

Wall Towne Center

2433-2445 ROUTE 34 | MANASQUAN, NJ 08736

LEVIN
MANAGEMENT



2.0M visits annually*
6.35 visit frequency*
36 min avg. duration*

*Property Data by Placer.ai



Available Space

6,400 SF

Property Highlights

- Prominently located 100,000-SF community center attracting 2 million visitors annually*
- Features a modern 71,000-SF ShopRite supermarket as its anchor tenant.
- Positioned on Route 34 at the signalized intersection with Lakewood Road, just a quarter-mile from the junction of Routes 35 and 70.
- Recently welcomed new tenants including Coastal Eyes, an optometry practice, and Blaine's Jewelry Box. Nicholas Creamery is also set to open soon!
- The surrounding area boasts an average household income of \$229,380 within a one-mile radius, with a projected growth of 5.6% by 2027.

Retailers

ShopRite®

OCEANFIRST
BANK



AT&T

Great Clips®

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

Average Daily Traffic

34,201 - Route 34

23,222 - Route 35

21,723 - Route 70

Demographics

5-mile radius



134,557
POPULATION



54,276
HOUSEHOLDS



\$179,155
AVERAGE HH INCOME



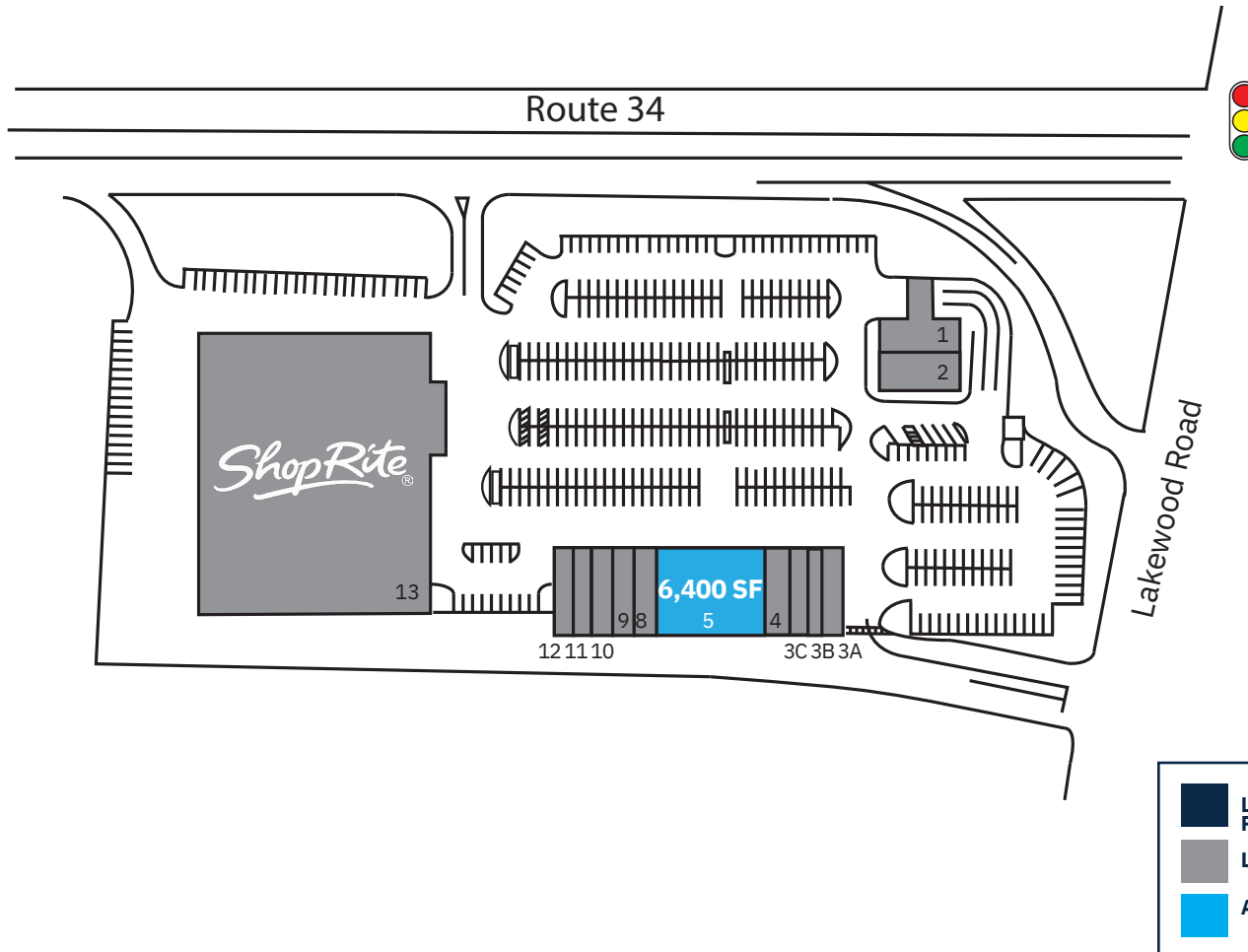
56,649
DAYTIME POPULATION

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	Available	6,400
8	Martial Arts Studio	1,600
9	The Beauty Store & Salon	2,000
10	Great Clips	1,600
11	Nicholas Creamery <i>coming soon!</i>	1,400
12	AT&T	1,400
13	ShopRite	71,070

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PHOTO GALLERY



Wall Towne Center

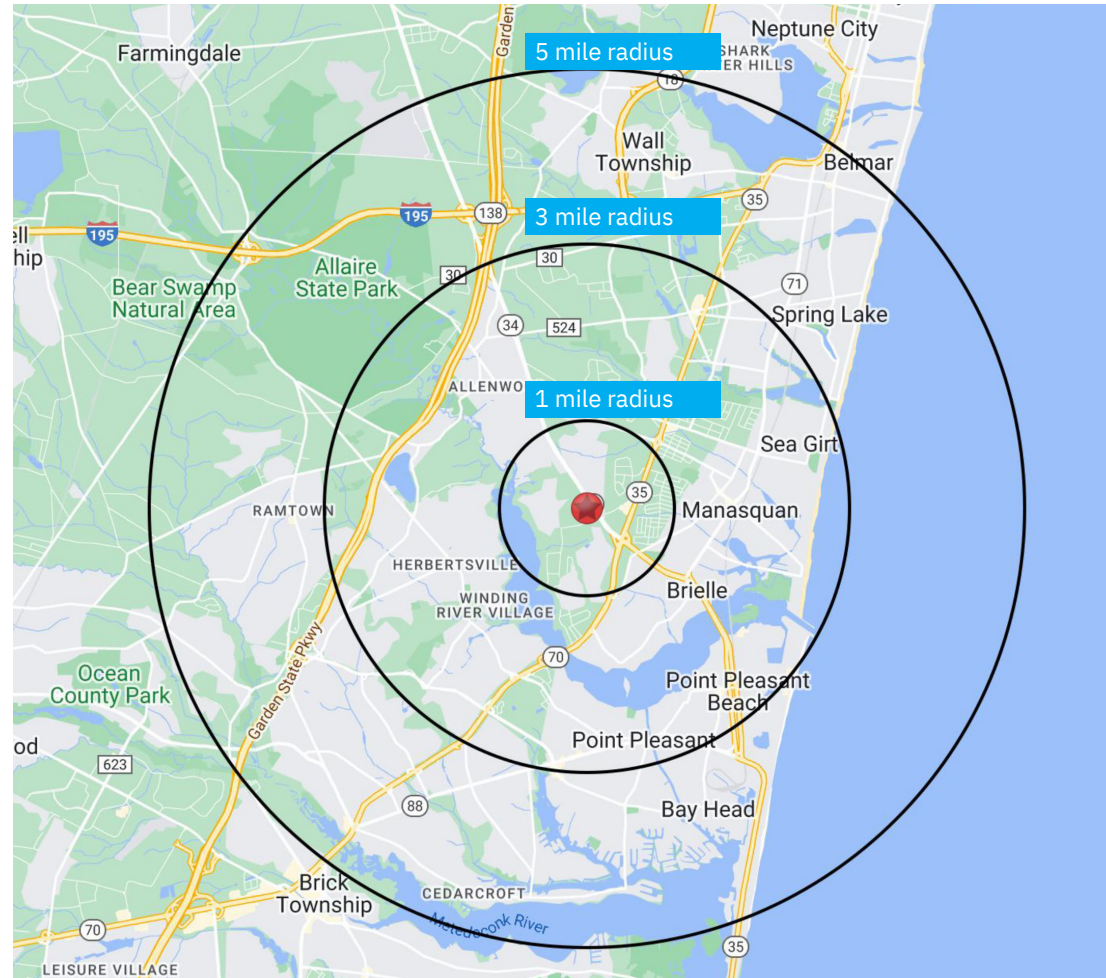
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	6,294	58,955	134,557
Households	2,549	23,894	54,276
Average Household Income	\$229,380	\$196,856	\$179,155
Projected Average Household Income (2029)	\$241,523	\$207,845	\$188,725
Median Household Income	\$159,644	\$137,188	\$128,215
Total Businesses	433	2,853	5,702
Total Employees	4,868	21,690	42,891
Daytime Population	5,840	28,227	56,649
Total Annual Household Expenditure	\$345.22 M	\$2.81 B	\$5.9 B
HH Income \$200K or more	989	6,906	14,269
College Degree + (Bachelor Degree or Higher)	2,962	23,923	50,231

