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

3M
visits annually*

8.73
visit frequency*

33 min
avg. visit duration*



Retailers

LIDL · ACE PICKLEBALL CLUB · DOLLAR TREE · LA FITNESS · dogtopia · SHERWIN-WILLIAMS · tropical SMOOTHIE CAFE · SALLY BEAUTY SUPPLY

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.

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

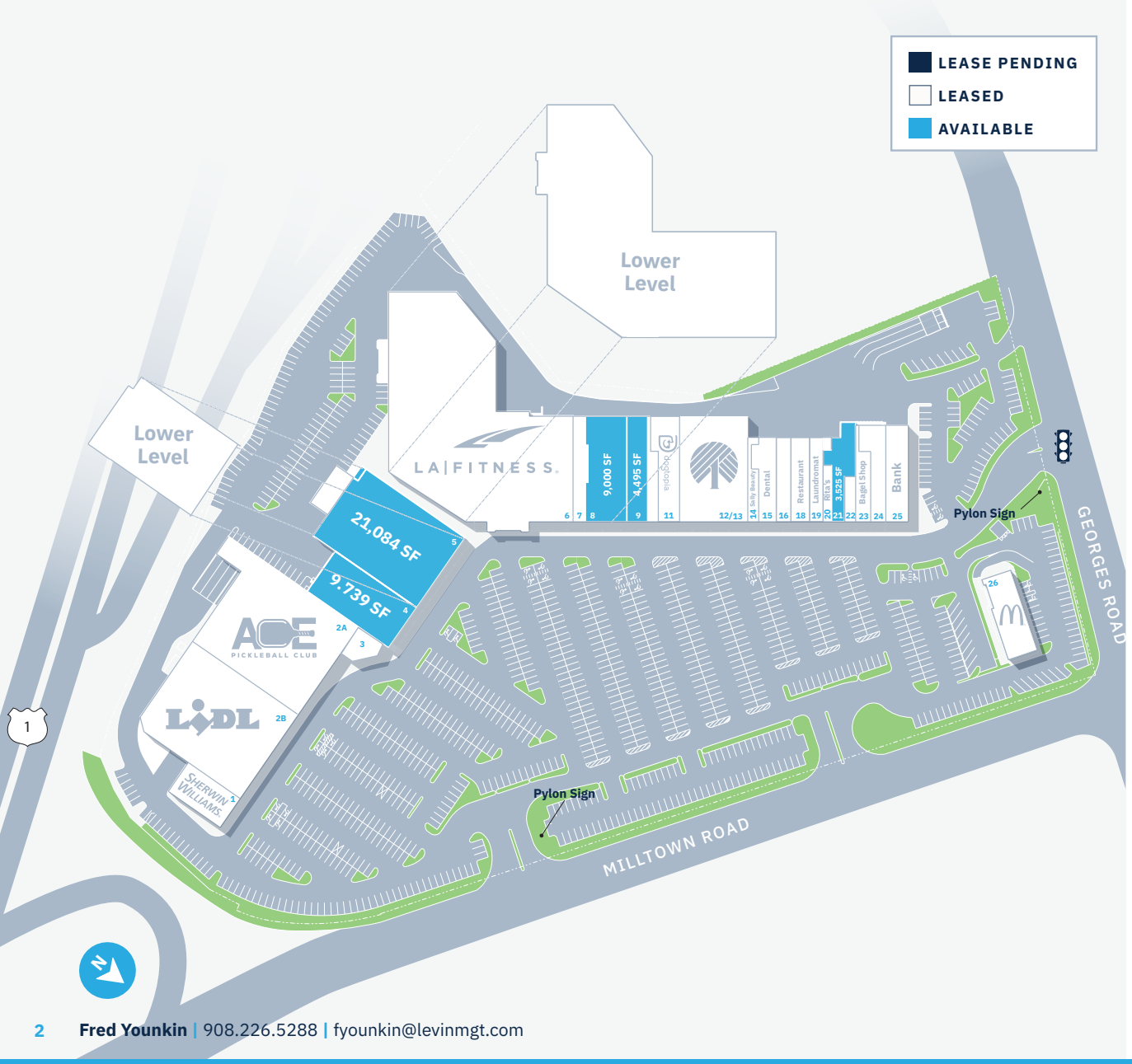
Fred Younkin | 908.226.5288 | fyounkin@levinmgt.com

Brunswick Shopping Center

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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	can be combined
9	Available	4,495	can be combined
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 Bazzar II	2,309	
24	Giri Trading Agency	3,571	
25	Magyar Bank	4,384	
26	McDonald's	3,840	

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GALLERY









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DEMOGRAPHICS

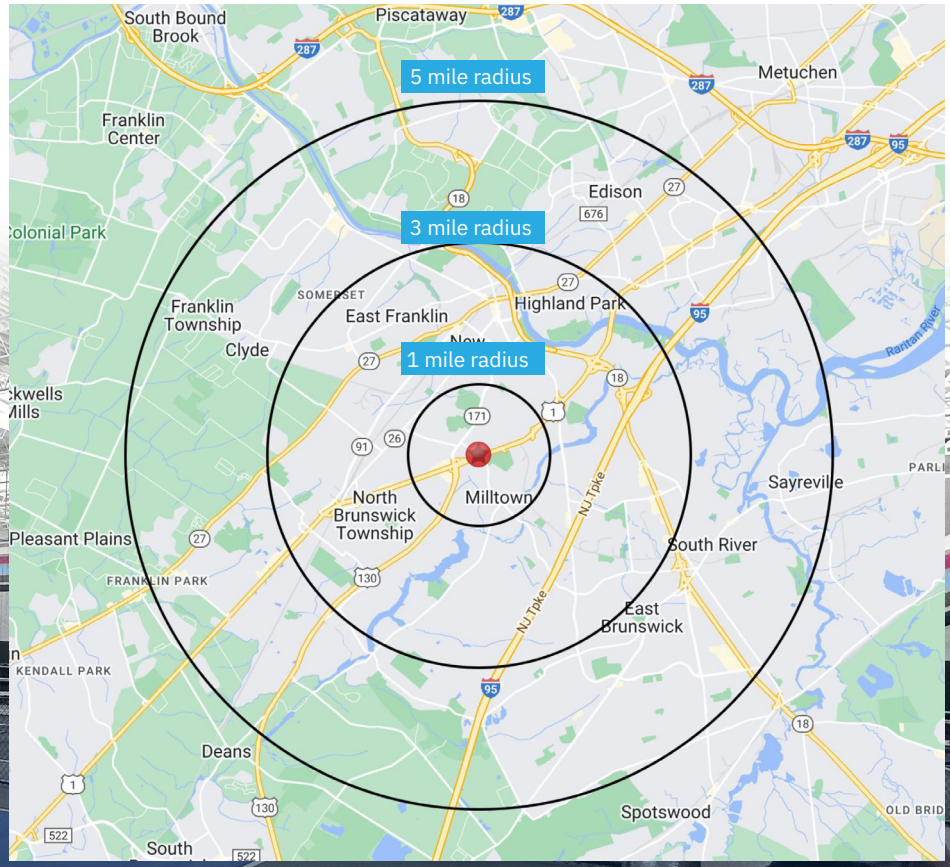
2010-2020 Census | 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,173	142,797	288,684
Households	5,279	46,902	96,883
Average Household Income	$142,974	$132,451	$144,070
Projected Average Household Income (2030)	$140,266	$130,803	$142,112
Median Household Income	$112,607	$108,108	$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

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MARKET AERIAL



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Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

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LEASING REPRESENTATIVE

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