

Blue Star Shopping Center

1701 US 22 | WATCHUNG, NJ 07069

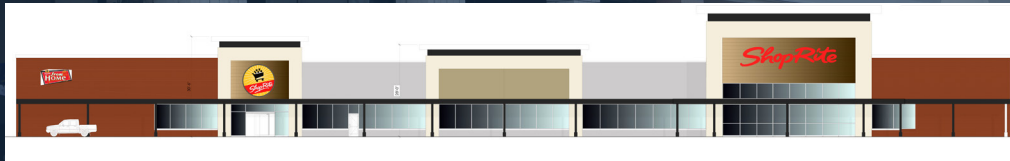


2.7M visits annually*
5.80 visit frequency*
35 min avg. duration*

*Property Data by Placer.ai



\$10M Redevelopment for Blue Star has begun!
Construction underway for a brand-new, 72,000-SF ShopRite.



Available Spaces

+/- 1,200 up to 50,000 SF

Property Highlights

- \$10M investment on redevelopment at the 419,935-square-foot Blue Star Shopping Center
- Construction underway for a new 72,000-SF ShopRite, existing store remaining open
- Center-wide renovations will include updated facades, inviting common areas, beautiful landscaping and adding EV stations
- Multiple new leases pending including a new restaurant on pad site.
- Long-time Somerset County retail destination with 2.7 million annual visits
- Conveniently located on heavily traveled US 22 between Terrill & Bonnie Burn Roads
- Pylon signage available on Route 22
- **Co-brokers: 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF**