Source: sitesusa.com



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CLOSE-UP AERIAL

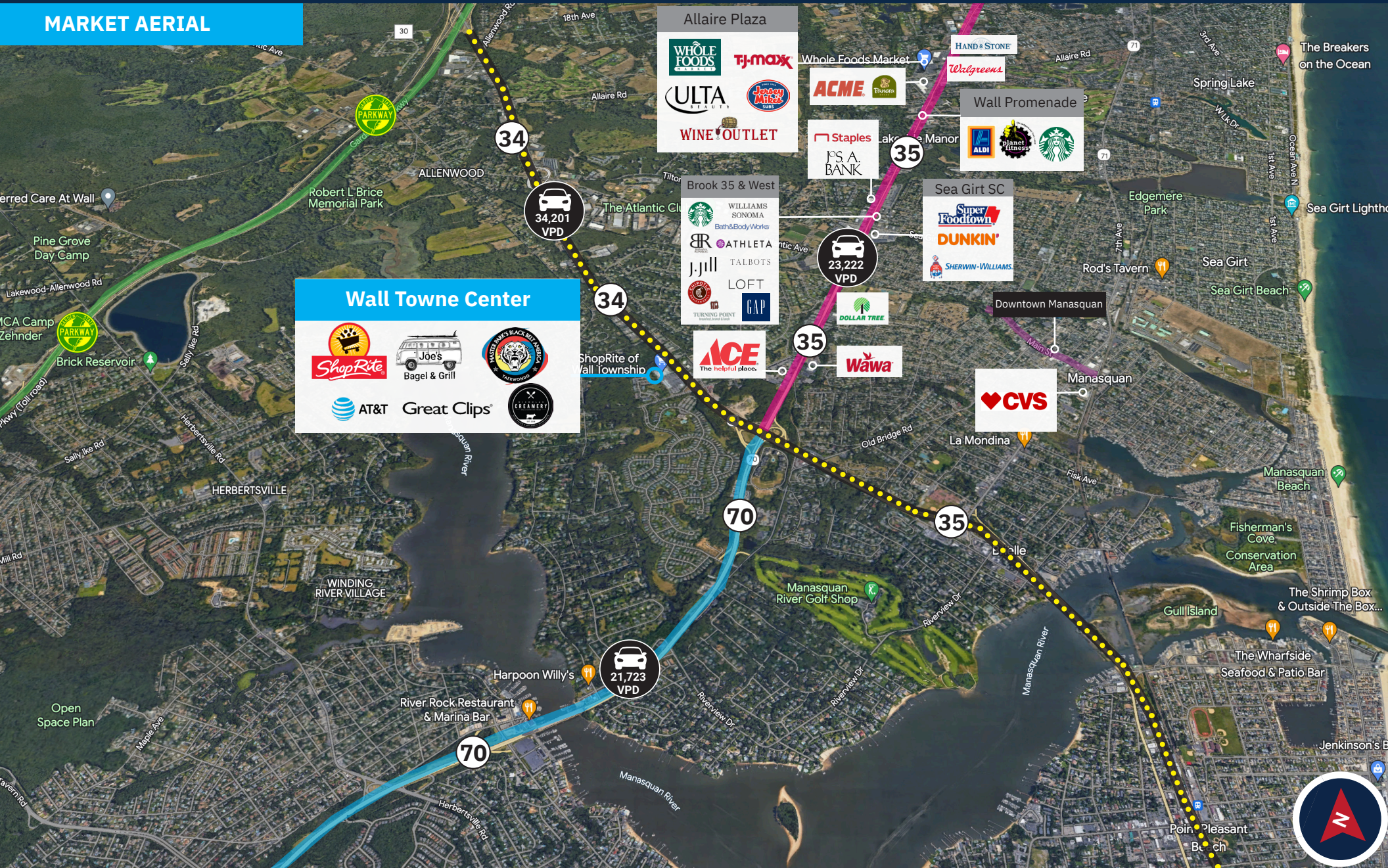


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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