

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT



2.6M visits annually
4.78 visit frequency
33 min avg. duration

*Property Data by Placer.ai

**Total Wine
& MORE**
Coming Soon!

**Mattress
Warehouse
Now Open!**



Available Space

Fully Leased

Property Highlights

- 123,670 SF retail center with 2.5 million annual visits.
- Anchored by Trader Joe's, a top-ranked supermarket brand. New 32,000 SF lease signed with Total Wine, coming soon!
- Trader Joe's draws customers from 20+ miles away, demonstrating strong brand loyalty and appeal.
- Year-over-year (YoY) visit growth for Trader Joe's outperformed the grocery category every month of 2024.
- Most visited retail center within 15 miles, second most visited in the state.
- Prime location in a high-traffic retail corridor with direct access from US Route 1.

Retailers



Average Daily Traffic

77,200 US 1

Demographics

5-mile radius



275,282
POPULATION



892,236
HOUSEHOLDS



\$144,193
AVERAGE HH INCOME



252,096
DAYTIME POPULATION

Source: sitesusa.com

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PHOTO GALLERY



4

NEW TENANTS ADDED!

Now Open!

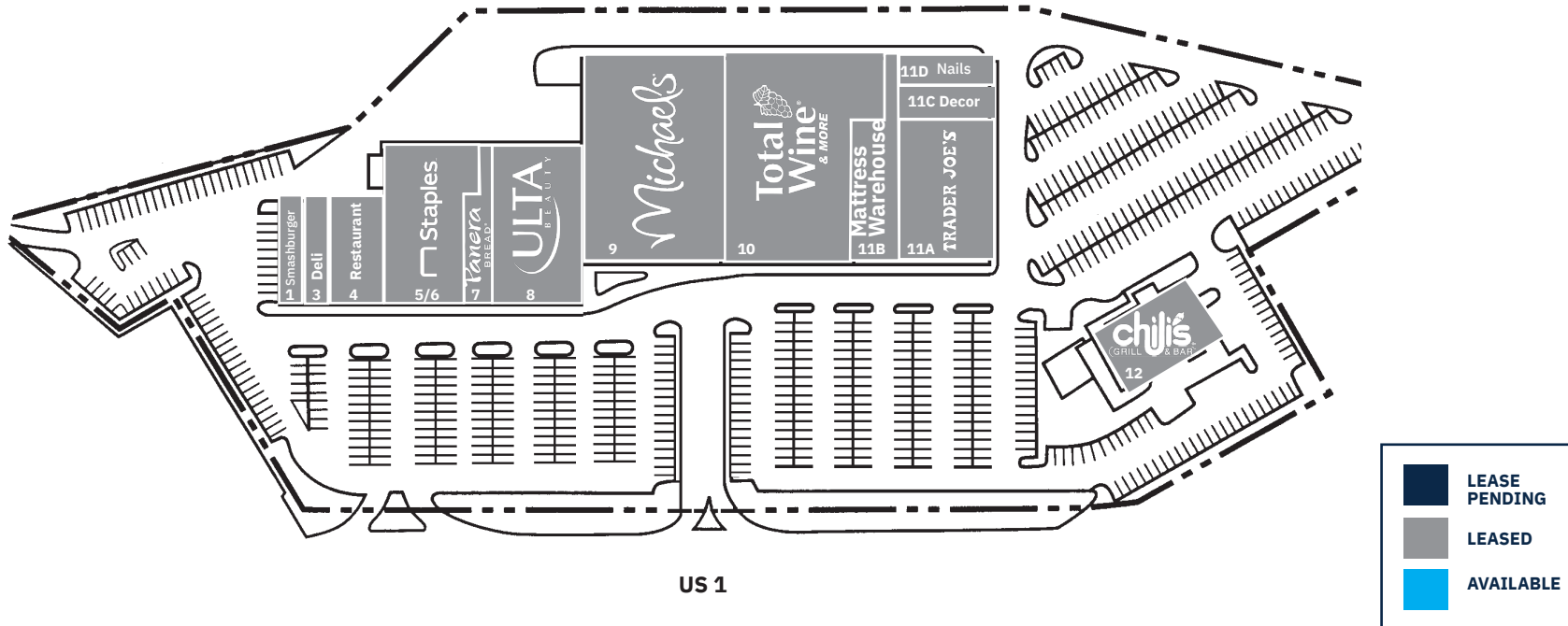
**Mattress Warehouse,
Wu's Shanghai Dumpling House,
& Ziabee Home Décor!**

