

Bayshore Plaza

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

LEVIN
MANAGEMENT



Available Spaces

- 1,200 SF, 2,400 SF
- 2,400 SF (2nd gen restaurant)
- 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.
- **Broker Incentives Offered:** 5% commission on leases up to 15,000 SF

Nearby Retailers



Average Daily Traffic

19,030 Route 9/North Main Street
12,261 Barnegat Blvd. N

Demographics

5-mile radius



55,992
POPULATION



21,992
HOUSEHOLDS



\$123,795
AVERAGE HH INCOME



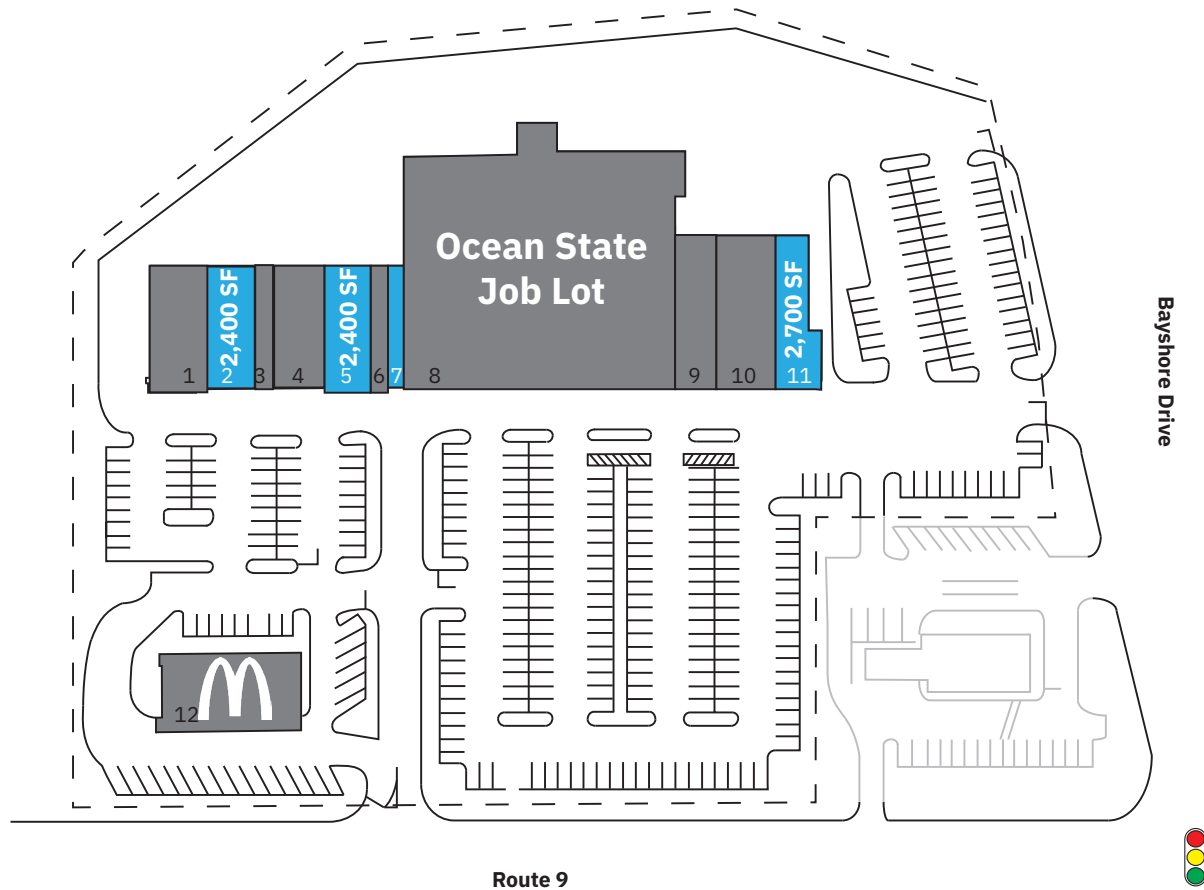
40,227
DAYTIME POPULATION

