

Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

LEVIN
MANAGEMENT



1.2M visits annually
2.87 visit frequency
46 min avg. duration

*Property Data by Placer.ai



Available Spaces

28,750 SF (anchor space) former Christmas Tree Shops

22,183 SF - former Modell's

16,947 SF (lower level with parking behind center) - former fitness tenant

Smaller units: 4,500 SF; 6,000 SF

Property Highlights

- 218,685 SF community shopping center with 1.2 million visits per year* anchored by Barnes & Noble
- Several leases in the pipeline.
- Highly visible and accessible at the junction of US 202/206 and Highway 28, near Somerville Circle
- Recent additions: Fortunoff Backyard Store, Optimum, Strand Salon Studios, Liquor Cave and Fred Astaire Dance Studio. Several leases in the works.
- Nearby retailers include Burlington, Wegmans, Home Depot, Best Buy
- Bridgewater rated "Best Places to Live in America" by Money Magazine 2020 (#31)
- New pylons signs have been installed
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers**

Retailers



Men's Wearhouse, Pupcakes and Pawstries Barkery & Shoppe and a variety of restaurant options

Average Daily Traffic

72,000 US 206/202

Demographics

5-mile radius



124,136
POPULATION



46,295
HOUSEHOLDS



\$175,646
AVERAGE HH INCOME



93,081
DAYTIME POPULATION

Source: sitesusa.com

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PHOTO GALLERY



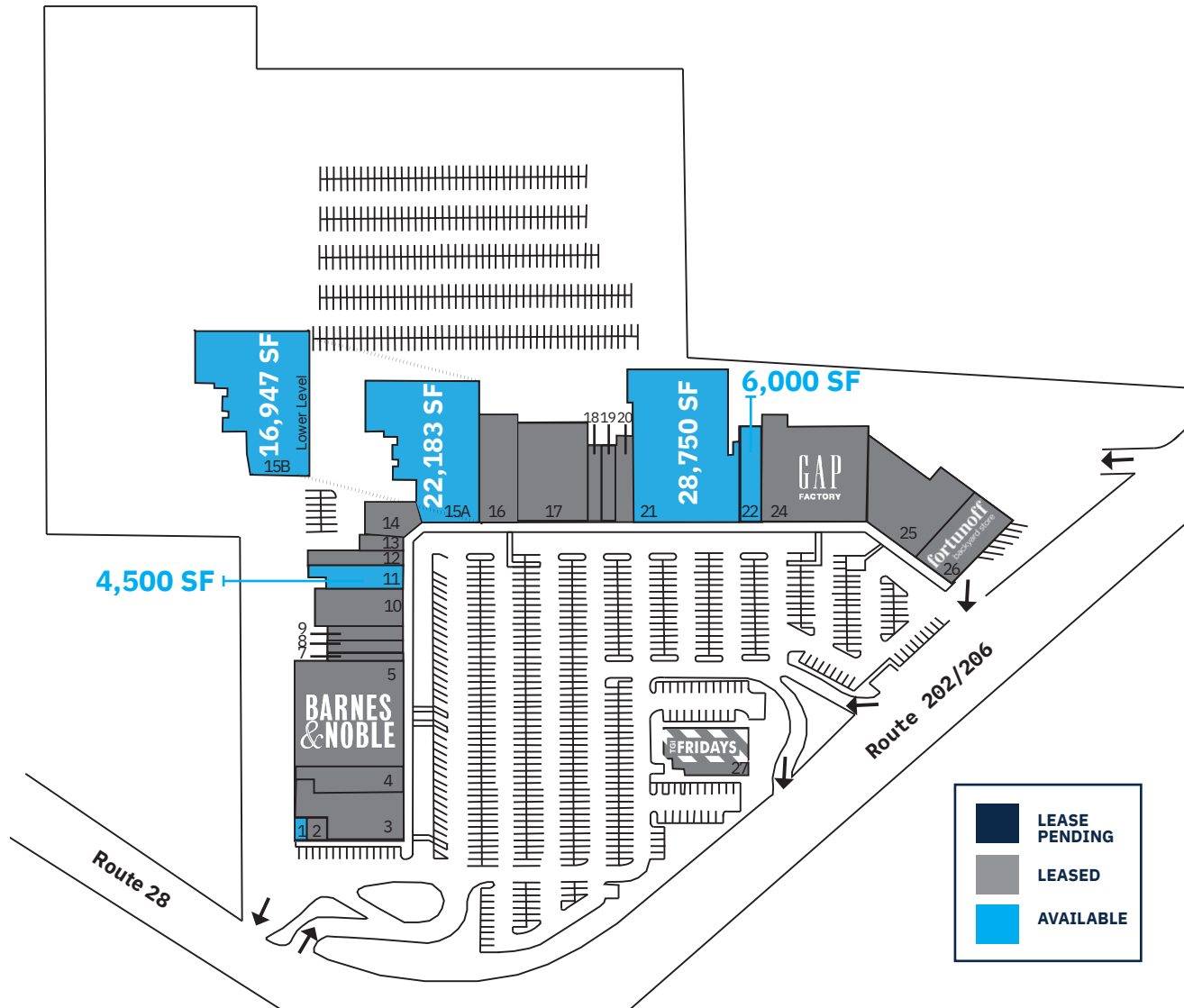
Strand Salon Studios,
Fred Astaire Dance Studio
& Liquor Cave