Retailers

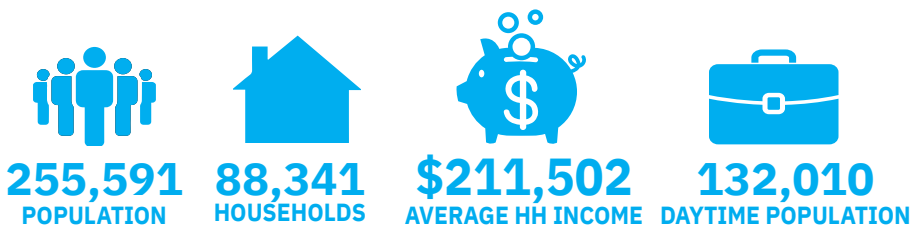


Average Daily Traffic

50,515 US 22
16,062 Park Avenue
11,502 New Providence Road

Demographics

5-mile radius

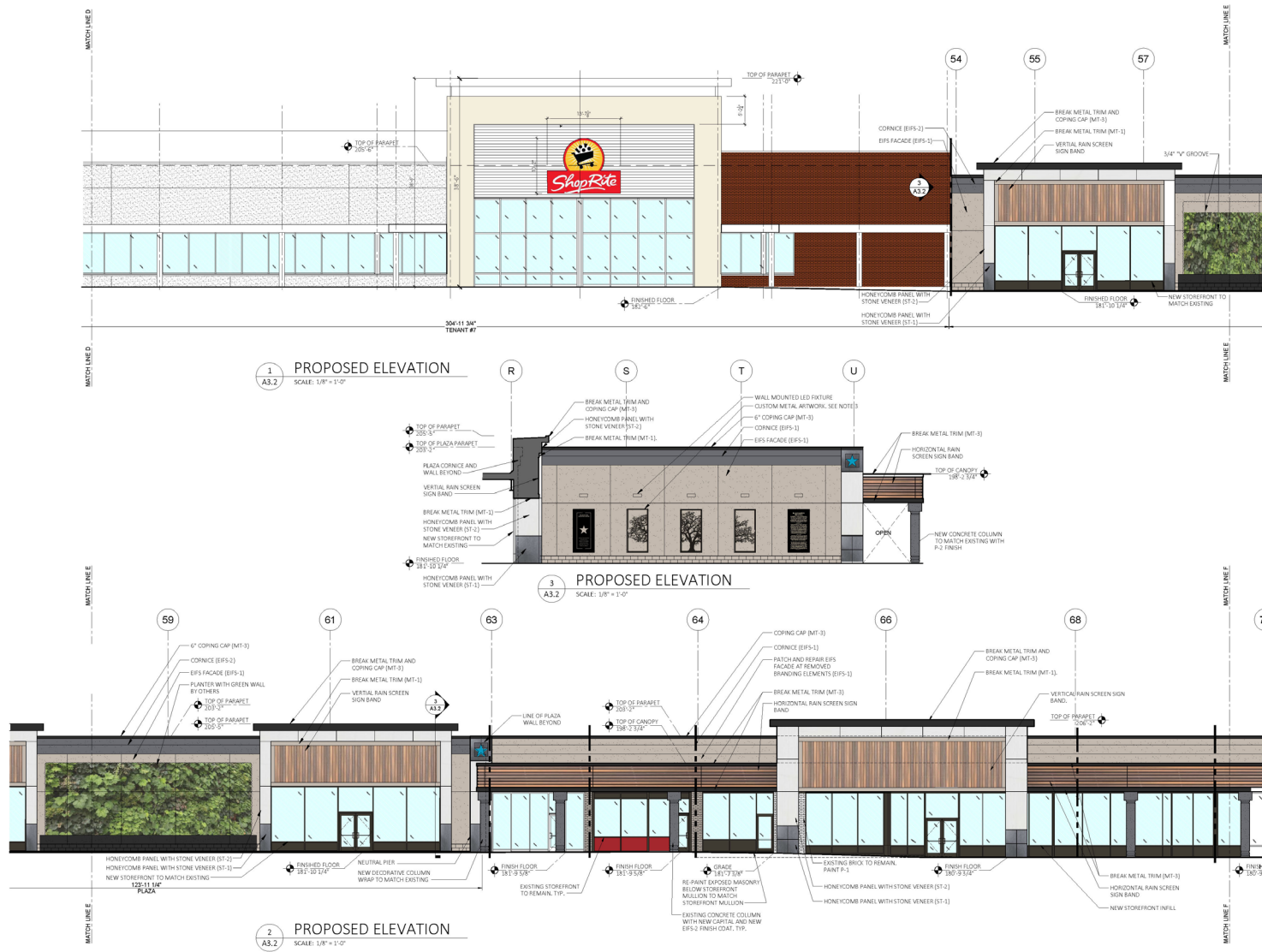


Source: sitesusa.com

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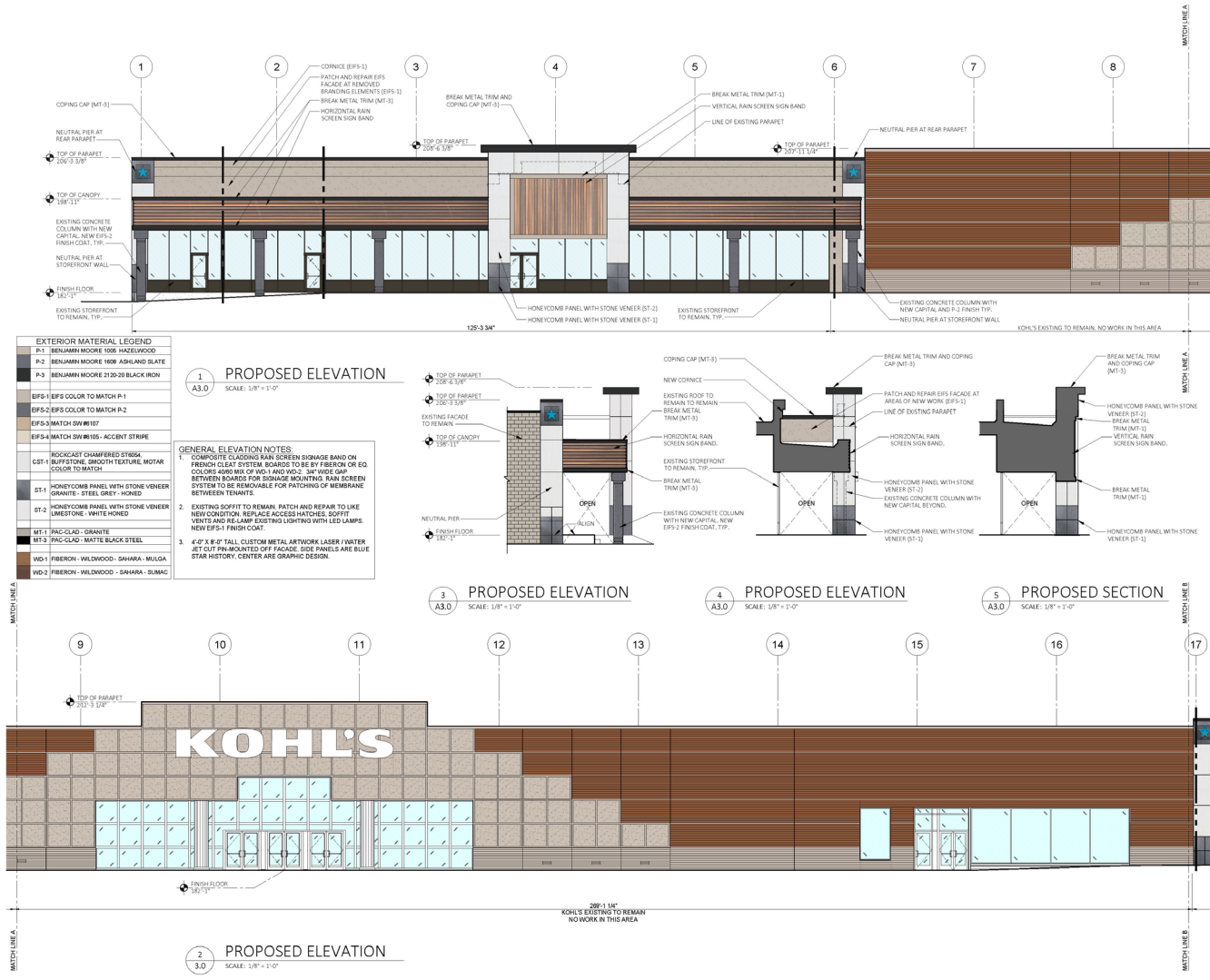
REDEVELOPMENT



