

*Source: Placer.ai (Foot Traffic / Location Analytics)

LEVIN
MANAGEMENT

RETAIL

Wall Towne Center

2433-2445 ROUTE 34 | MANASQUAN, NJ 08736

Available Space

1,600 SF

2.1M
visits annually*

6.53
visit frequency*

34 min
avg. visit duration*

Retailers



Great Clips®



Property Highlights

- Prominent 100,000-SF community shopping center attracting ~2.1 million visitors annually*
- Anchor tenant: Modern 71,000-SF ShopRite supermarket
- Prime access & visibility: Located on Route 34 at the signalized intersection of Lakewood Road
- Regional connectivity: Proximity from the junction of Routes 35 and 70
- Strong demographics: \$227,552 average household

income within a 1-mile radius, projected to grow 5.6% by 2027

- Jersey Shore draw: Manasquan's population swells to ~20,000 in the summer months, supporting seasonal traffic and retail sales lifts
- Easy regional access: Convenient to the Garden State Parkway (Exit 98) via Route 34
- Average Daily Traffic: 34,201 Route 34

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5-Mile Demographics

134,036
POPULATION

53,568
HOUSEHOLDS

\$174,910
AVERAGE HH INCOME

82,641
DAYTIME POPULATION

levinmgt.com | 70 YEARS

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SITE PLAN

LEASE PENDING
 LEASED
 AVAILABLE



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	Available	1,600
9	The Beauty Store & Salon	2,000
10	Great Clips	1,600
11	Nicholas Creamery	1,400
12	AT&T	1,400
13	ShopRite	71,070



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LEVIN
MANAGEMENT

GALLERY



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DEMOGRAPHICS

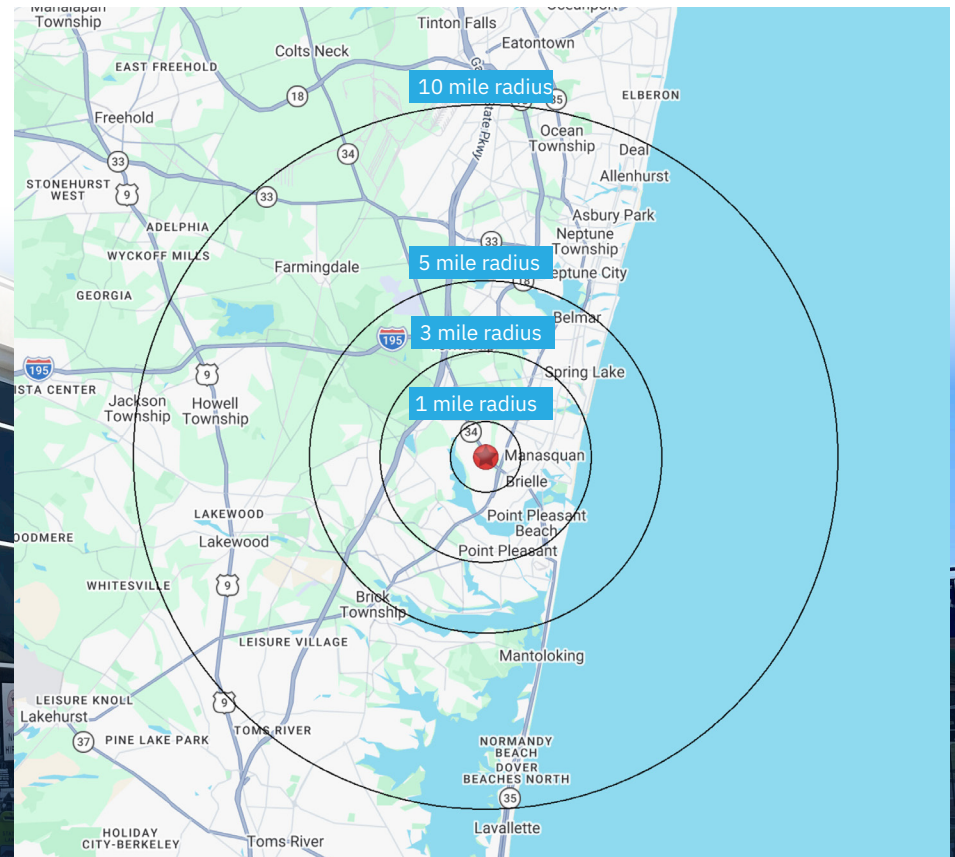
2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	6,421	58,612	134,036
Households	2,564	23,487	53,568
Average Household Income	\$227,552	\$193,722	\$174,910
Projected Average Household Income (2030)	\$227,427	\$194,071	\$175,623
Median Household Income	\$172,113	\$142,586	\$133,229
Total Businesses	464	2,964	5,916
Total Employees	4,953	21,994	43,398
Daytime Population	6,700	38,835	82,641
Total Annual Household Expenditure	\$391.44 M	\$3.23 B	\$7.12 B
HH Income \$200K or more	1,094	7,080	14,527
College Degree + (Bachelor Degree or Higher)	3,093	23,320	48,240

Source: sitesusa.com

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Our History is Strong.
Our Vision, *Stronger*.

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Fred Younkin

LEASING REPRESENTATIVE

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