Coming Soon!

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SITE PLAN



TENANT ROSTER

		SF
1	Available	508
2	Pizza	1,015
3	Liquor Cave <i>Opening Soon!</i>	7,442
4	Men's Wearhouse	5,169
5/6	Barnes & Noble	24,208
7	Deli	1,500
8	Thai Restaurant	2,000
9	Pearl Vision	2,000
10	Norman's Hallmark	6,038
11	Available	4,500
12	Puppy Supply Store	2,500
13	Optimum	1,100
14	Fred Astaire Dance Studio <i>Opening Soon!</i>	3,403
15A	Available - former Modell's	22,183
15B	Available (lower level) - former fitness tenant	16,947
16	Eastern Mountain Sports	8,000
17	Available - former Rite Aid	14,175
18	Hair Salon	2,160
19	Italian Deli	2,280
20	Hand & Stone Spa	2,990
21	Available - former CTS	28,750
22/23	Available - former Lane Bryant	6,000
24	Gap Factory	20,668
25	Strand Salon Studios <i>Opening Soon!</i>	12,124
26	Fortunoff Backyard Store	9,354
27	TGI Friday's	7,220

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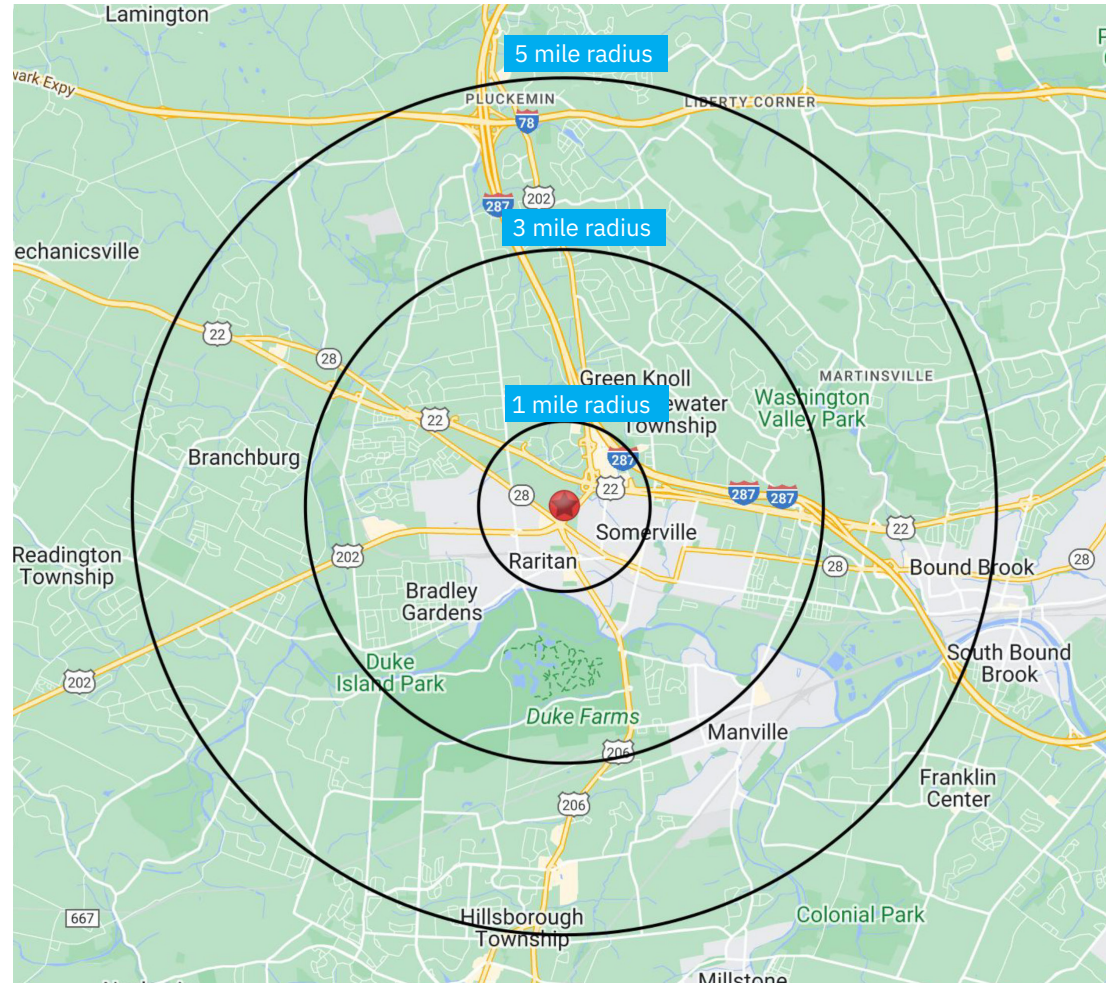
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,954	60,527	124,136
Households	4,502	22,245	46,295
Average Household Income	\$118,707	\$167,740	\$175,646
Projected Average Household Income (2029)	\$119,456	\$174,364	\$186,819
Median Household Income	\$76,816	\$117,478	\$118,278
Total Businesses	791	2,819	5,013
Total Employees	13,235	40,345	69,511
Daytime Population	14,829	51,945	93,081
Total Annual Household Expenditure	\$296.22 M	\$1.84 B	\$4.02 B
HH Income \$200K or more	815	6,322	13,798
College Degree + (Bachelor Degree or Higher)	3,470	23,287	48,687

Source: sitesusa.com



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CLOSE-UP AERIAL

Somerset Shopping Center

BARNES
& NOBLE

HAND STONE
MASSAGE AND FACIAL SPA

optimum.

PEARLE
VISION

fortunoff
backyard store

GAP
FACTORY

FRIDAYS

LIQUOR CAVE

Hallmark

STRAND SALON STUDIOS

M/W
MEN'S WEARHOUSE

EASTERN MOUNTAIN SPORTS

buy buy
BABY.

