

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 now open** as the center's new anchor, enhancing traffic and visibility.
- **57,523 SF neighborhood center** with excellent maintenance and abundant customer parking.
- High-visibility location on Route 9/North Main Street at Barnegat Blvd. in Barnegat Township.
- Established tenant mix with strong performance and recent long-term lease renewals.
- **Top-performing McDonald's — ranked #1 in the local market.**
- Convenient access to Garden State Parkway, Route 72, and Long Beach Island — a seasonal destination with 100K+ summer population surge.

Nearby Retailers

ShopRite®

ACME

TSC TRACTOR
SUPPLY CO.



DOLLAR TREE

Wawa

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

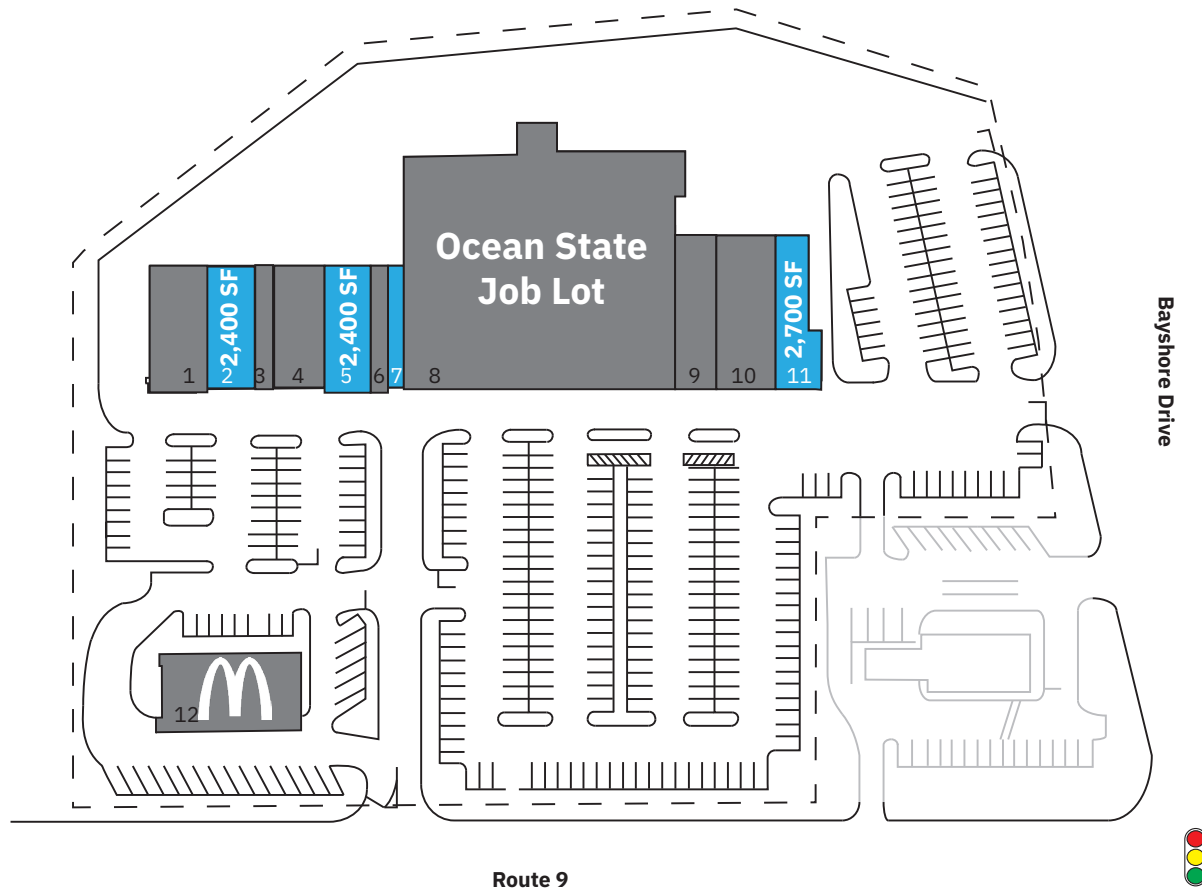
Source: sitesusa.com



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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 - <i>Coming Soon</i>	2,000
5	Available - Second Generation Restaurant	2,400
6	Nail Salon	1,200
7	Available	1,200
8	Ocean State Job Lot	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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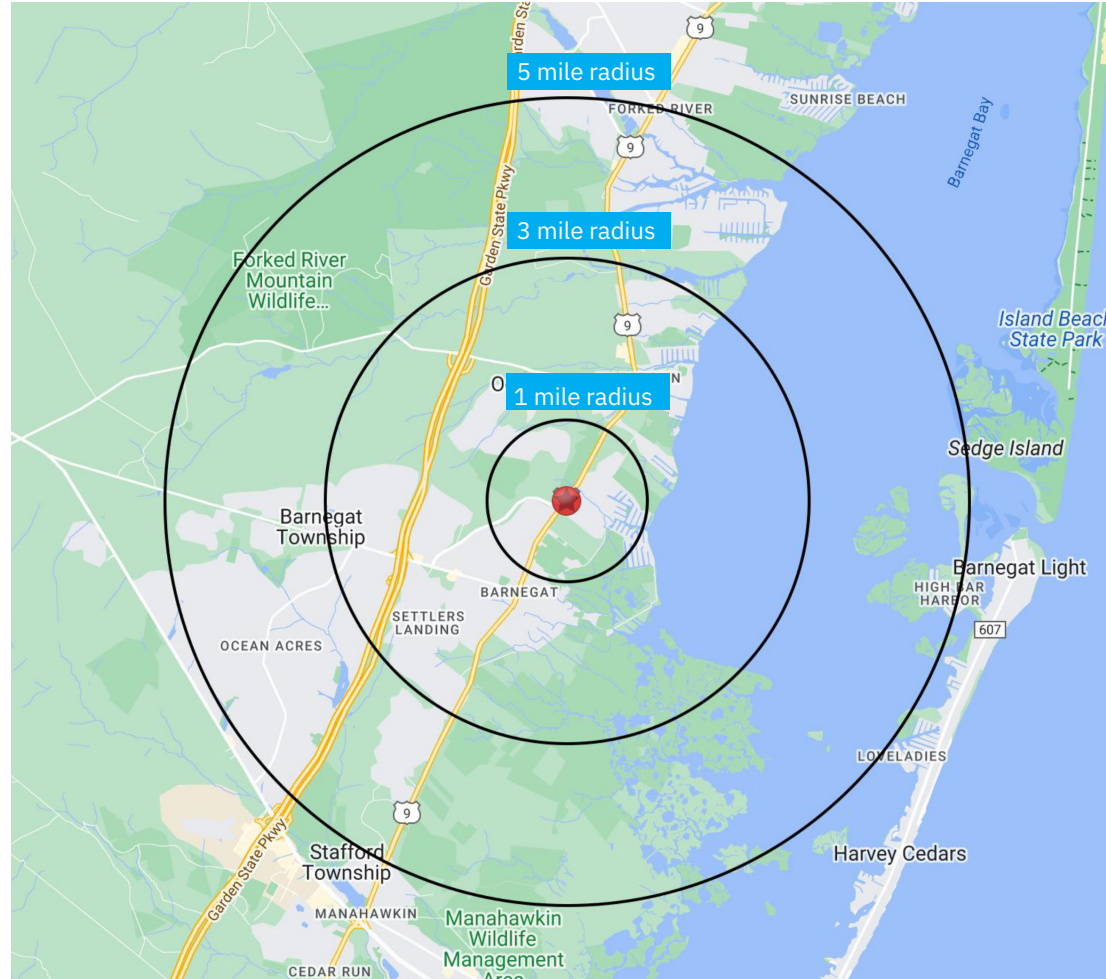
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DEMOGRAPHICS

