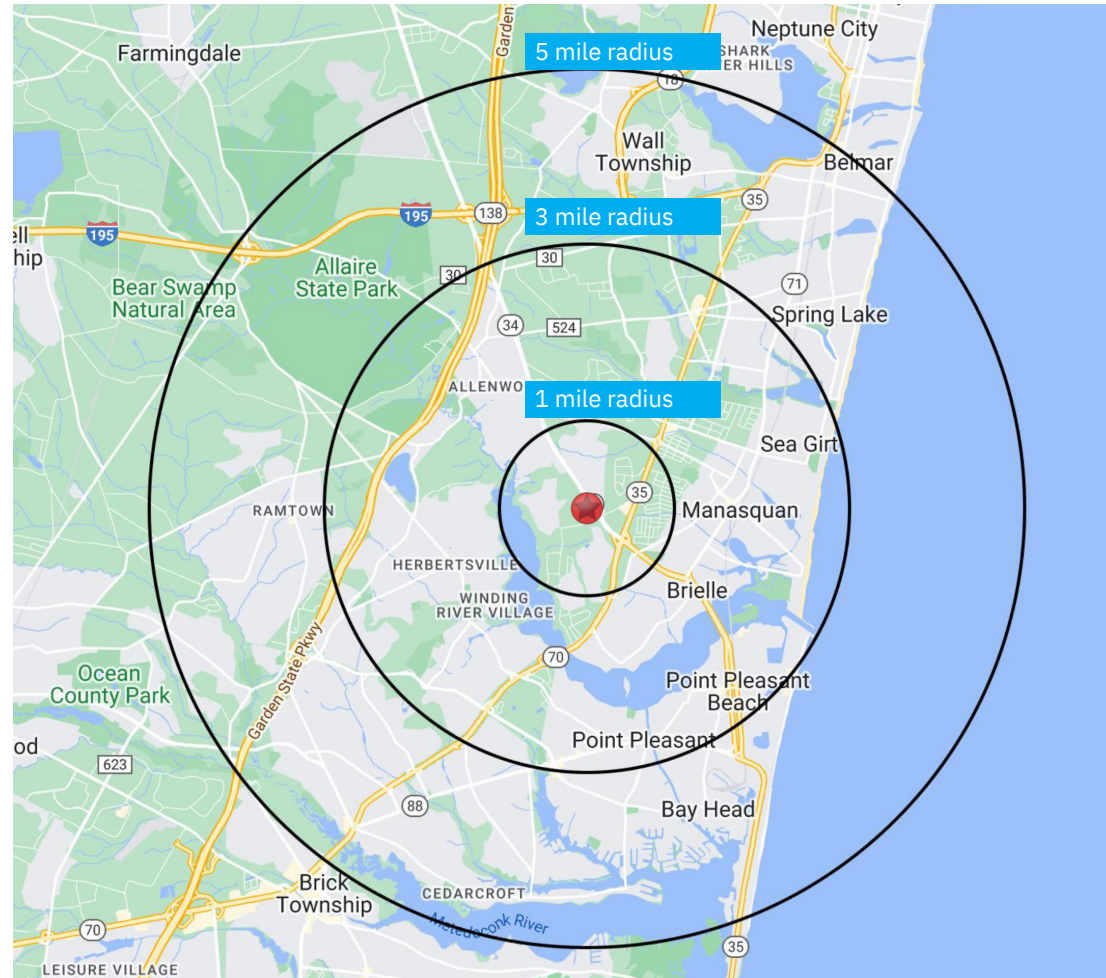
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## DEMOGRAPHICS

| 2010-2020 Census, 2023 Estimates             | 1 mile radius | 3 mile radius | 5 mile radius |
|----------------------------------------------|---------------|---------------|---------------|
| Population                                   | 6,140         | 58,576        | 133,370       |
| Households                                   | 2,464         | 23,284        | 53,000        |
| Average Household Income                     | \$194,785     | \$146,588     | \$134,463     |
| Projected Average Household Income (2028)    | \$249,809     | \$188,305     | \$171,056     |
| Median Household Income                      | \$135,011     | \$110,225     | \$102,487     |
| Total Businesses                             | 490           | 2,929         | 5,889         |
| Total Employees                              | 5,540         | 23,627        | 46,216        |
| Daytime Population                           | 6,663         | 31,322        | 63,284        |
| Total Annual Household Expenditure           | \$283.89 M    | \$2.17 B      | \$4.63B       |
| HH Income \$200K or more                     | 757           | 4,926         | 9,553         |
| College Degree + (Bachelor Degree or Higher) | 2,948         | 22,600        | 46,170        |