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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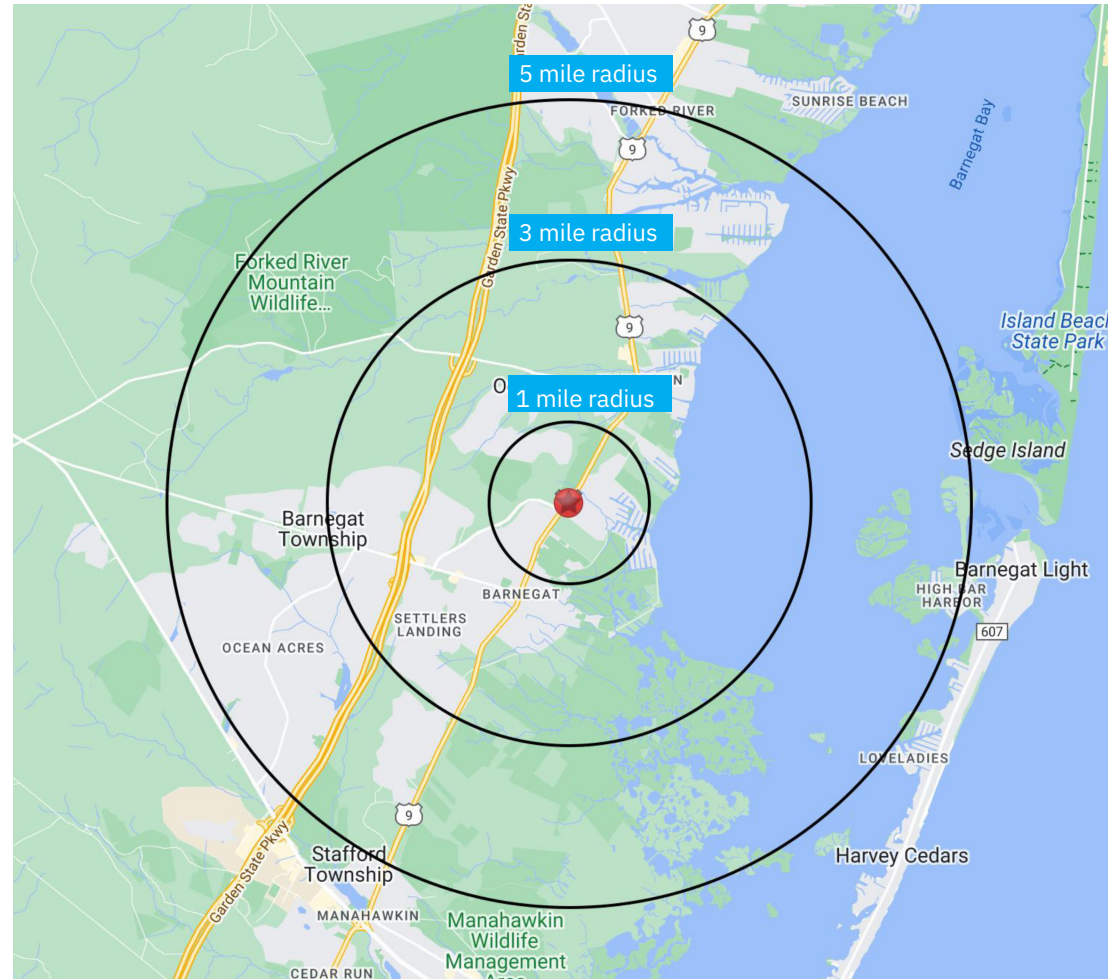
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	6,184	27,076	55,992
Households	2,456	11,144	21,873
Average Household Income	\$134,564	\$120,062	\$123,795
Projected Average Household Income (2030)	\$132,866	\$118,485	\$121,754
Median Household Income	\$108,342	\$97,514	\$101,063
Total Businesses	126	682	1,198
Total Employees	910	4,403	7,369
Daytime Population	4,529	20,209	40,227
Total Annual Household Expenditure	\$229.26 M	\$1.28 B	\$2.54 B
HH Income \$200K or more	377	1,520	3,076
College Degree + (Bachelor Degree or Higher)	1,486	6,445	12,881

