

# 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

**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**; **8,000 SF**

**7,220 SF** - 2nd Gen Restaurant Pad Site

## Property Highlights

- **218,685 SF Community Shopping Center** with **1.2 million annual visits**, anchored by **Barnes & Noble**.
- **Transformational Leasing Activity:** Several new leases soon to be announced, bringing **game-changing retailers** that will elevate the shopping experience and drive significant traffic to the center.
- **Highly visible** and easily accessible at the junction of **US 202/206** and Highway 28, near Somerville Circle.
- **Recent Tenant Additions:** **Boot Barn**, **Strand Salon Studios**, **Liquor Cave**, **Fred Astaire Dance Studio** and **Style Brow Bar**.
- Surrounded by Top National Retailers: Burlington, Wegmans, Home Depot, Best Buy.
- **Property Enhancements:** New pylon signs installed.
- **Attractive Co-Broker Incentives:** **5% commission up to 15,000 SF** and **4% commission for 15,001 SF up to 40,000 SF**.

## Retailers



## 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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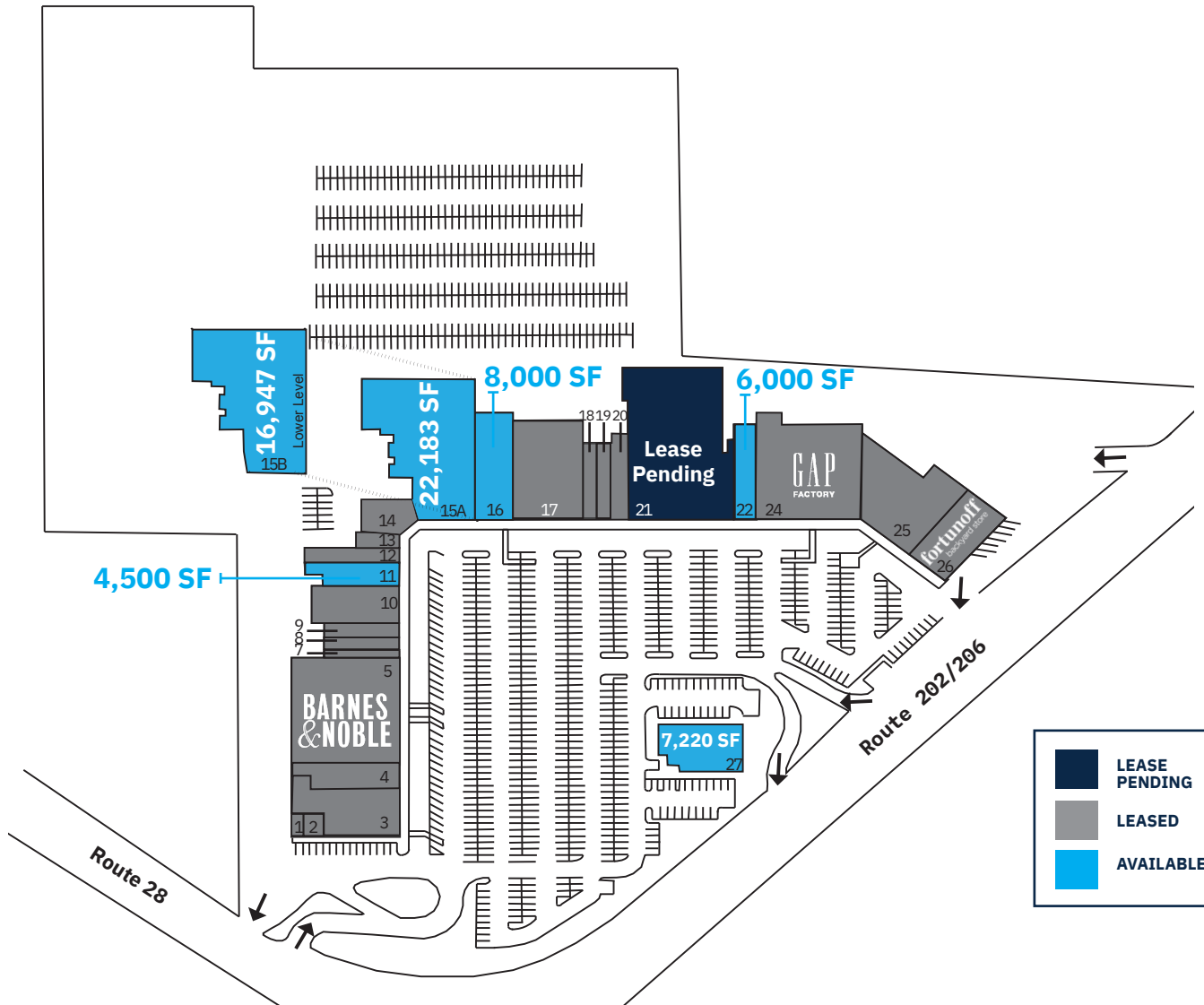
## PHOTO GALLERY



