

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

3M

visits annually*

8.73

visit frequency*

33 min

avg. visit duration*

LEVIN
MANAGEMENT

RETAIL

Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

Available Spaces

3,525–21,084 SF; 9,000 SF + 4,495 SF - can be combined

Broker Incentives

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

Retailers



Property Highlights

- Anchored by Lidl + LA Fitness: Two daily-traffic drivers delivering consistent footfall
- High-Visibility Location: 287,131-SF community center on Milltown Road just off Route 1, **drawing 3M+ annual visits**
- Experiential Add: Ace Pickleball coming soon
- Tenant Mix: Strong blend of national, regional, and local retailers

- Built-In Demand: Minutes from Rutgers and DeVry University
- Surrounded by Retail Giants: Near Trader Joe's, Total Wine, Michael's, ULTA, Hobby Lobby, Burlington, Walmart, Marshalls and Bowlero
- Dense Trade Area: 280,000+ residents within 5 miles
- Average Daily Traffic: 82,645 US 1

5-Mile Demographics

 **288,684**
POPULATION

 **96,883**
HOUSEHOLDS

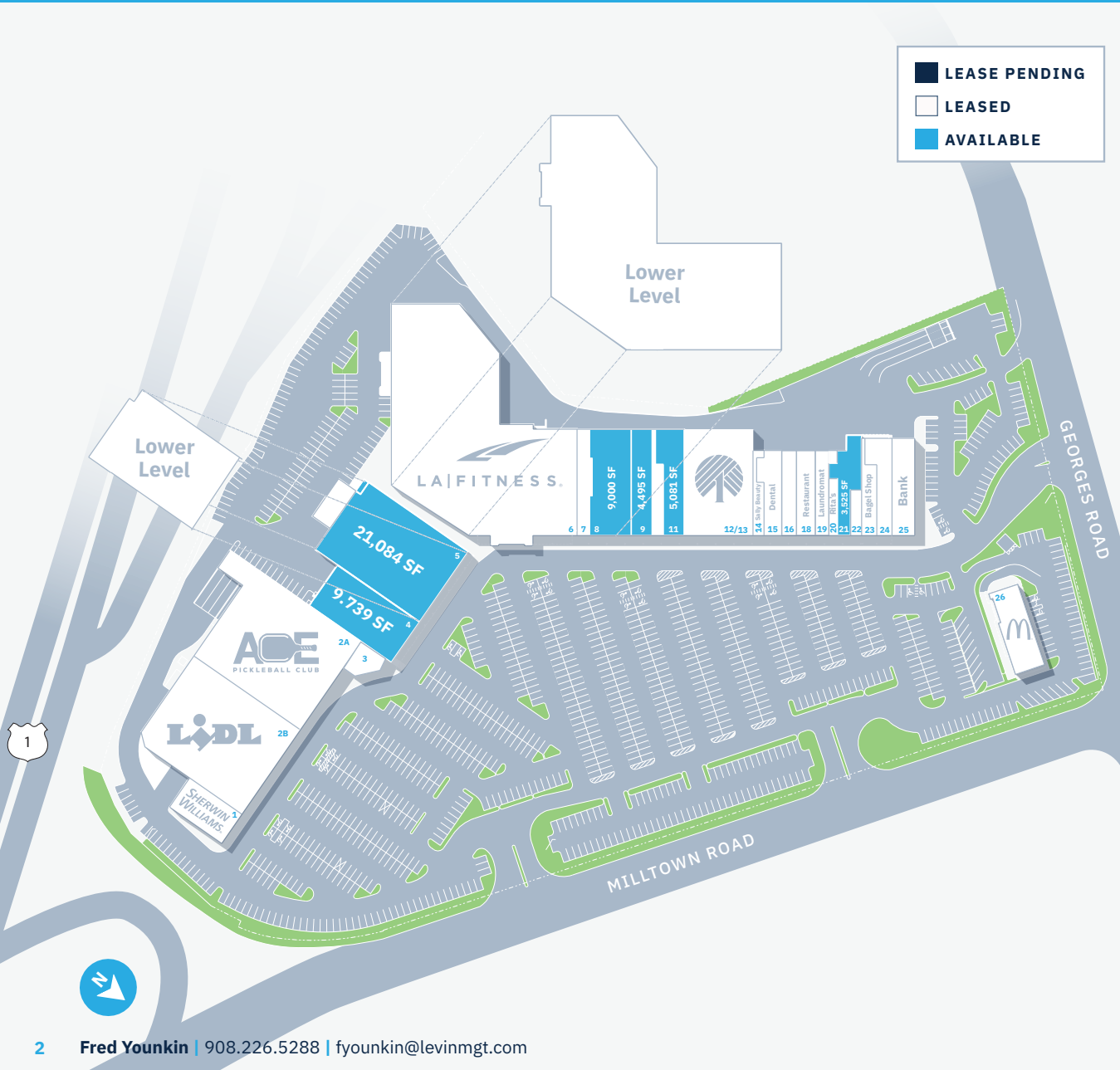
 **\$144,070**
AVERAGE HH INCOME

 **273,195**
DAYTIME POPULATION

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SITE PLAN



Tenant Roster		SF
1	Sherwin Williams	4,500
2B	LIDL	27,596
2A	Ace Pickleball <i>Coming Soon!</i>	26,319
3	H&R Block	1,500
4	Available	9,739
5	Available	21,084
6	LA Fitness	62,399
7	Namkeen Hot Chicken Joint	2,795
