



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





STAFFORD PARK

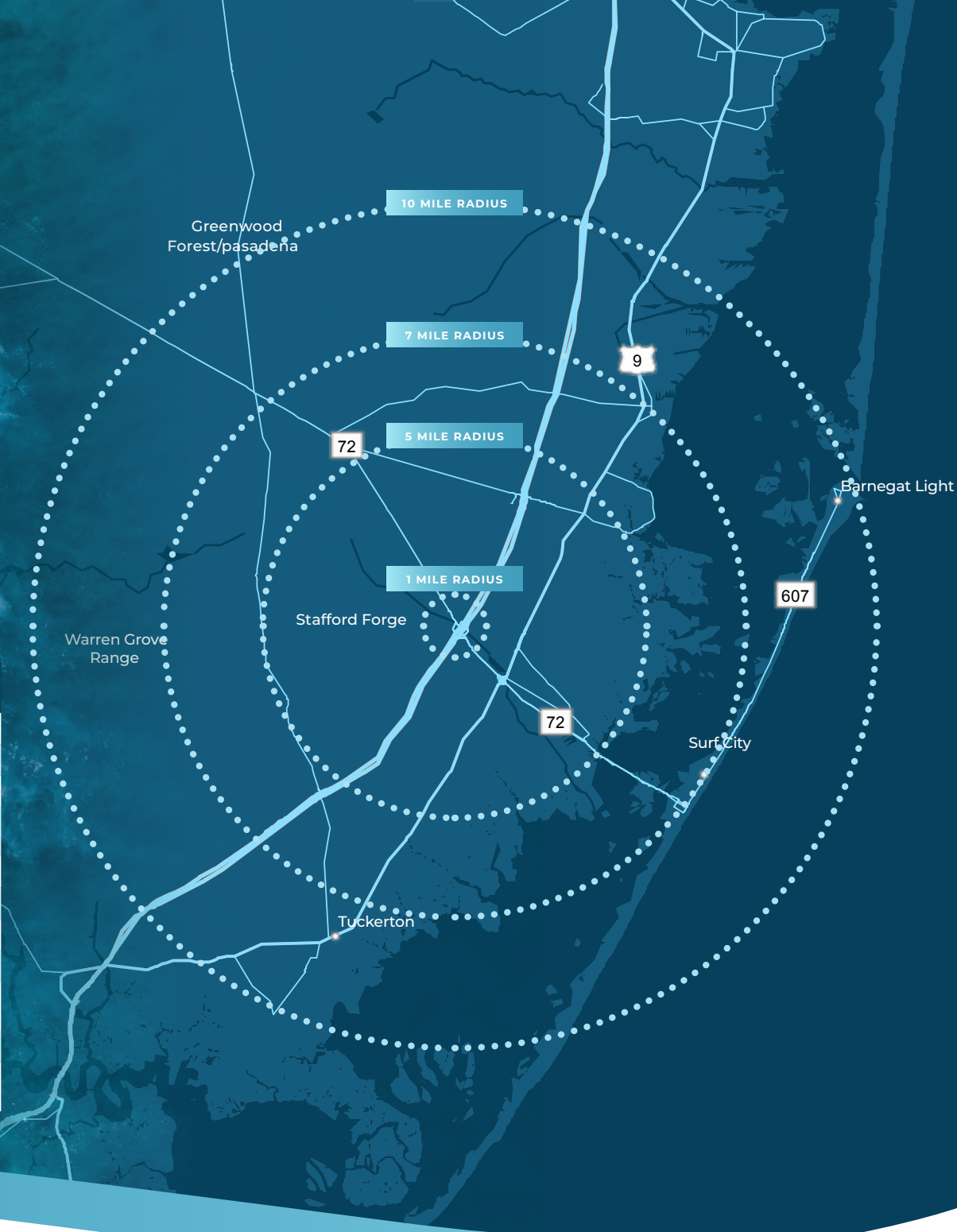
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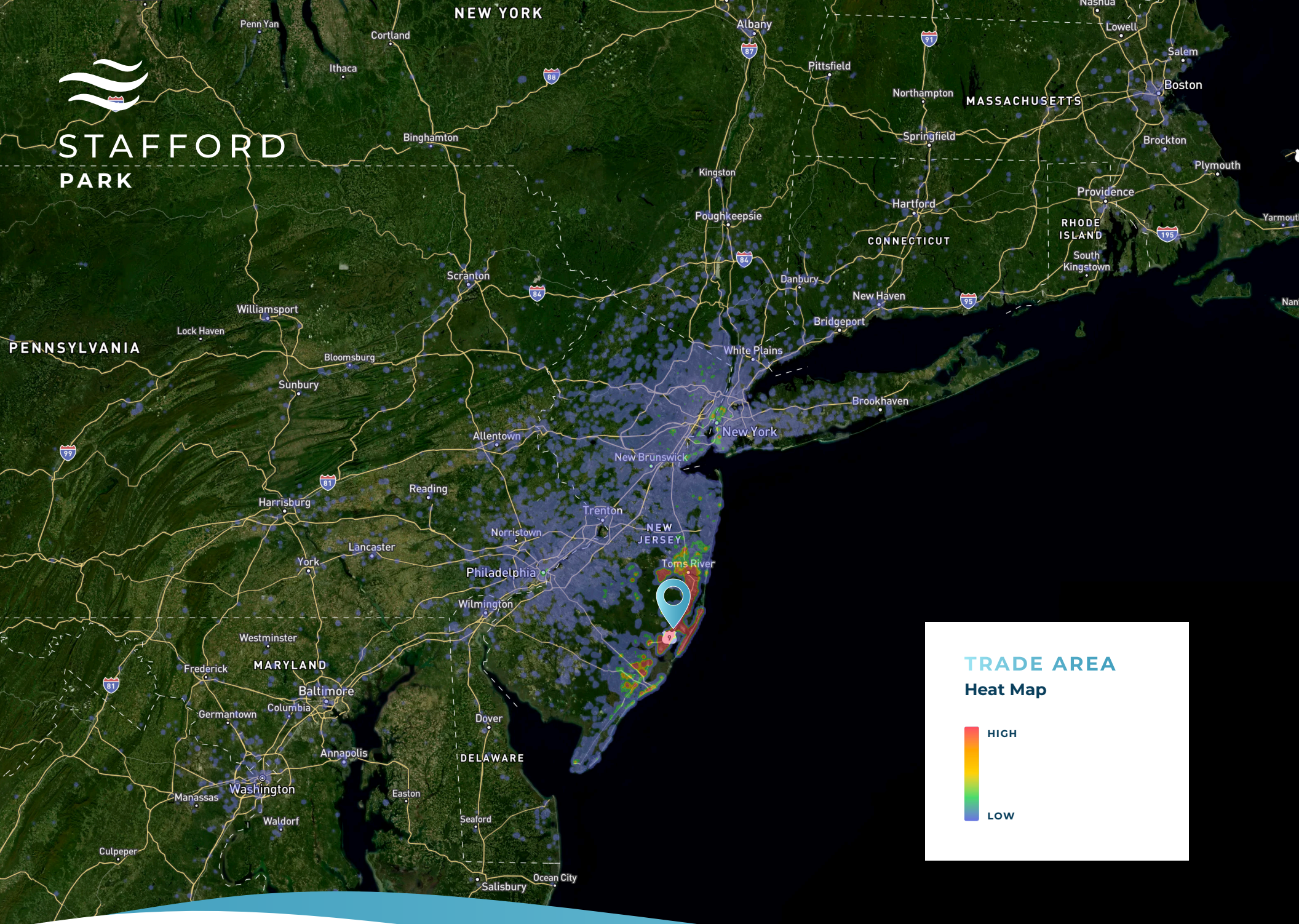
2010-2020 CENSUS, 2025 ESTIMATES	1 mile radius	7 mile radius	10 mile radius
Population	3,874	71,186	113,790
Households	1,369	28,747	47,233
Average Household Income	\$153,728	\$129,693	\$141,891
Projected Average Household Income (2028)	\$149,251	\$142,725	\$128,749
Median Household Income	\$148,861	\$104,014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

