

# Bayshore Plaza

580 NORTH MAIN STREET (ROUTE 9) | BARNEGAT, NJ 08005

LEVIN  
MANAGEMENT

#1 Most Visited  
Location within Chain  
in Local Market



## Available Spaces

1,200 SF  
2,400 SF  
2,700 SF former bank w/drive-thru

## Property Highlights

- **Ocean State Job Lot coming soon** as the new anchor, replacing Big Lots.
- **57,523-square-foot neighborhood center** is well-maintained and offers ample parking for customers.
- Prime location on heavily traveled **Route 9/North Main Street** at the intersection of Barnegat Blvd. in Barnegat Township.
- Strong tenant mix with long-term lease renewals from existing tenants.
- **McDonald's ranks as the #1 chain in the local market.\***
- Convenient access to **Garden State Parkway, Route 72, and Long Beach Island**, a popular vacation destination that sees a seasonal population surge of up to 100,000 in the summer months.

## Nearby Retailers



## Average Daily Traffic

18,712 Route 9/North Main Street  
12,261 Barnegat Blvd. N

## Demographics

3-mile radius



27,661  
POPULATION



11,134  
HOUSEHOLDS



\$142,258  
AVERAGE HH INCOME



6,085  
DAYTIME POPULATION

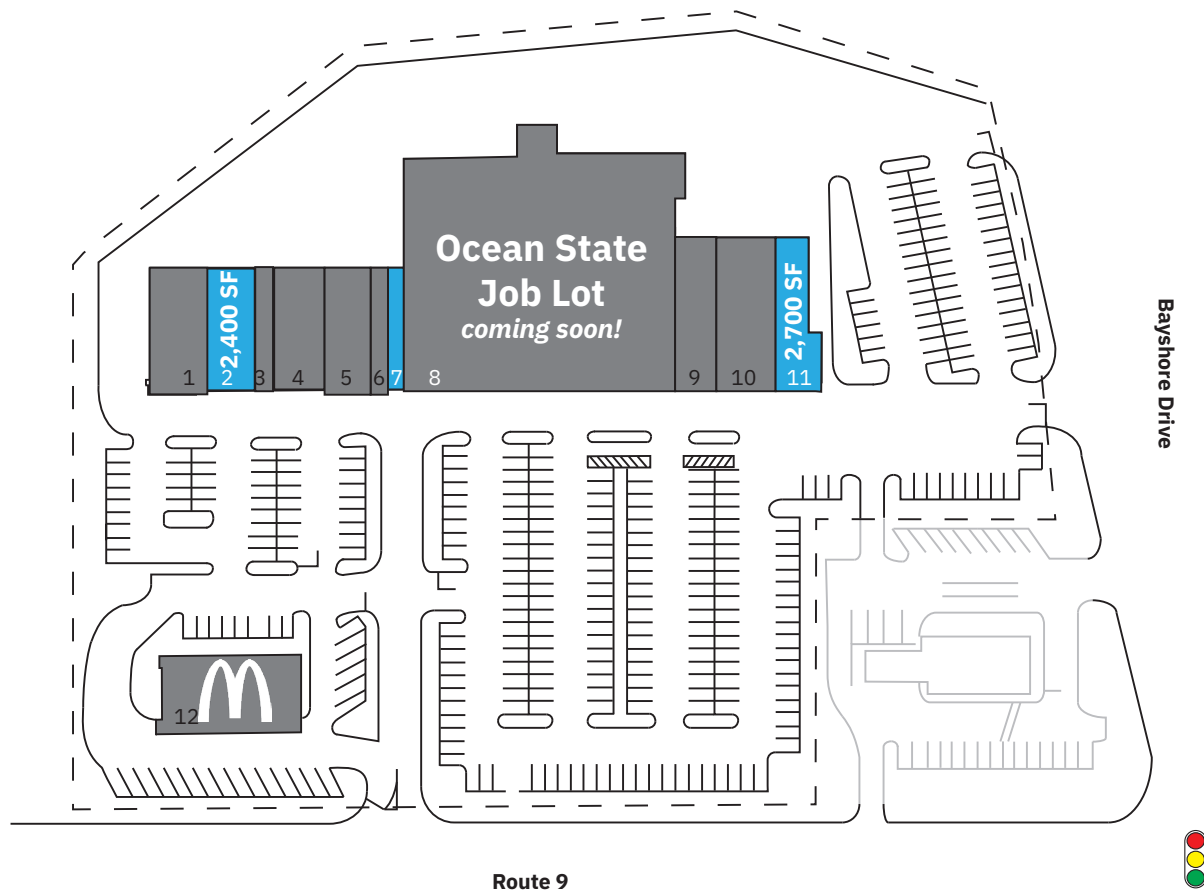


Source: sitesusa.com

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## SITE PLAN



### TENANT ROSTER

SF

1	Spirits Unlimited	3,820
2	Available	2,400
3	Chinese Restaurant	1,200
4	Vape Shop <b>coming soon</b>	2,000
5	Pizza Restaurant	2,400
6	Nail Salon	1,200
7	Available	1,200
8	Ocean State Job Lot <b>coming soon</b>	29,797
9	Barnegat Pharmacy	2,500
10	Allies	4,200
11	Available - former bank w/drive-thru	2,700
12	McDonald's	4,000

■	LEASE PENDING
■	LEASED
■	AVAILABLE

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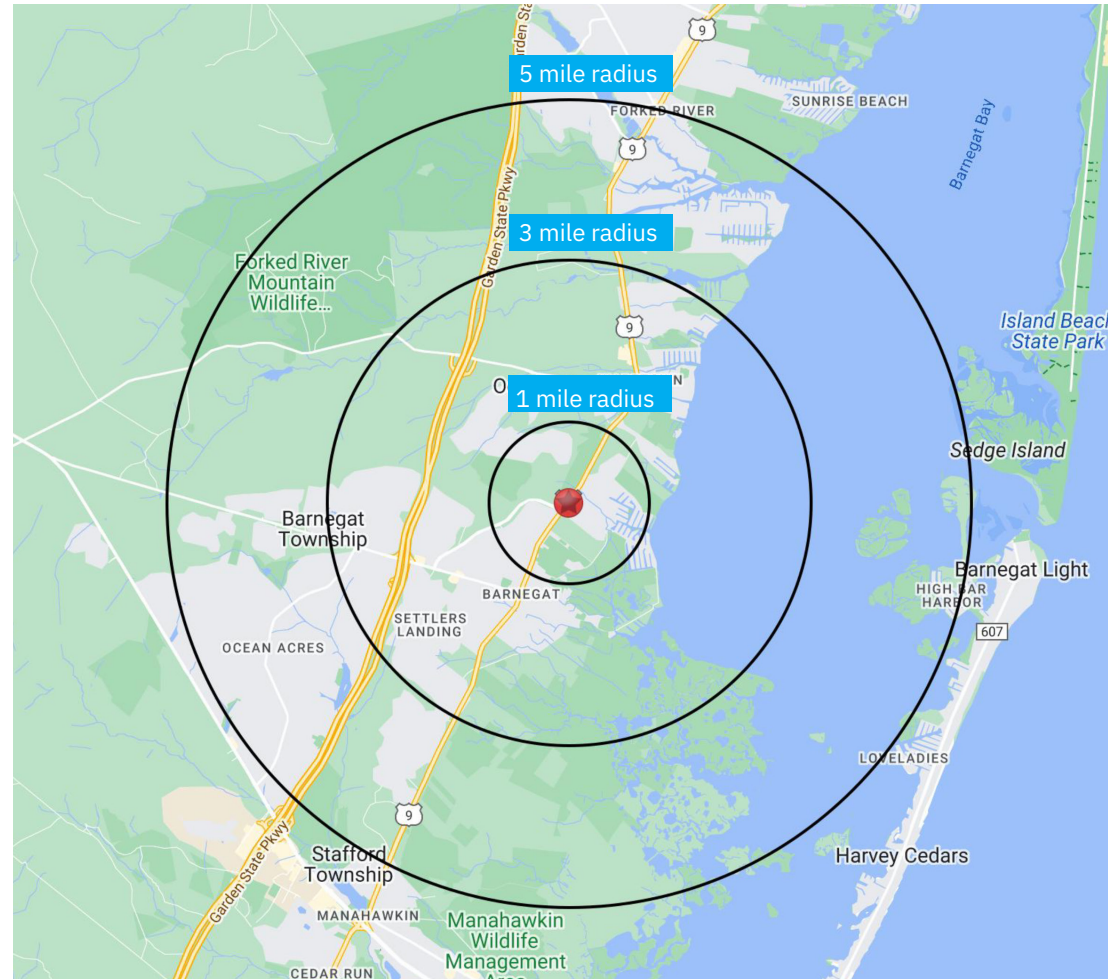
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	6,041	27,661	55,466
Households	2,470	11,134	21,958
Average Household Income	\$145,475	\$142,258	\$150,278
Projected Average Household Income (2028)	\$154,162	\$151,787	\$157,166
Median Household Income	\$113,777	\$105,984	\$108,095
Total Businesses	112	671	1,186
Total Employees	774	4,186	7,366
Daytime Population	1,254	6,085	8,996
Total Annual Household Expenditure	\$224.84 M	\$1.01 B	\$2.07 B
HH Income \$200K or more	375	1,892	3,878
College Degree + (Bachelor Degree or Higher)	1,529	6,735	13,962

