

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT



2 M visits annually
3.92 visit frequency
44 min avg. duration

*Property Data by Placer.ai

Wu's Shanghai
Dumpling House
Now Open!

31,841 SF
available!

Mattress
Warehouse
Now Open!

Available Space

31,841 SF Anchor Space

Property Highlights

- 123,670 SF retail center with 2 million annual visits*
- Anchored Trader Joe's, ranked among the top three supermarket brands in the U.S.
- Prime location within a highly trafficked regional retail corridor
- Easy access, with direct ingress/egress from US 1
- Mattress Warehouse and Wu's Shanghai Dumpling House now open!
- Rated 2nd most visited center within a 10-mile radius*

Retailers



Average Daily Traffic

77,200 US 1

Demographics

5-mile radius



264,026
POPULATION



87,200
HOUSEHOLDS



\$114,476
AVERAGE HH INCOME



124,510
DAYTIME POPULATION

Source: sitesusa.com



North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT

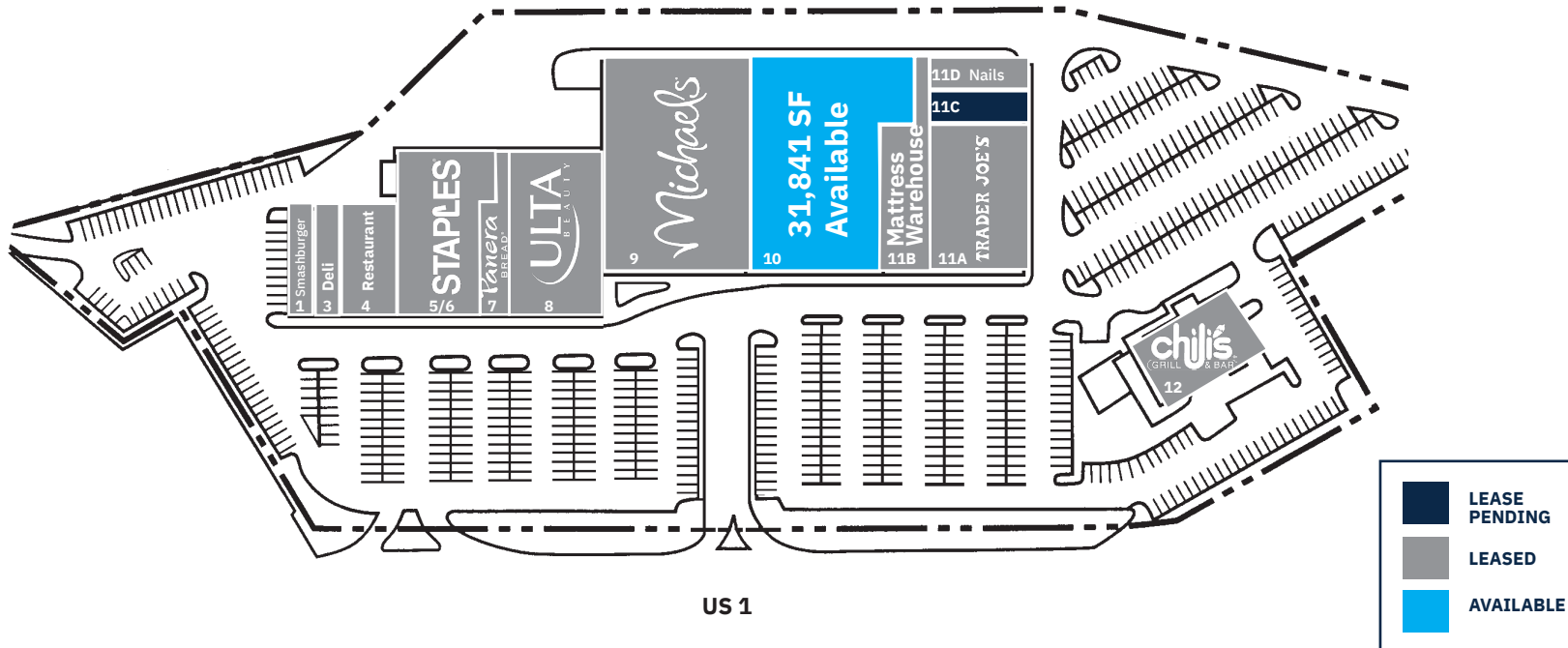
PHOTO GALLERY



North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

SITE PLAN



TENANT ROSTER

1/2	Smashburger	3,007 SF	10	Available	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	Lease Pending	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			