Barneгат

Ocean Acres

Mayetta

BAYSHORE PLAZA

BARNEGAT 67

MANAHAWKIN COMMONS

STAFFORD PARK

STAFFORD SQUARE MALL

LONG BEACH ISLAND

100K increased population in Summer months

30,574 VPD

18,712 VPD

26,521 VPD

29,534 VPD

Logos for: JOJOY MIXES, DOLLAR TREE, Planet Fitness, RW Barnabas HEALTH, TACO BELL, Joe Canal's DISCOUNT LIQUORS, kw KELLER WILLIAMS, DUNKIN', BUFFALO WILD WINGS, CVS, Wawa.

Logos for: DICK'S SPORTING GOODS, COSTCO WHOLESALE, TARGET, PETSMART, Olive Garden, ULTA BEAUTY, jiffylube, THE VITAMIN SHOPPE, AT&T.

Logos for: BJ's, Walmart, AtlantiCare, ALDI, Holiday Inn, ZANLANS.

Logos for: LOWE'S, MATTRESS FIRM, IHOP, Popeye's, UPS, Ashley HOMESTORE.

Logos for: T.J. maxx, Michaels, HomeGoods, Staples, ShopRite, McDonald's, FAMOUS footwear, verizon, FRIDAYS.

Logos for: Chick-fil-A, Panera BREAD, KFC, Wendy's, KOHL'S, PICKLR, HOME DEPOT, Applebee's.

Logos for: Ocean State JOB LOT, McDonald's.

Logos for: TRACTOR SUPPLY CO'S, ShopRite.





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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