Source: sitesusa.com

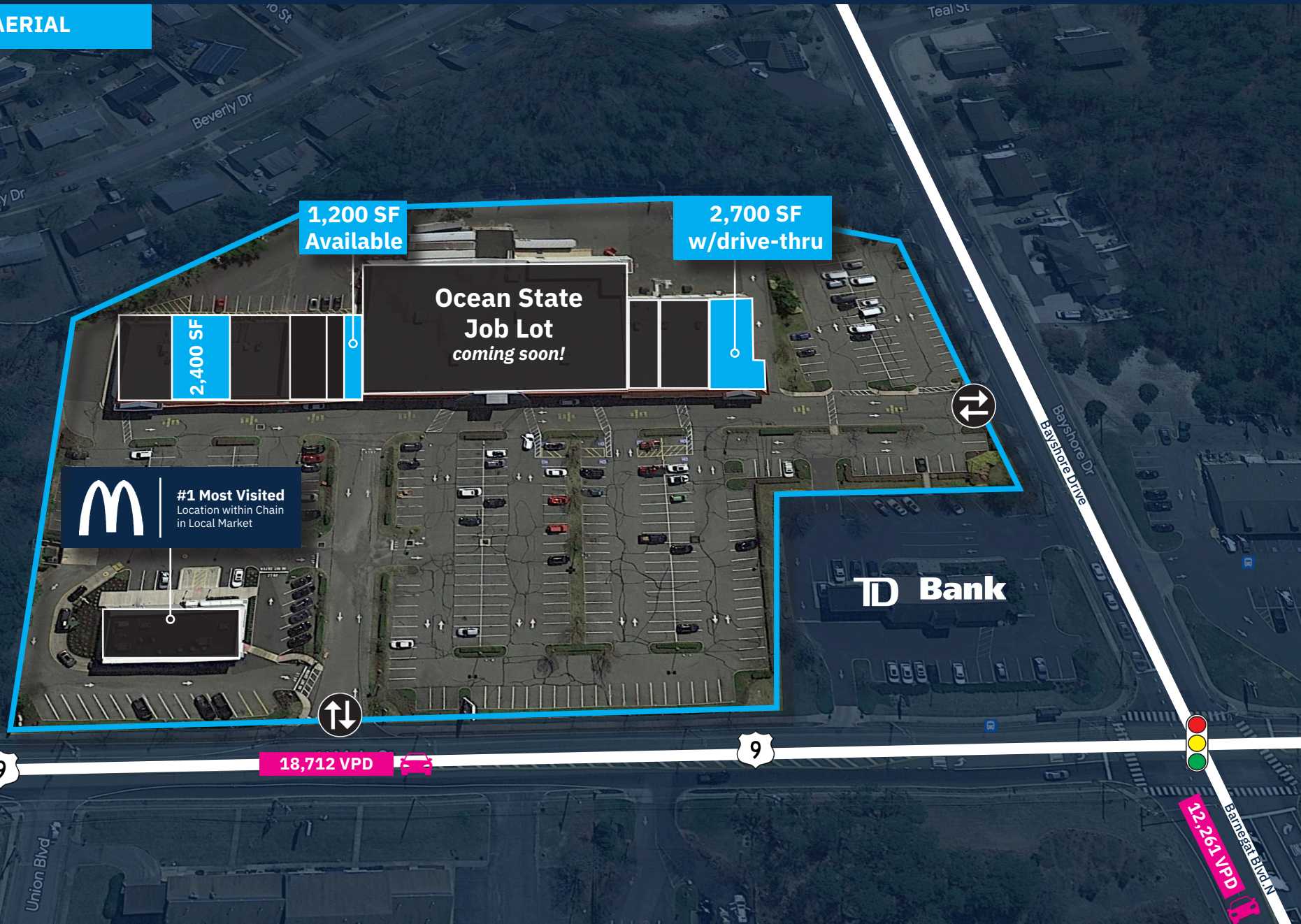


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## CLOSE-UP AERIAL

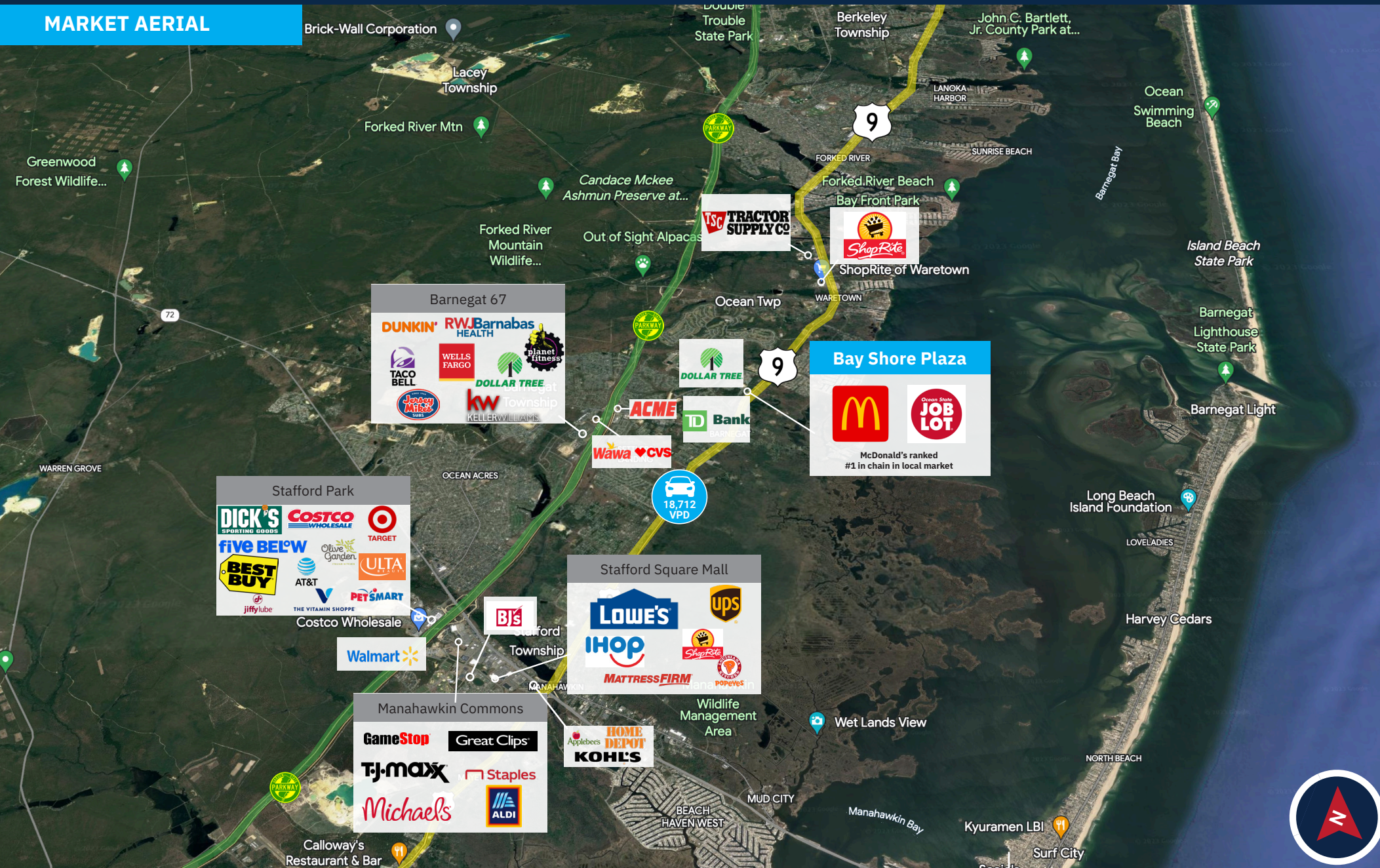


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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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