

\*Source: Placer.ai (Foot Traffic / Location Analytics)

**1.2M**  
visits annually\*

**3.05**  
visit frequency\*

**46 min**  
avg. visit duration\*



**Retailers**

**SPROUTS**  
FARMERS MARKET

**BARNES & NOBLE**

**GAP**  
FACTORY

**fortunoff**  
backyard store

**BOOT BARN**

**PEARLE**  
EST. 1961  
VISION

**Hallmark**

**LIQUOR CAVE**

**optimum.**

**HAND & STONE**  
MESSAGE AND FACIAL SPA

**D1 TRAINING**

**STRAND SALON STUDIOS**

**LEVIN**  
MANAGEMENT

**RETAIL**

# Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

### Available Spaces

2,500 SF; 6,000 SF; 22,183 SF; 16,947 SF (lower level; additional parking in rear)

Restaurant opportunity: 7,220 SF Pad Site

### Broker Incentives

5% commission on leases up to 15,000 SF; 4% on leases from 15,001-40,000 SF.

### Property Highlights

- 218,685 SF community shopping center drawing 1.2 million annual visits, now strengthened by the addition of Sprouts Farmers Market (coming soon) alongside Barnes & Noble
- Prime visibility & access at US 202/206 & Route 28 (near Somerville Circle)
- Recent additions: D1 Training, Boot Barn, Strand Salon Studios, Liquor Cave, Fred Astaire Dance Studio, Style Brow Bar

- Retail powerhouse trade area near Burlington, Wegmans, Home Depot, Best Buy
- Upgraded signage: new pylon signs installed
- Average Daily Traffic: 72,201 US 202/206

Vanessa Kelty | 908.226.5269 | vkelty@levinmgt.com

### 5-Mile Demographics

**126,623**  
POPULATION

**47,478**  
HOUSEHOLDS

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

**216,656**  
DAYTIME POPULATION

levinmgt.com | 70 YEARS

# Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

## SITE PLAN



Tenant Roster		SF
1	Style Brow Bar	508
2	Pizza Restaurant	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	Pearle Vision	2,000
10	Norman's Hallmark	6,038
11	D1 Training	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)	16,947
16	Reserved	8,000
17	Boot Barn	14,175
18	Hair Salon	2,160
19	Italian Deli	2,280
20	Hand & Stone Massage & Spa	2,990
21	Sprouts Farmers Market <b>Coming Soon!</b>	28,750
22	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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## GATE PRYAN



# Somerset Shopping Center

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## DEMOGRAPHICS

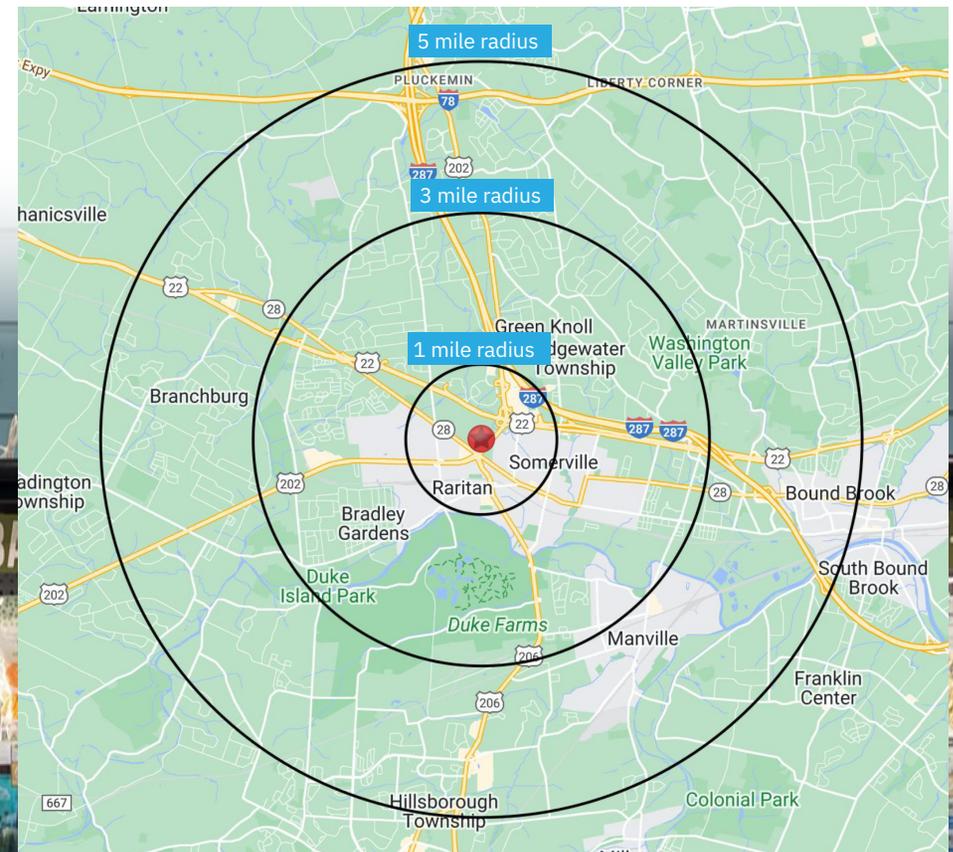
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,327	61,763	126,623
Households	4,752	22,862	47,478
Average Household Income	\$127,287	\$170,721	\$178,015
Projected Average Household Income (2030)	\$125,782	\$166,983	\$174,865
Median Household Income	\$101,883	\$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