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## SITE PLAN



## TENANT ROSTER

		SF
1	Style Brow Bar <i>Coming Soon!</i>	508
2	Pizza	1,015
3	Liquor Cave	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	3,403
15A	Available - former Modell's	22,183
15B	Available (lower level) - former fitness tenant	16,947
16	Available	8,000
17	Boot Barn <i>Coming Soon!</i>	14,175
18	Hair Salon	2,160
19	Italian Deli	2,280
20	Hand & Stone Spa	2,990
21	Lease Pending	28,750
22/23	Available - former Lane Bryant	6,000
24	Gap Factory	20,668
25	Strand Salon Studios	12,124
26	Fortunoff Backyard Store	9,354
27	Available - Restaurant Pad Site	7,220



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## DEMOGRAPHICS

Source: sitesusa.com





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## CLOSE-UP AERIAL

### Somerset Shopping Center

**BARNES  
& NOBLE**

**PEARLE  
VISION**  
EST. 1961

**LIQUOR CAVE**

**Hallmark**

**HAND & STONE**  
MASSAGE AND FACIAL SPA  
MASSAGE | FACIALS | WAXING

**fortunoff**  
backyard store

**STRAND SALON STUDIOS**

**optimum.**

**GAP  
FACTORY**

**M|W**

MEN'S WEARHOUSE

**BOOT  
BARN**

Pylon Sign

Pylon Sign

ROUTE 202/206

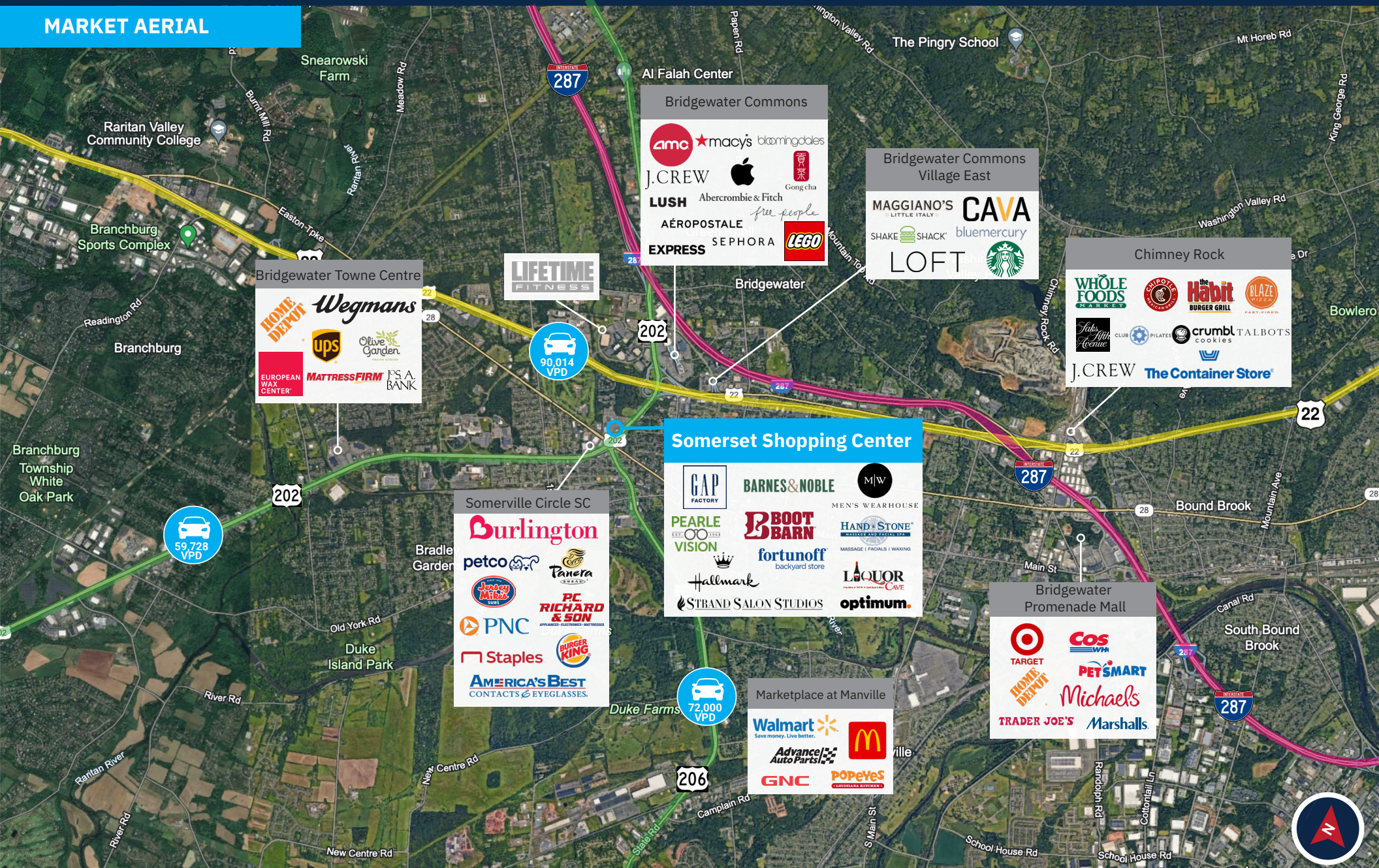
72,000  
VPD



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## MARKET AERIAL

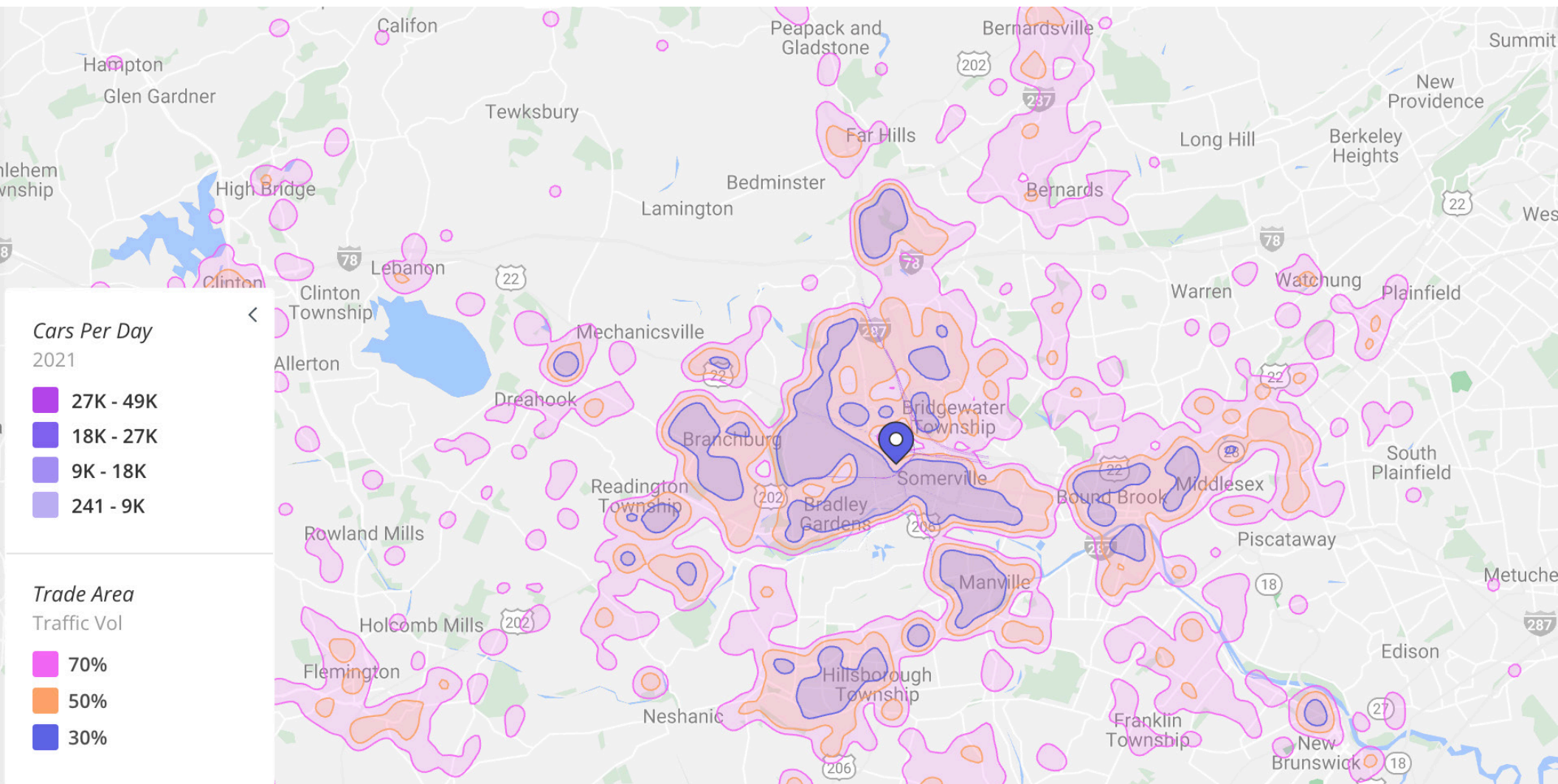




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## MARKET LANDSCAPE





## CONTACT EXCLUSIVE AGENT

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