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SITE PLAN



TENANT ROSTER

| | | SF |
|-------|---------------------------------|--------|
| 1 | Roma Salon | 1,066 |
| 2 | Available | 1,222 |
| 3 | Dollar Tree | 10,268 |
| 4 | Kohl's + Sephora | 71,950 |
| 5 | Lease Pending | 27,000 |
| 6 | Lease Pending | 26,495 |
| 7 | New ShopRite [ECD Summer 2024] | 72,000 |
| 8 | Available | 8,250 |
| 9 | Available | 1,950 |
| 10 | Five Guys | 2,543 |
| 11/12 | Lease Pending | 10,037 |
| 13 | Available | 10,051 |
| 14 | Leasing Pending | 21,850 |
| 15 | Available | 7,855 |
| 16 | Hand & Stone Spa | 3,120 |
| 17 | Available | 11,047 |
| 18 | Available | 2,025 |
| 19 | The Children's Place | 4,072 |
| 20 | Available | 1,649 |
| 21 | Available | 7,234 |
| 22 | Available | 4,191 |
| 23 | Marshalls | 27,000 |
| 24 | One Main Financial | 1,751 |
| 25 | Available | 1,889 |
| 26 | Available | 1,825 |
| 27 | Available | 2,992 |
| 28 | TGI Fridays | 8,200 |
| 29 | New Restaurant to be announced! | 8,500 |
| 30 | Wendy's | 2,911 |
| 31 | Arby's | 4,000 |