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

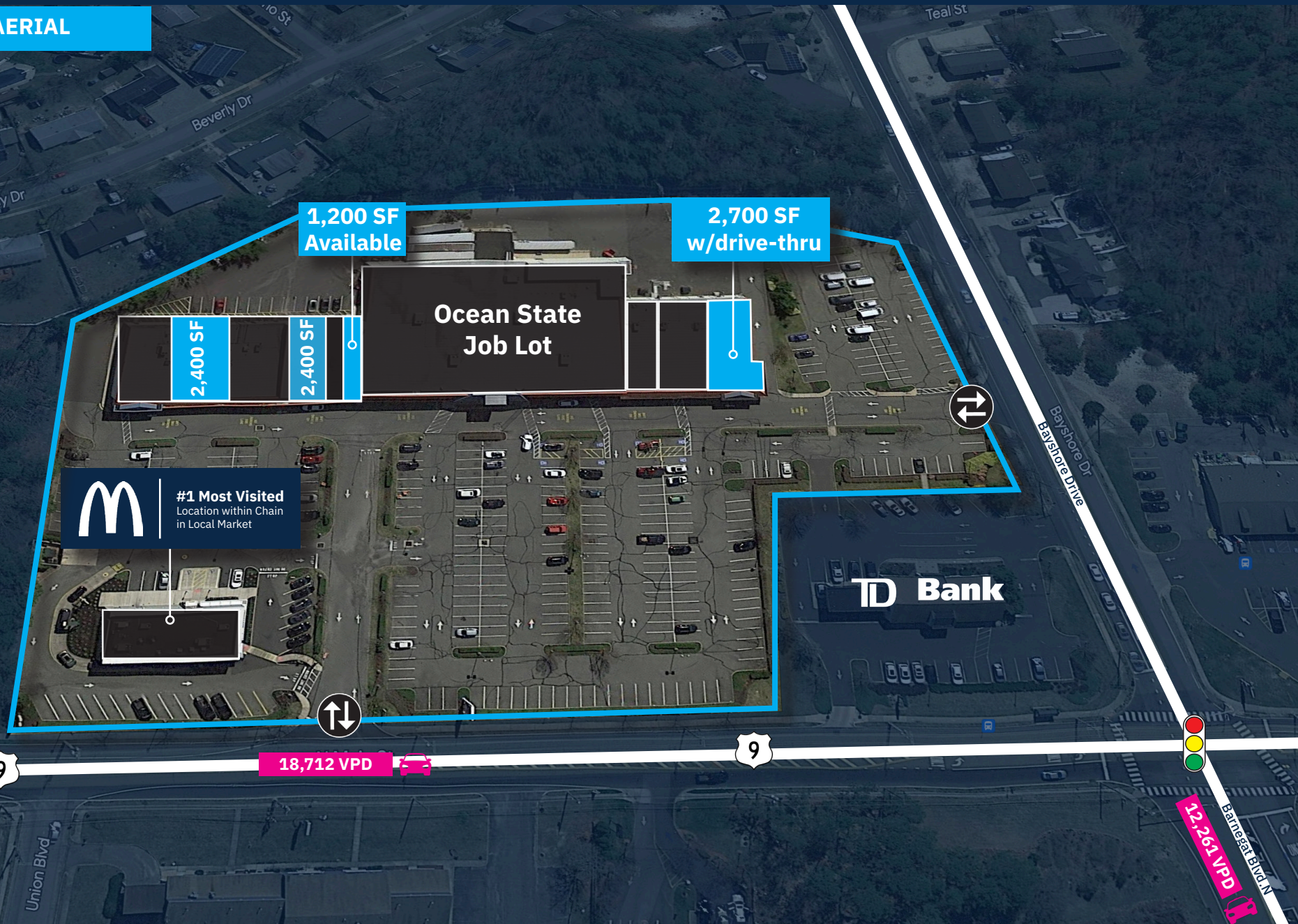


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CLOSE-UP AERIAL

