



STAFFORD PARK

*Property Data by Placer.ai

4.4M

VISITS ANNUALLY*

8.46

VISIT FREQUENCY*

35 min

AVG. DURATION*

209 STAFFORD PARK BLVD.
MANAHAWKIN, NJ 08050

SUMMER SURGE
100,000+ VISITORS TO LONG BEACH ISLAND

8,176 SF & 20,443 SF RETAIL SPACE AVAILABLE





STAFFORD PARK

PROPERTY HIGHLIGHTS

- ~ Stafford Park is the area's dominant retail destination, anchored by Costco and Target—drawing 4.4M visits
- ~ #1 most visited shopping center within a 15-mile market*
- ~ 3-year traffic growth: 8.3% total*
- ~ Top traffic drivers: Costco (1.7M visits) and Target (1.3M visits)*
- ~ Manahawkin's retail is concentrated along the Route 72 corridor, capturing year-round local demand and peak-season traffic heading to LBI
- ~ Summer surge: 100,000+ visitors to Long Beach Island
- ~ Destination market: Ocean County welcomed 10M+ visitors (2024)

AVAILABLE SPACES

8,176 SF Coming Available
Proposed Built-out 20,443 SF

AVERAGE DAILY TRAFFIC

52,699 Route 72
18,215 Stafford Park Boulevard
30,574 Garden State Parkway Southbound

CONTACT

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Exclusive Leasing by Levin Management