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LEVIN
MANAGEMENT

PHOTO GALLERY



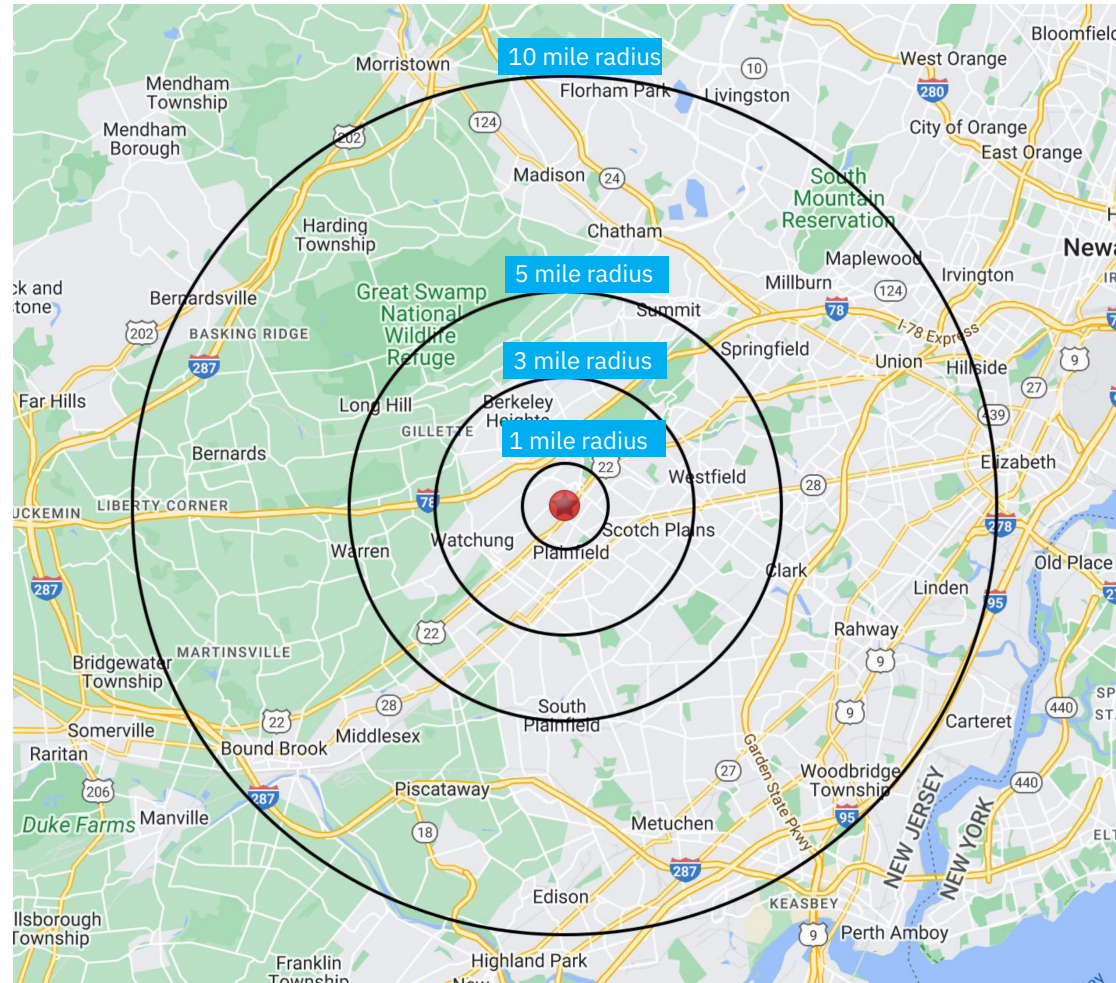
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DEMOGRAPHICS

| 2010-2020 Census, 2024 Estimates | 1 mile radius | 3 mile radius | 5 mile radius |
|--|---------------|---------------|---------------|
| Population | 10,337 | 111,088 | 255,591 |
| Households | 3,718 | 37,416 | 88,341 |
| Average Household Income | \$174,387 | \$195,359 | \$211,502 |
| Projected Average Household Income (2028) | \$188,083 | \$215,922 | \$233,027 |
| Median Household Income | \$126,276 | \$148,330 | \$154,122 |
| Total Businesses | 621 | 3,755 | 8,737 |
| Total Employees | 4,670 | 42,100 | 86,159 |
| Daytime Population | 6,470 | 61,426 | 132,010 |
| Total Annual Household Expenditure | \$398.51 M | \$4.40 B | \$11.11 B |
| HH Income \$200K or more | 895 | 11,590 | 30,026 |
| College Degree + (Bachelor Degree or Higher) | 2,966 | 37,861 | 95,085 |