North Village Shopping Center

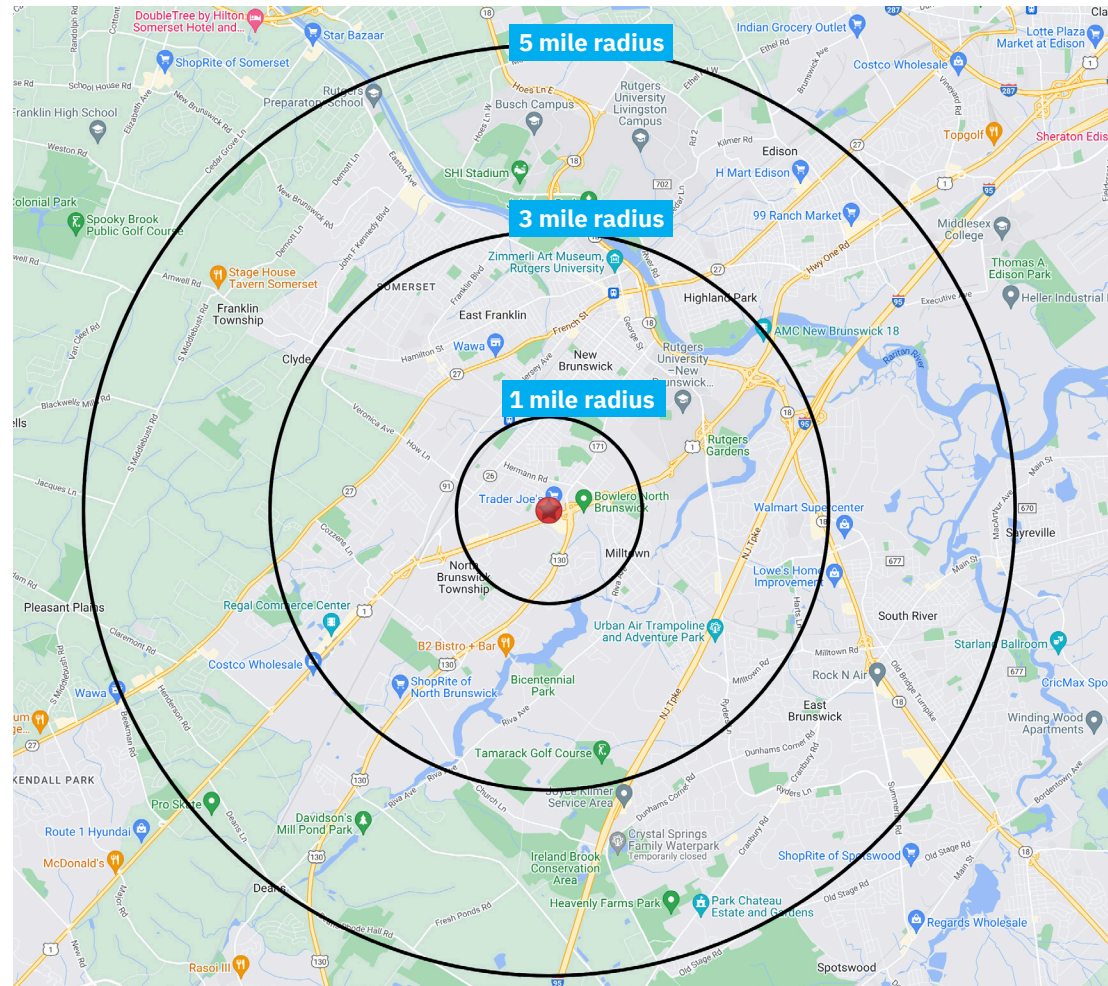
869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT

DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	14,172	130,538	264,026
Households	4,808	41,408	87,200
Average Household Income	\$117,634	\$103,514	\$114,476
Projected Average Household Income (2028)	\$151,118	\$130,920	\$144,875
Median Household Income	\$93,130	\$83,559	\$93,296
Total Businesses	535	5,017	9,813
Total Employees	5,886	59,013	118,373
Daytime Population	6,238	61,845	124,510
Total Annual Household Expenditure	\$378.8 M	\$2.96 B	\$6.72 B
HH Income \$200K or more	574	5,096	12,739
College Degree + (Bachelor Degree or Higher)	3,700	32,889	79,778

Source: sitesusa.com



North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT

CLOSE-UP AERIAL



TRADER JOE'S
STAPLES

Michaels

ULTA
BEAUTY

smashburger

chili's
GRILL & BAR

Panera
BREAD

New
Restaurant
NOW OPEN!

31,841 SF
Available

Mattress
Warehouse
NOW OPEN!

US 1 - 77,200 VPD

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT

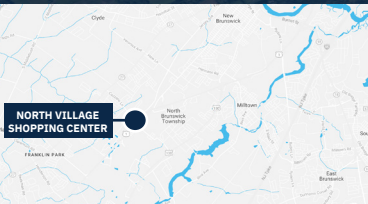
MARKET AERIAL

TOP VISITED CENTERS IN THE AREA

[within 10 miles of center]

Source: Placer.ai

RANK	LOCATION	VISITS
2	North Village Shopping Center	2 M



CONTACT EXCLUSIVE AGENT

ED VASCONCELLOS

Leasing Representative

t. 908.226.5290 **m.** 856.912.4863
evasconcellos@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768
levinmgt.com | 70 YEARS

All information is furnished without any warranty, representation or agreement and is subject to errors, omissions, changes or withdrawal without notice.
The reader is responsible for verifying any information. Licensed Real Estate Broker.