

Stafford Park Shopping Center

209 STAFFORD PARK BLVD. | MANAHAWKIN, NJ 08050

LEVIN
MANAGEMENT



4.1M visits annually*
8.01 visit frequency*
37 min avg. duration*

*Property Data by Placer.ai



Available Spaces

8,176 SF (Available end of Jan. 2026)

Proposed Built-out 20,443 SF

Property Highlights

- Anchored by Two Powerhouse Retailers: Costco (1.6M annual visits) and Target (1.3M annual visits)
- #1 Most Visited Shopping Center Within a 15-Mile Radius
- 4.1 million annual visits* with over 20% growth in the past three years.
- 400,000-Square-Foot Community Center. Powerful co-tenancy mix and regional draw.
- Captures Long Beach Island Demand: Trade area includes LBI, bringing an affluent second-home base and tens of thousands of seasonal visitors, expanding the customer pool dramatically during peak months.
- Average household incomes up to \$153,728 and more than \$5.5 billion in annual consumer expenditures within 10 miles.
- Prime Jersey Shore location with direct access to GSP Exit 63 and Route 72.
- Future recreation amenities next door will further enhance daily foot traffic.
- Mixed-use environment with 780 luxury apartments supporting consistent retail activity.

Retailers



Average Daily Traffic

52,699 Route 72

18,215 Stafford Park Boulevard

30,574 Garden State Parkway Southbound