7-MILE DEMOGRAPHICS



71,186
POPULATION



28,747
HOUSEHOLDS



\$129,693
AVERAGE HH INCOME



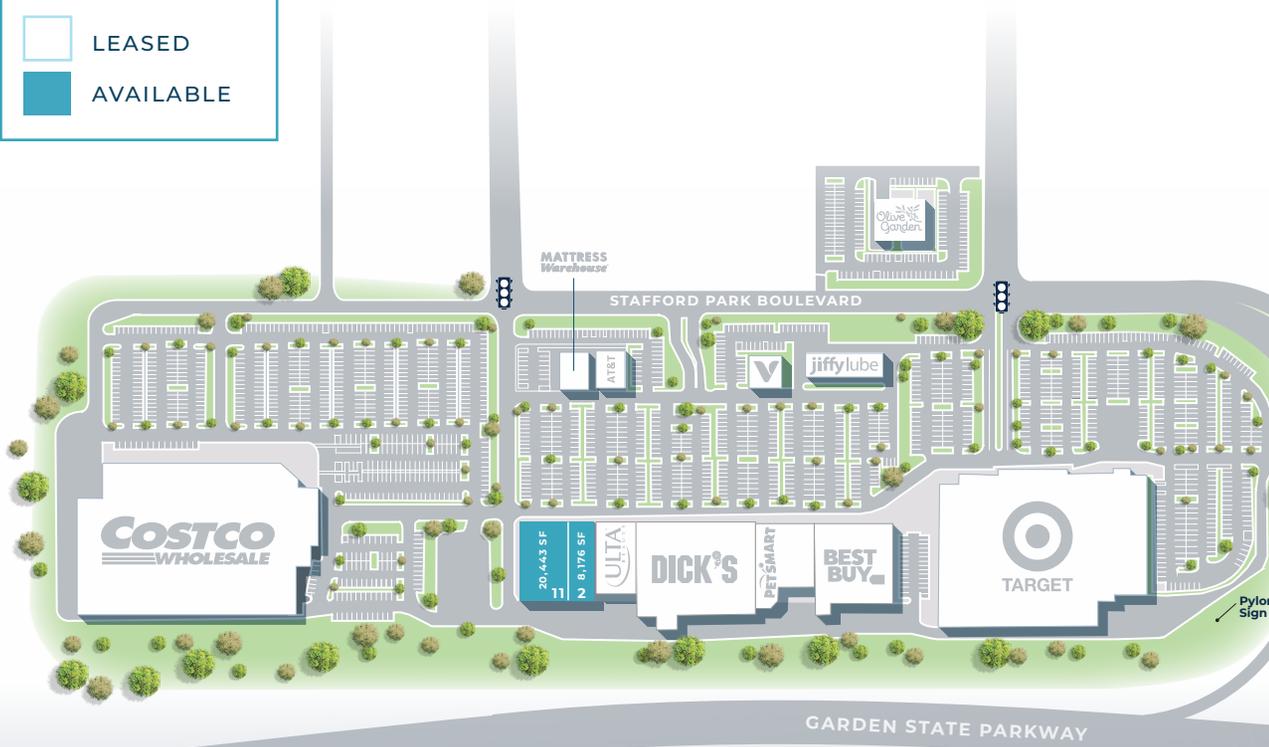
100,000
POPULATION
INCREASES IN SUMMER





STAFFORD PARK

LEASED
AVAILABLE



TENANT ROSTER		SF
1	Costco	-
2	Five Below - Coming Available	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 - Built to Suit	20,443
12	Mattress Warehouse	4,000
13	Jiffy Lube	2,400





STAFFORD PARK

 LEASED
 AVAILABLE





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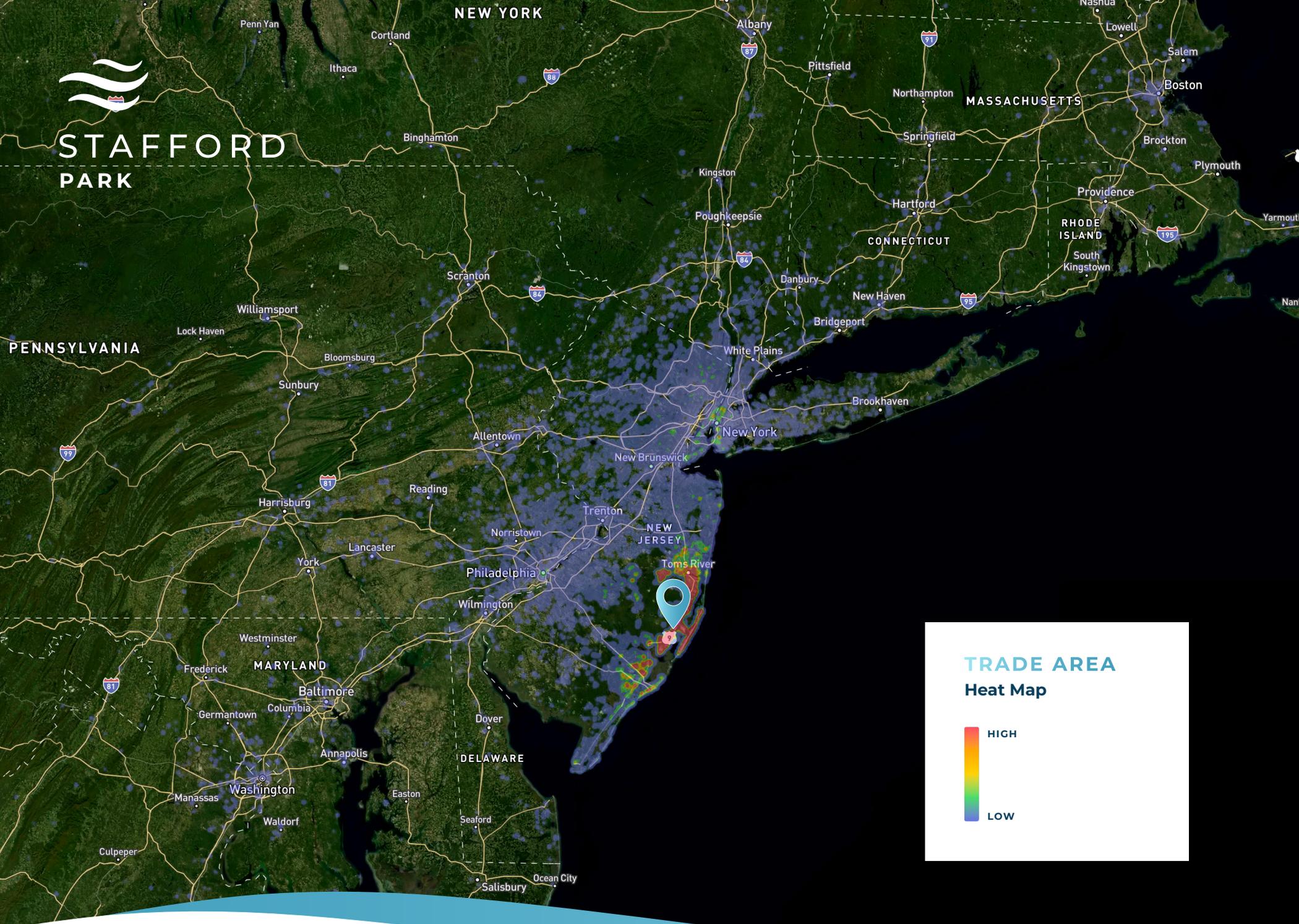
2010-2020 CENSUS, 2025 ESTIMATES	1 mile radius	7 mile radius	10 mile radius
Population	3,874	71,186	113,790
Households	1,369	28,747	47,233
Average Household Income	\$153,728	\$129,693	\$141,891
Projected Average Household Income (2028)	\$149,251	\$142,725	\$128,749
Median Household Income	\$148,861	\$104,014	\$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