Source: sitesusa.com

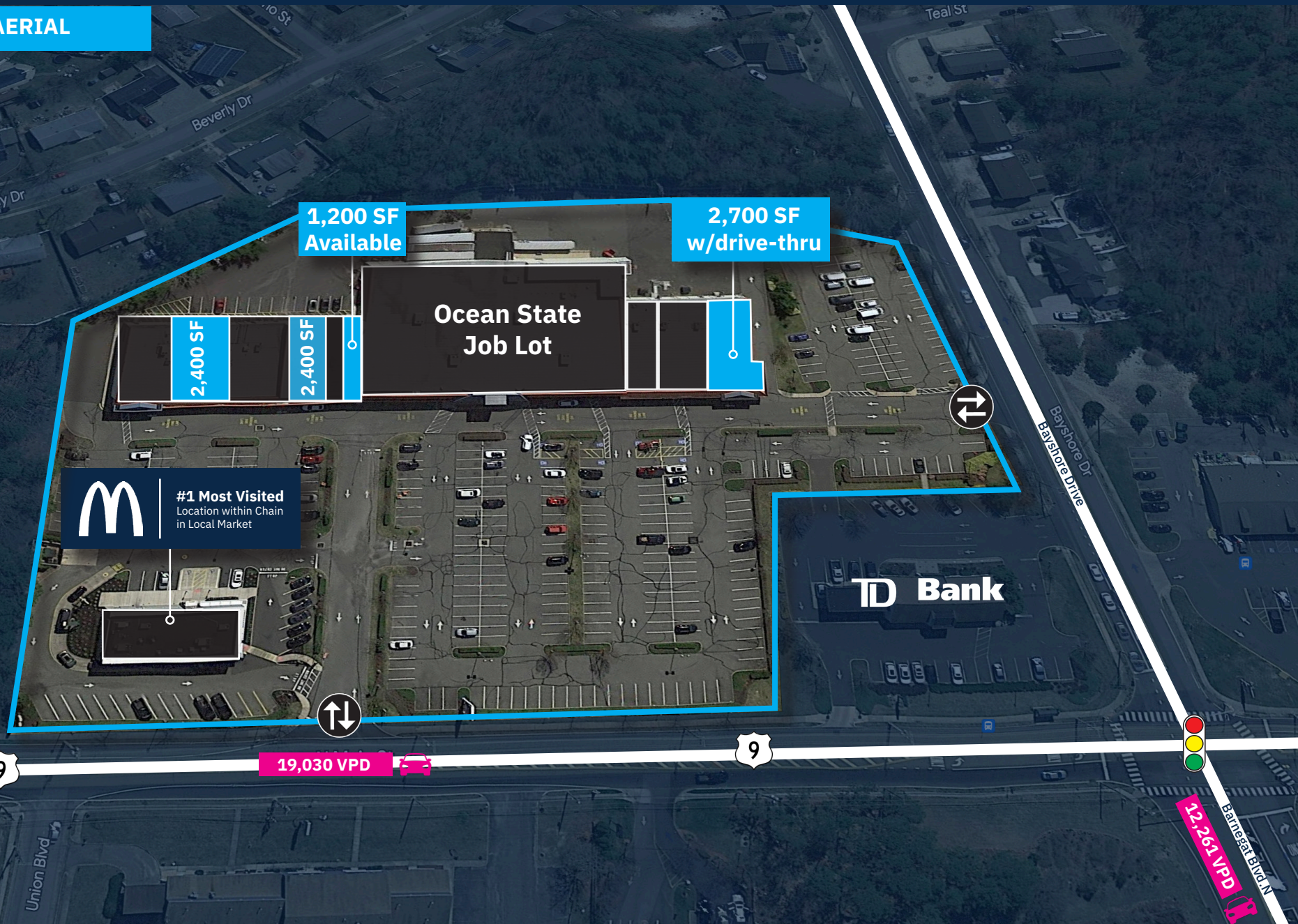


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CLOSE-UP AERIAL



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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