Source: sitesusa.com





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## CLOSE-UP AERIAL



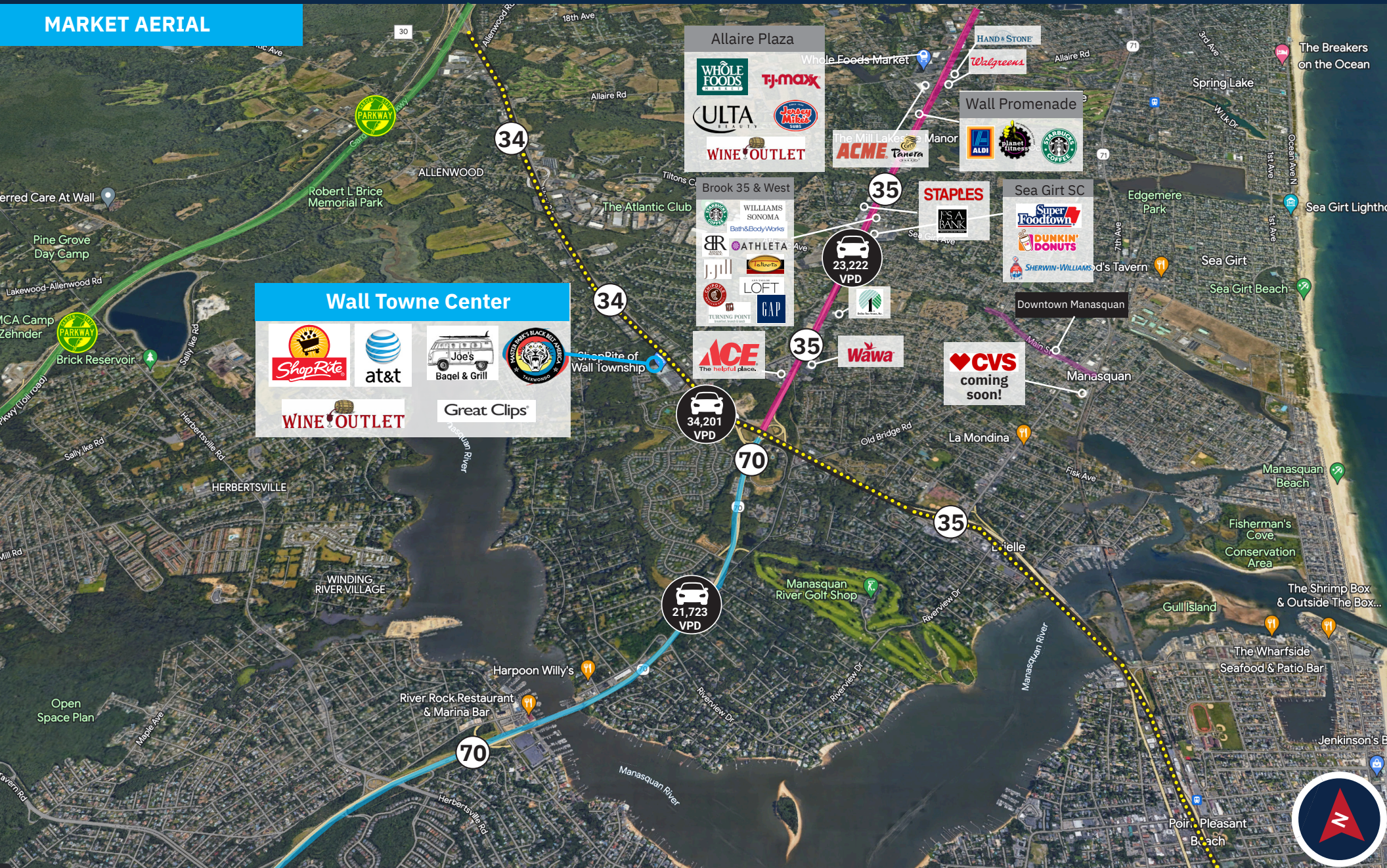


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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

**KENDAL HAND-FREDA**

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