

# Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

LEVIN  
MANAGEMENT



**1.2M** visits annually  
**3.05** 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: **2,500 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



**126,623**  
POPULATION



**47,478**  
HOUSEHOLDS



**\$178,015**  
AVERAGE HH INCOME



**216,656**  
DAYTIME POPULATION

Source: sitesusa.com



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## PHOTO GALLERY



**Now Open!**

**Liquor Cave,  
Strand Salon Studios,  
Fred Astaire Dance Studio,  
Style Brow Bar,  
& Boot Barn**

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## SITE PLAN



## TENANT ROSTER

		SF
1	Style Brow Bar	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	Lease Pending	4,500
12	Available	2,500
13	Optimum	1,100
14	Fred Astaire Dance Studio	3,403
15A	Available	22,183
15B	Available (lower level) - former fitness tenant	16,947
16	Available	8,000
17	Boot Barn	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	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



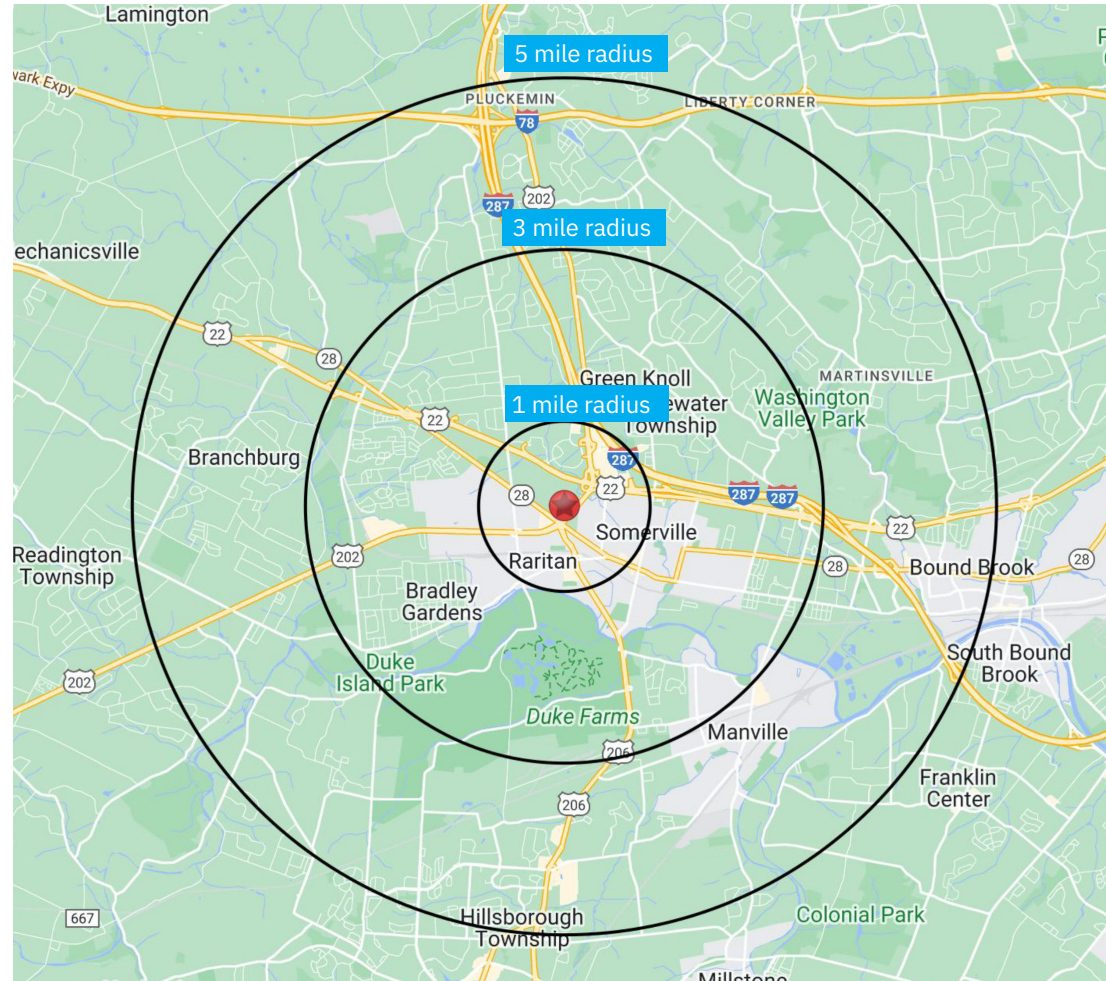
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## DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,327	61,763	126,623
Households	4,752	22,862	47,478
Average Household Income	\$127,287	\$170,721	\$178,015
Projected Average Household Income (2030)	\$125,782	\$166,983	\$174,865
Median Household Income	\$101,883	\$149,958	\$148,922
Total Businesses	826	2,985	5,307
Total Employees	13,129	42,249	72,432
Daytime Population	11,454	97,638	216,656
Total Annual Household Expenditure	\$550.28 M	\$3.23 B	\$6.69 B
HH Income \$200K or more	847	7,097	15,033
College Degree + (Bachelor Degree or Higher)	3,947	24,576	49,763

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

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





## CONTACT EXCLUSIVE AGENT

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