**1.2M**  
visits annually\*

**3.05**  
visit frequency\*

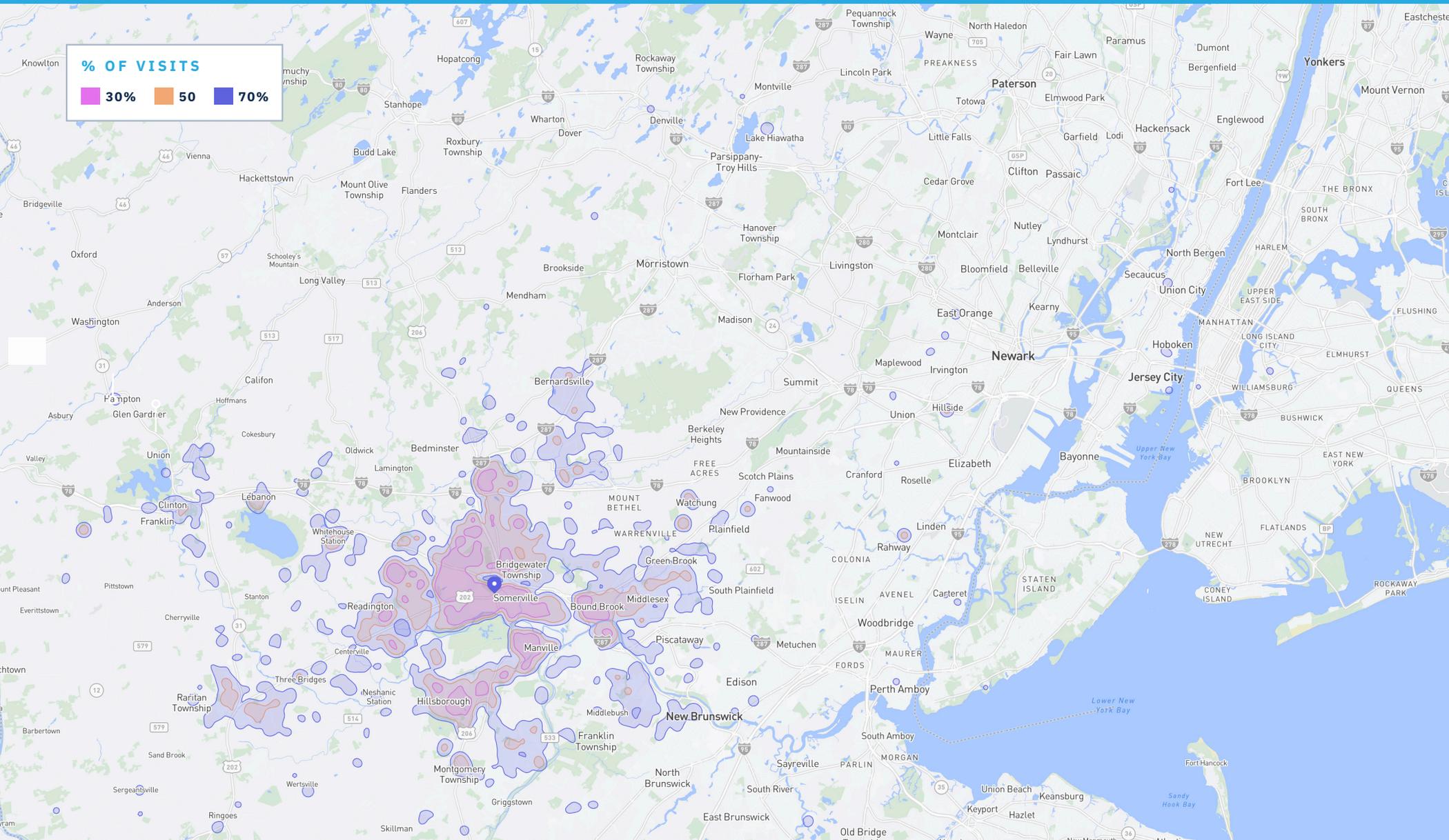
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## AUDIENCE PROFILE | PLACERA I MAP



# Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

## MARKET AERIAL





**Our History is Strong.**  
**Our Vision, *Stronger.***

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

**Vanessa Kelty**

SENIOR LEASING REPRESENTATIVE

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[levinmgt.com](http://levinmgt.com) | 70 YEARS

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