**Total Wine
Coming Soon!**

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SITE PLAN



TENANT ROSTER

1/2	Smashburger	3,007 SF	10	Total Wine	31,841 SF
3	Deli	1,600 SF	11A	Trader Joe's	13,253 SF
4	Wu's Shanghai Dumpling House	3,413 SF	11B	Mattress Warehouse	6,998 SF
5/6	Staples	14,249 SF	11C	Ziabee Home Décor	1,594 SF
7	Panera Bread	5,114 SF	11D	Lux Nails	1,704 SF
8	Ulta Beauty	10,593 SF	12	Chili's	5,910 SF
9	Michaels	24,394 SF			

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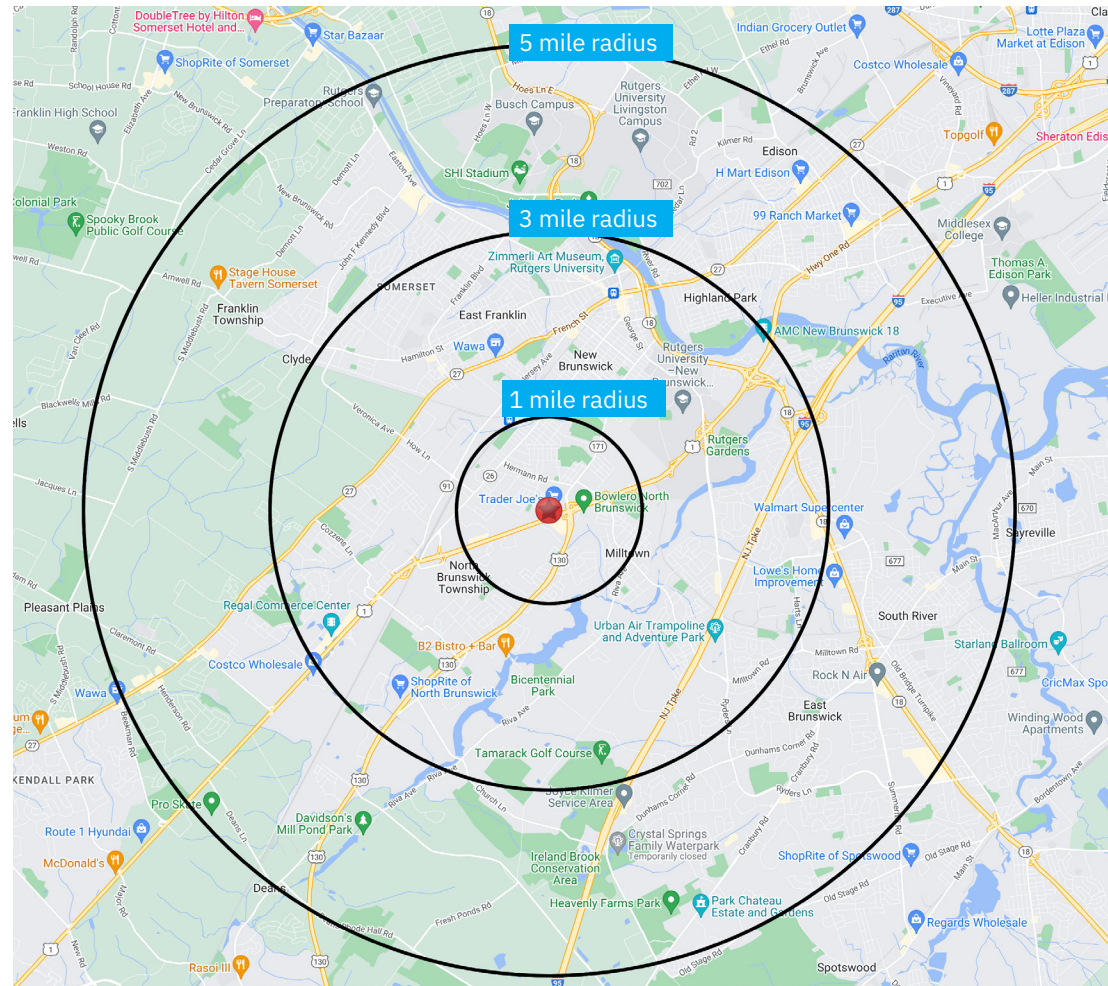
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	15,091	138,744	275,282
Households	5,004	44,841	92,236
Average Household Income	\$154,517	\$134,587	\$144,193
Projected Average Household Income (2030)	\$151,601	\$134,587	\$144,193
Median Household Income	\$123,653	\$109,523	\$117,983
Total Businesses	634	5,164	9,999
Total Employees	6,418	53,167	104,391
Daytime Population	15,084	125,062	252,096
Total Annual Household Expenditure	\$637.38 M	\$5.48 B	\$11.72 B
HH Income \$200K or more	1,071	9,195	20,474
College Degree + (Bachelor Degree or Higher)	3,527	35,192	83,776