DEMOGRAPHICS



STAFFORD PARK



TRADE AREA Heat Map





STAFFORD PARK

780 LUXURY APARTMENTS
AND TOWNHOUSES



LONG BEACH
ISLAND
6 minute drive on
Route 72

EXIT 63



8,176 SF
20,443 SF





STAFFORD PARK



72

72

9

9

72

Warren Grove

Wells Mills

30,574 VPD

18,712 VPD

26,521 VPD

29,534 VPD

Mayetta

STAFFORD SQUARE MALL

BARNEGAT 67

- Joey Mikes Subs
- DOLLAR TREE
- Planet Fitness
- RW Barnabas Health
- TACO BELL
- Joe Canal's Discount Liquors
- kw KELLER WILLIAMS
- DUNKIN'
- BUFFALO WILD WINGS
- CVS
- Wawa

BAYSHORE PLAZA

- ACME
- DOLLAR TREE
- TD Bank
- Ocean State JOB LOT
- McDonald's

MANAHAWKIN COMMONS

- T.J. maxx
- HomeGoods
- McDonald's
- Staples
- FAMOUS footwear
- verizon
- ShopRite
- FRIDAYS

STAFFORD PARK

- DICK'S SPORTING GOODS
- COSTCO WHOLESALE
- TARGET
- BEST BUY
- PET SMART
- ULTA BEAUTY
- Olive Garden
- jiffy lube
- THE VITAMIN SHOPPE
- AT&T

STAFFORD SQUARE MALL

- Walmart
- AtlantiCare
- ALDI
- Wendy's
- KFC
- Wendy's
- KOHL'S
- PICKLR
- HOME DEPOT
- Applebee's
- Walmart
- ALDI
- Wendy's
- KFC
- Wendy's
- KOHL'S
- PICKLR
- HOME DEPOT
- Applebee's

STAFFORD SQUARE MALL

- LOWE'S
- MATTRESS FIRM
- ihop
- POPEYES
- ups
- Ashley HOMESTORE

LONG BEACH ISLAND
100K increased population in Summer months





STAFFORD
PARK

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levinmgt.com | 70 YEARS

LEVIN
MANAGEMENT

Our History is Strong.
Our Vision, Stronger.

Over 70 years of trusted expertise in commercial real estate.

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