8	Available	9,000
9	Available	4,495
10	Tropical Smoothie Cafe	1,700
11	Available	5,081
13	Dollar Tree	14,521
14	Sally Beauty Supply	1,523
15	Community Dental	3,373
16	Roma Salon	2,480
18	Kanoon Restaurant	3,240
19	Laundromat	2,291
20	Rita's Italian Ice & Frozen Custard	951
21	Available	3,525
22	Boost Mobile	993
23	Bagel Bazaar II	2,309
24	Giri Trading Agency	3,571
25	Magyar Bank	4,384
26	McDonald's	3,840

can be combined

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GALLERY



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DEMOGRAPHICS

2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,173	142,797	288,684
Households	5,279	46,902	96,883
Average Household Income	\$142,974	\$132,451	\$144,070
Projected Average Household Income (2030)	\$140,266	\$130,803	\$142,112
Median Household Income	\$112,607	\$108,108	\$117,307
Total Businesses	656	5,564	10,426
Total Employees	6,318	5,564	10,426
Daytime Population	15,390	137,052	273,195
Total Annual Household Expenditure	\$637.82 M	\$5.68 B	\$12.31 B
HH Income \$200K or more	950	9,292	21,445
College Degree + (Bachelor Degree or Higher)	3,241	36,551	87,745

Source: sitesusa.com

3M

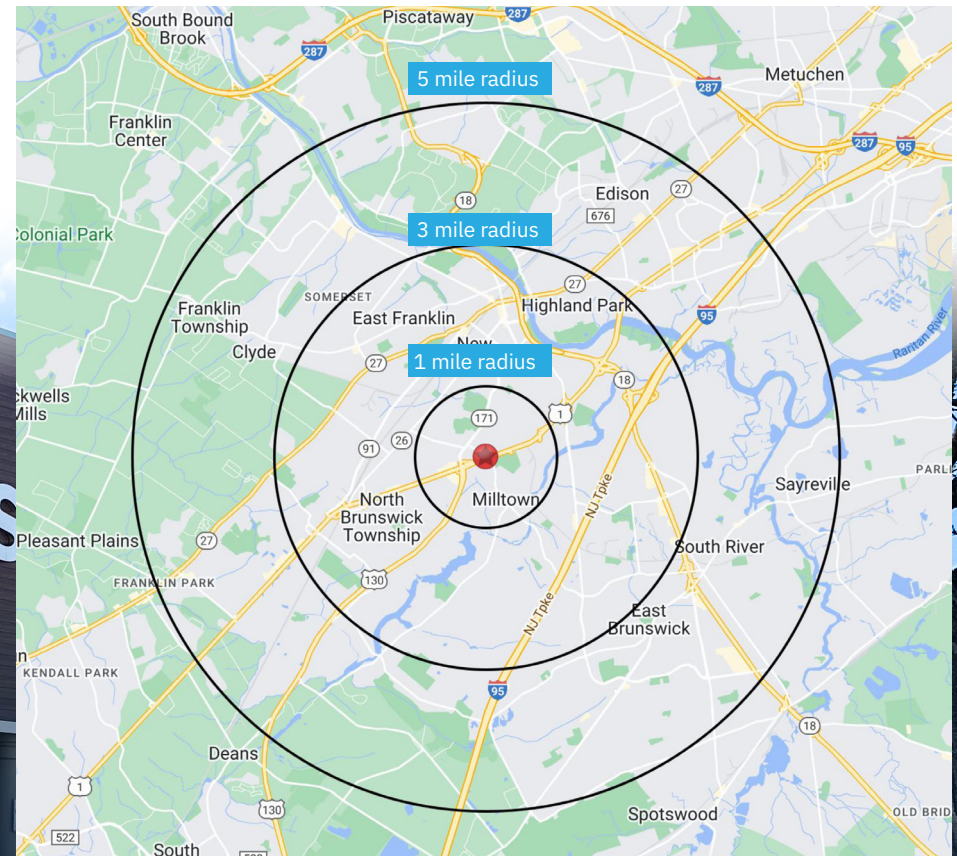
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MARKET AERIAL





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

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Fred Younkin

LEASING REPRESENTATIVE

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