Pylon Sign

Pylon Sign

ROUTE 202/206

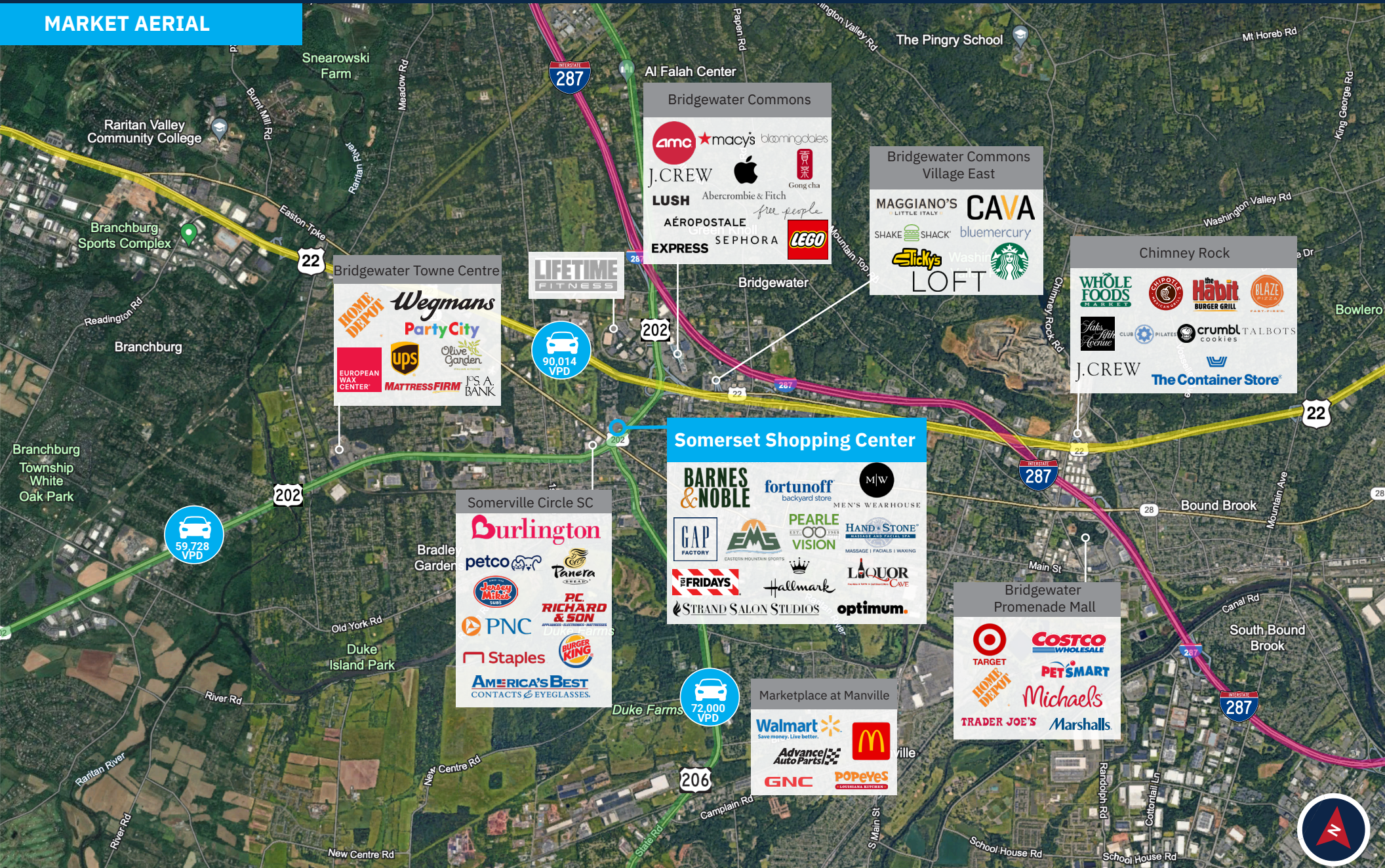
72,000
VPD

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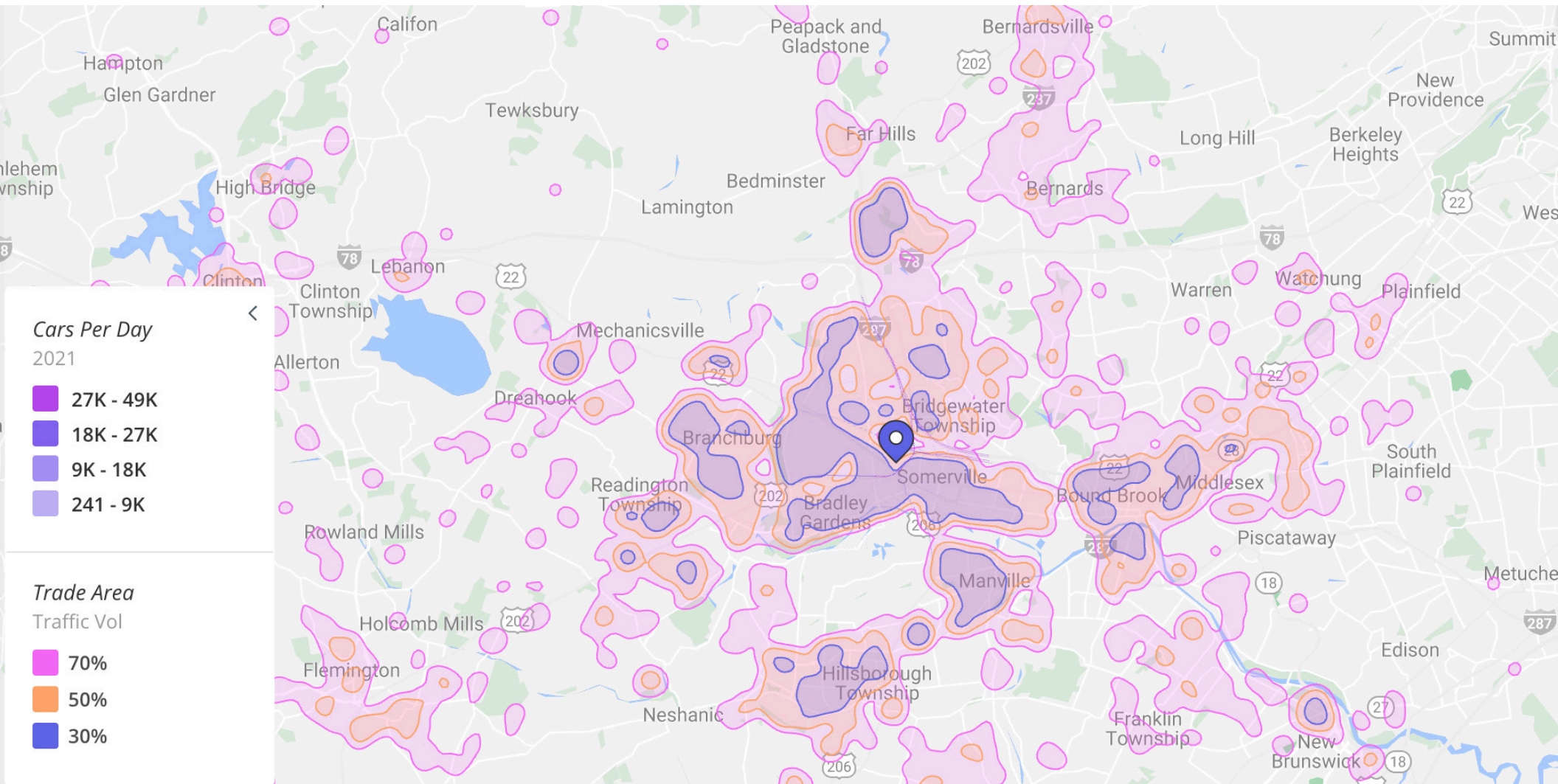
MARKET AERIAL



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MARKET LANDSCAPE



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