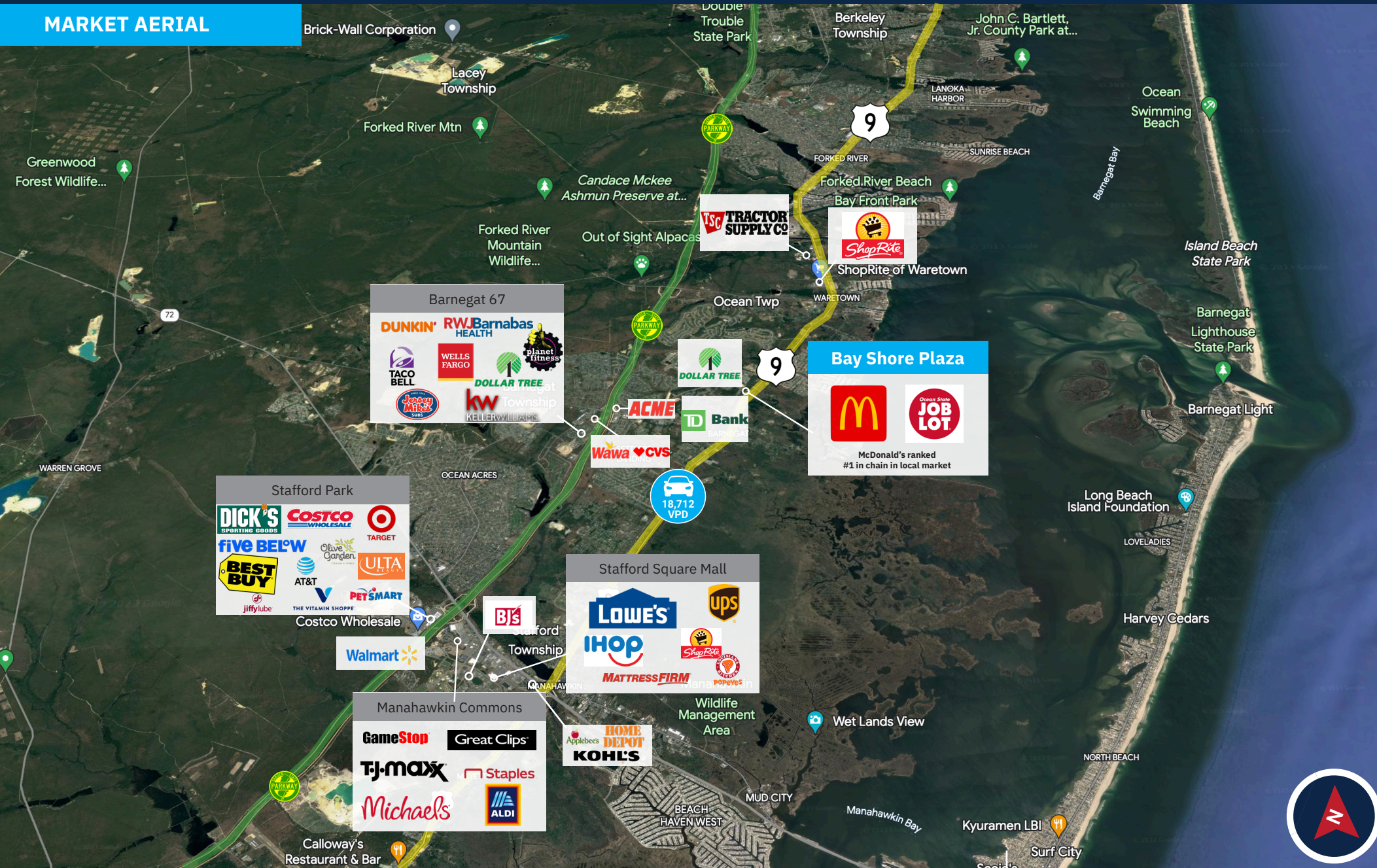


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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