Source: sitesusa.com



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CLOSE-UP AERIAL



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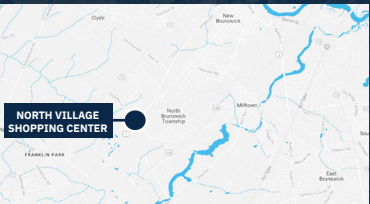
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MARKET AERIAL

TOP VISITED CENTERS IN THE AREA [within 15 miles of center]

Source: Placer.ai

RANK	LOCATION	VISITS
2	North Village Shopping Center	2.5M



Commerce Center



North Brunswick Plaza



North Village Shopping Center



New Brunswick High School



Brunswick Shopping Center



The Shoppes at North Brunswick



Renaissance Square Shopping Center



ROUTE 130

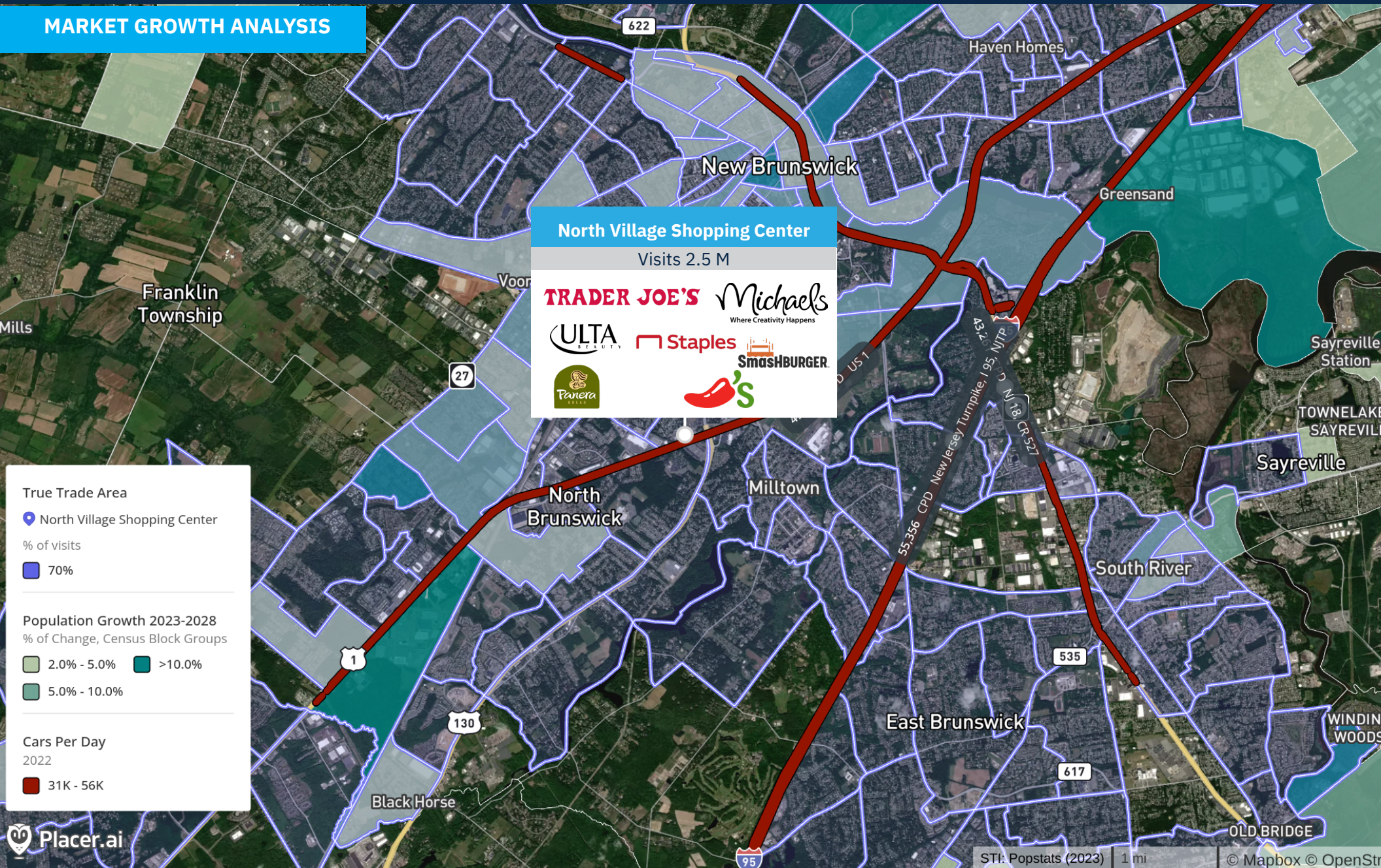


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MARKET GROWTH ANALYSIS



CONTACT EXCLUSIVE AGENT

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