Demographics

7-mile radius



71,186
POPULATION



28,747
HOUSEHOLDS



\$129,693
AVERAGE HH INCOME



100,000
POPULATION
INCREASES IN SUMMER

Source: sitesusa.com

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PHOTO GALLERY

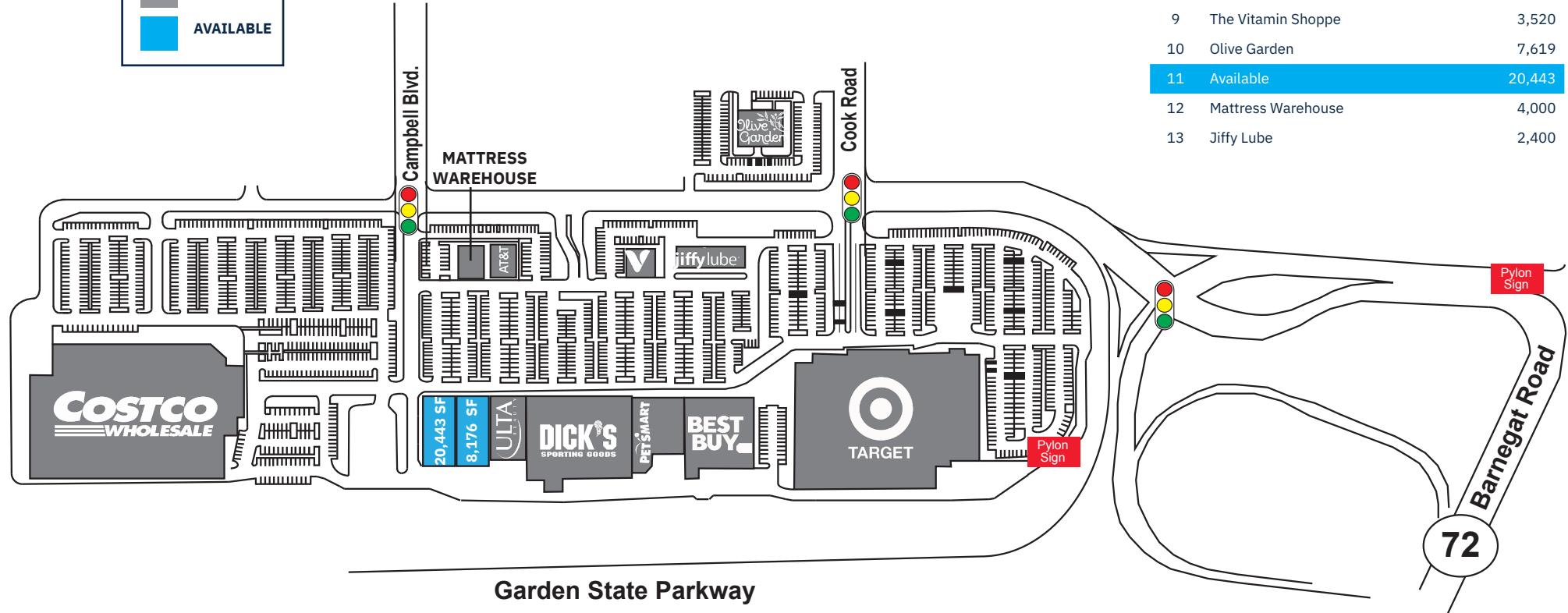


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SITE PLAN



TENANT ROSTER

		SF
1	Costco	-
2	Five Below	8,176
3	Ulta Beauty	10,789
4	Dick's Sporting Goods	50,000
5	PetSmart	20,443
6	Best Buy	30,162
7	Target	-
8	AT&T	3,200
9	The Vitamin Shoppe	3,520
10	Olive Garden	7,619
11	Available	20,443
12	Mattress Warehouse	4,000
13	Jiffy Lube	2,400

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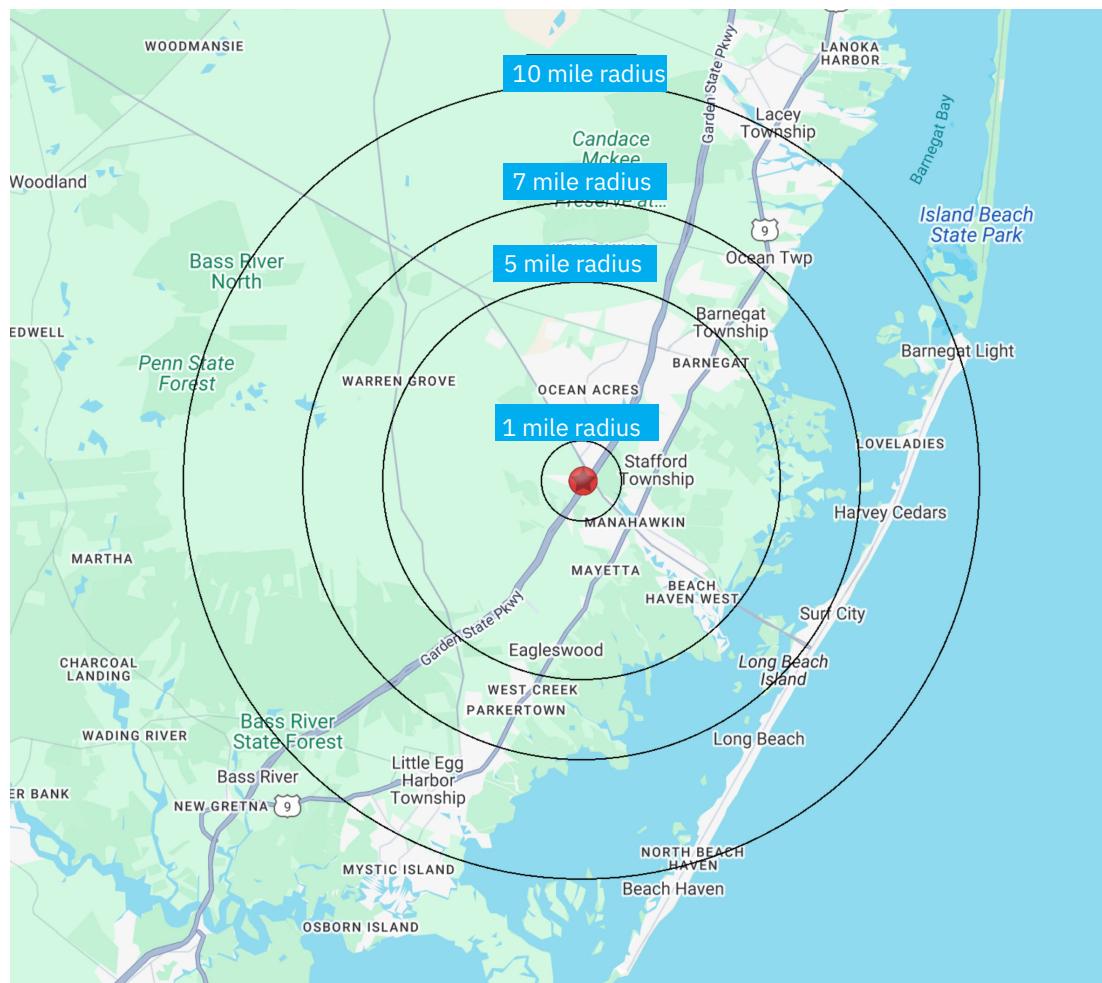
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	7 mile radius	10 mile radius
Population	3,874	71,186	113,790
Households	1,369	28,747	47,233
Average Household Income	\$153,728	\$129,693	\$141,891
Projected Average Household Income (2028)	\$149,251	\$142,725	\$128,749
Median Household Income	\$148,861	\$104,014	\$104,912
Total Businesses	197	1,908	2,992
Total Employees	2,236	13,949	21,108
Daytime Population	2,236	11,135	21,108
Total Annual Household Expenditure	\$185.75M	\$1.69B	\$5.55B
HH Income \$200K or more	286	4,347	8,077
College Degree + (Bachelor Degree or Higher)	1,126	18,710	32,077

