

*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 SF, 4,495 SF, 9,000 SF, 9,739 SF, 21,084 SF

Broker Incentives

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

Retailers



SHERWIN-WILLIAMS



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 now open!
- 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

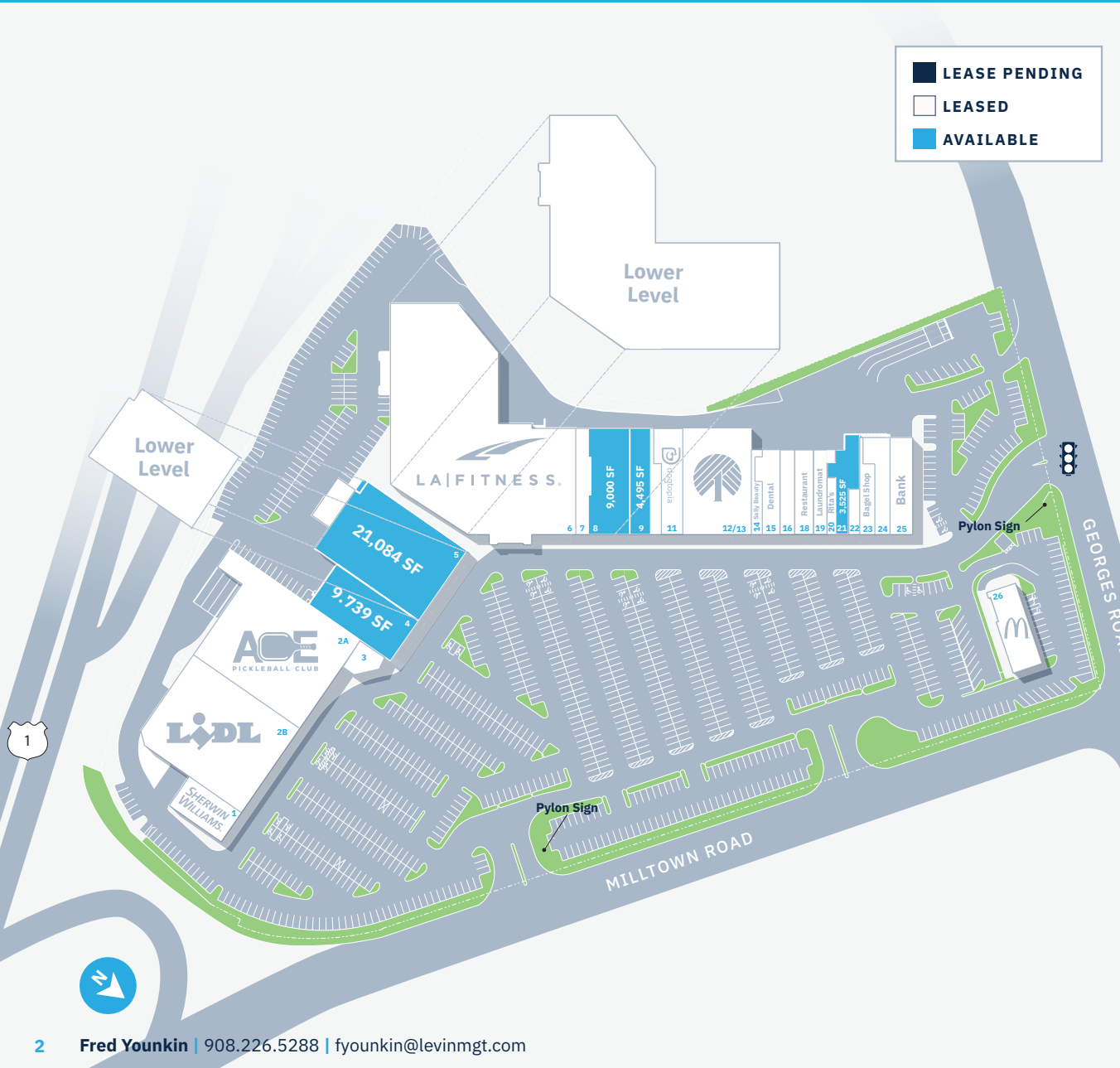
 **\$144,070**
AVERAGE HH INCOME

 **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	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	Dogtopia	5,081
13	Dollar Tree	14,521
14	Sally Beauty Supply	1,523
15	Community Dental - coming available	3,373
16	Roma Salon	2,480
18	Baba Shawarma & Bakery	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

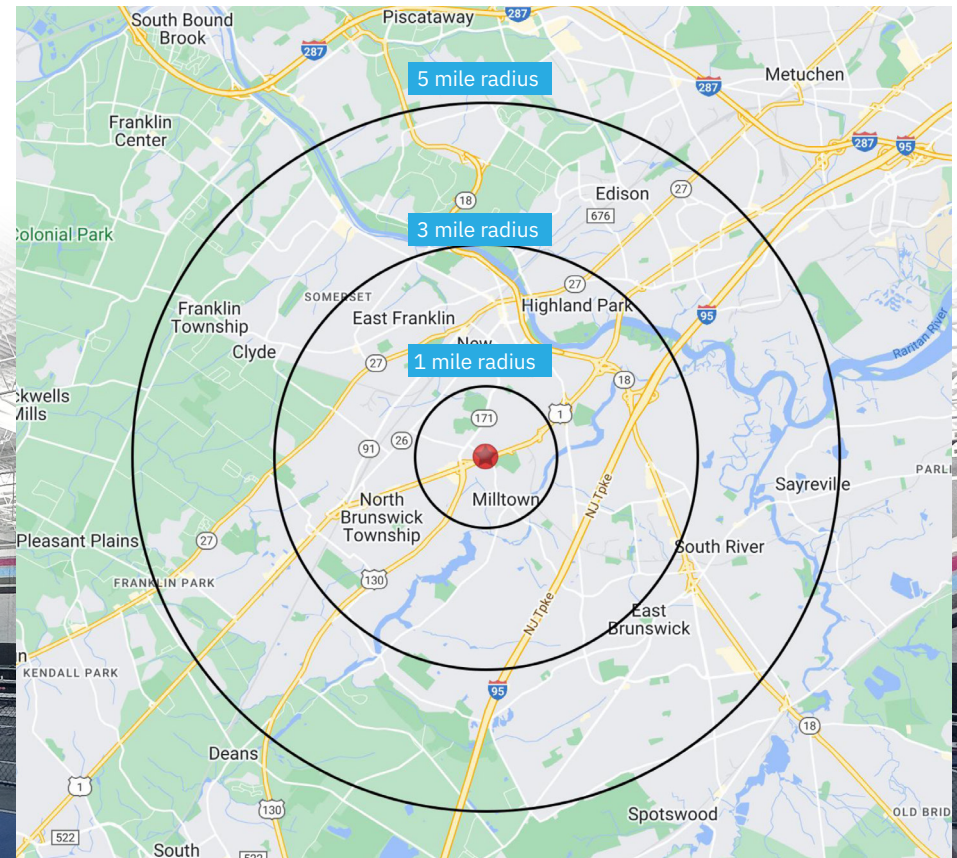
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MANAGEMENT

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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