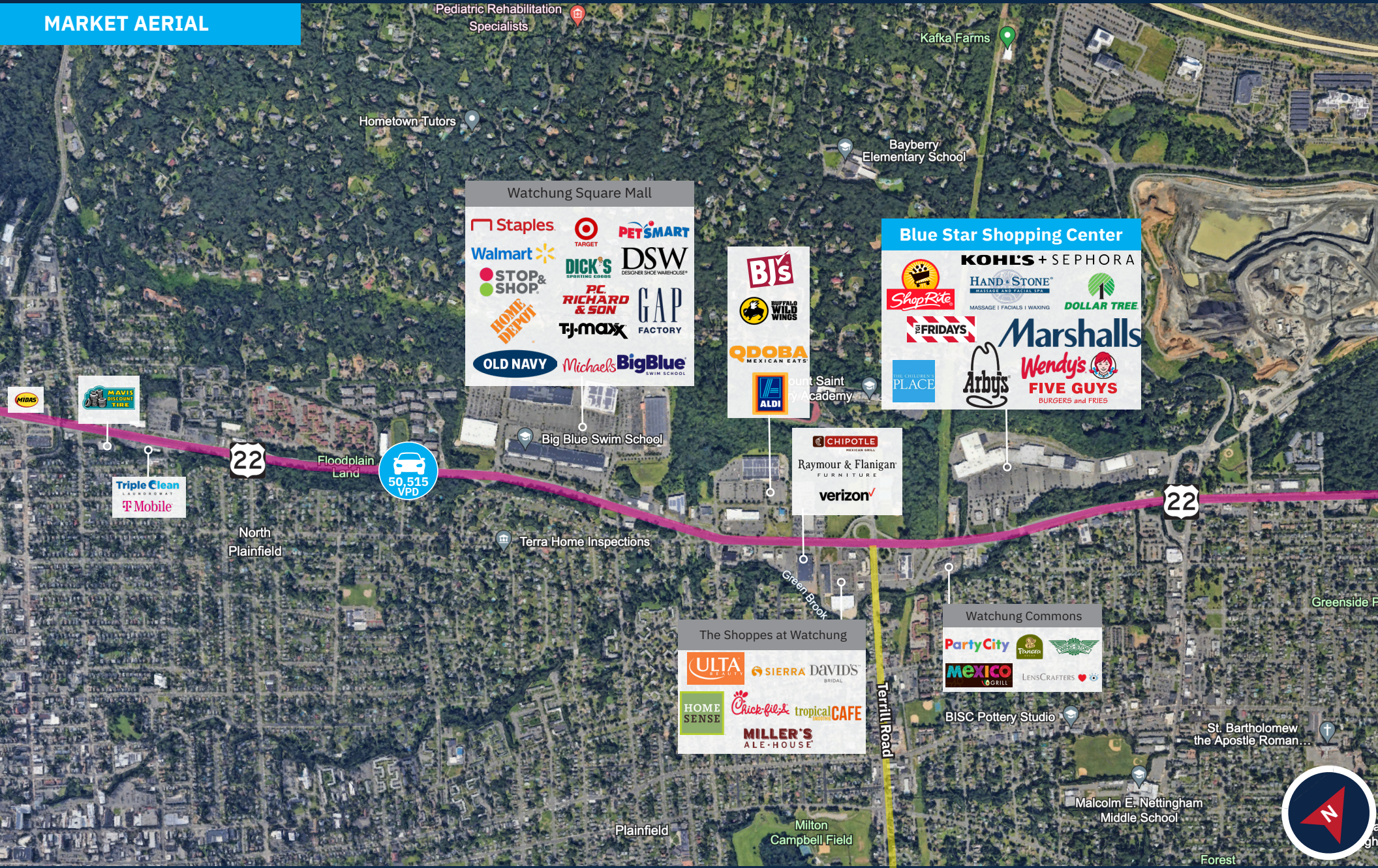
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MARKET AERIAL



Pediatric Rehabilitation Specialists

Kafka Farms

Hometown Tutors

Bayberry Elementary School

Watchung Square Mall

Staples | Target | PETSMART
Walmart | DICK'S SPORTING GOODS | DSW
STOP & SHOP | PC RICHARD & SON | GAP FACTORY
HOME DEPOT | TJ-maxx | Michaels | BigBlue SWIM SCHOOL
OLD NAVY

Blue Star Shopping Center
KOHLS + SEPHORA
ShopRite | HAND + STONE MASSAGE AND FACIAL SPA | DOLLAR TREE
FRIDAYS | Marshalls
Arby's | Wendy's FIVE GUYS BURGERS and FRIES

BJS BUFFALO WILD WINGS
QDOBA MEXICAN EATS
ALDI

CHIPOTLE MEXICAN GRILL
Raymour & Flanigan FURNITURE
verizon

22

50,515 VPD

22

North Plainfield

Terra Home Inspections

Green Brook

Watching Commons

The Shoppes at Watchung
ULTA beauty | SIERRA DAVIDS BRIDAL
HOME SENSE | Chick-fil-A | tropical CAFE
MILLER'S ALE-HOUSE

Party City | Panera | Mexico Grill | LENS CRAFTERS

BISC Pottery Studio

St. Bartholomew the Apostle Roman...

Plainfield

Milton Campbell Field

Malcolm E. Nettingham Middle School



CONTACT EXCLUSIVE AGENT

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Senior Leasing Representative

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