Source: sitesusa.com



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ANNUAL VISITS | 4.1M



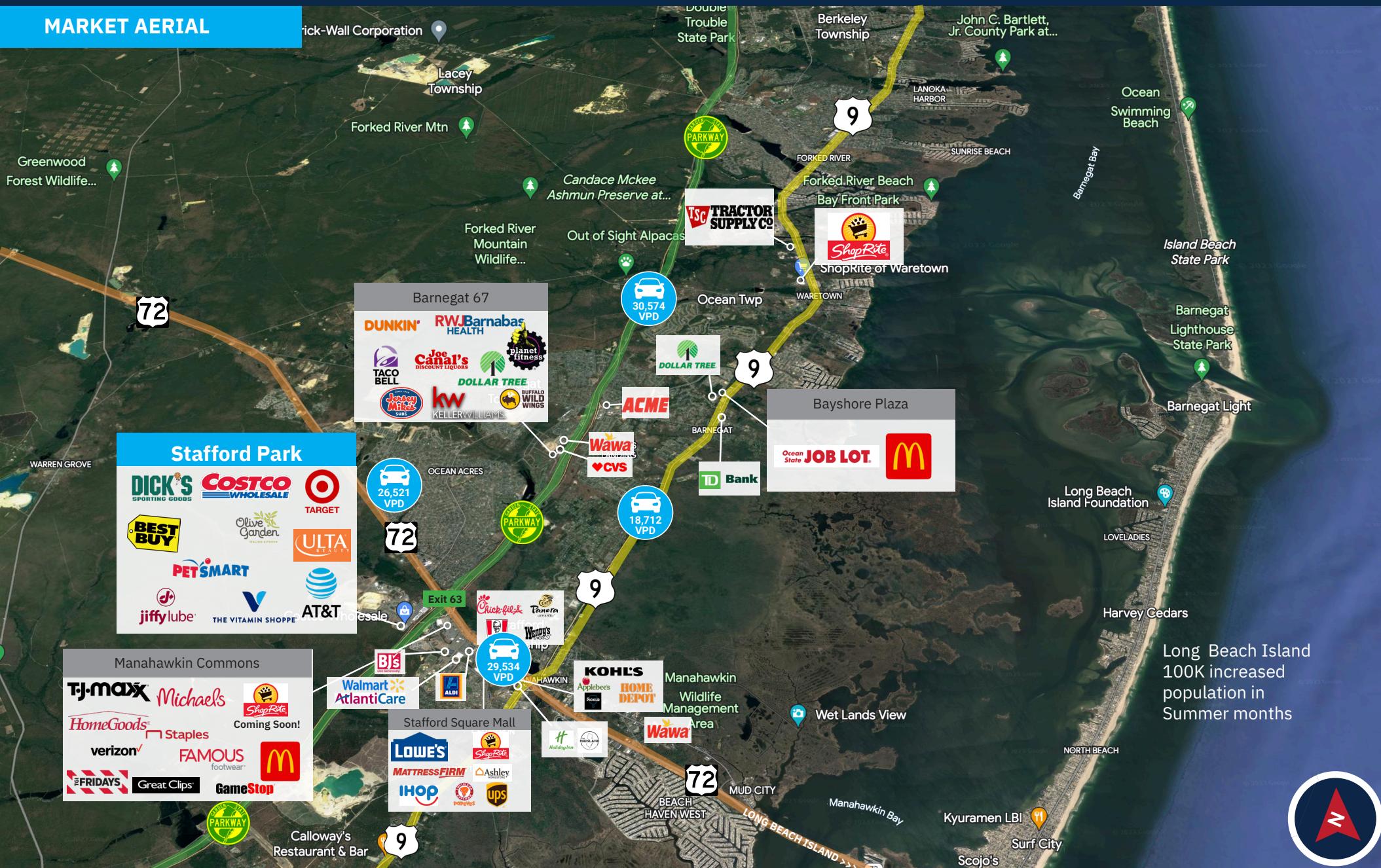
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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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