

Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT



2.7M visits annually
8.73 visit frequency
36 min avg. duration

*Property Data by Placer.ai



Available Spaces

21,084; 9,739 [9,000 & 4,495 SF - can combine]; 5,081; 3,525; 993;
2,480 SF -2nd gen salon

Property Highlights

- **High-Visibility Location:** 287,131 SF community center on Milltown Road, just off Route 1, attracting **2.7 million annual visits** (3.85% year-over-year increase).
- **Anchored by Lidl & LA Fitness:** Two major draws—Lidl and LA Fitness, bringing steady daily foot traffic.
- **Experiential Retail Coming Soon: Ace Pickleball**, a fast-growing sports and social destination, will add an engaging, activity-driven element to the center.
- **Diverse Tenant Mix:** National, regional, and local retailers create a dynamic shopping experience.
- Close to Rutgers University and DeVry University, with a built-in customer base.
- **Retail Powerhouse Neighbors:** Surrounded by Trader Joe's, Michael's, ULTA, Hobby Lobby, Burlington, Walmart, Marshalls, and Bowlero.
- **Dense population:** 280,000+ residents within a 5-mile radius.
- **Cobrokers: 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF**

Retailers



Average Daily Traffic

82,645 US 1 | 8,268 Milltown Road

Demographics

5-mile radius



288,684
POPULATION



96,883
HOUSEHOLDS



\$144,070
AVERAGE HH INCOME



273,195
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Sherwin Williams	4,500
2B	Lidl	27,596
2A	Ace Pickleball <i>Opening soon!</i>	26,319
3	H&R Block	1,500
4	Available	9,739
5	Available	21,084
5A/6A	Access Storage	63,922
6	LA Fitness	62,399
7	Lease Pending	2,795
8	Available	9,000
9	Available	4,495
10	Tropical Smoothie Café	1,700
11	Available	5,081
12/13	Dollar Tree	14,521
14	Sally Beauty Supply	1,523
15	Community Dental	3,373
16	Available - 2nd gen 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	Available	993
23	Bagel Bazaar II	2,309
24	Giri Trading Agency <i>Opening soon!</i>	3,571
25	Magyar Bank	4,384
25A	Magyar Bank Drive-thru	
26	McDonald's	3,840

can be combined

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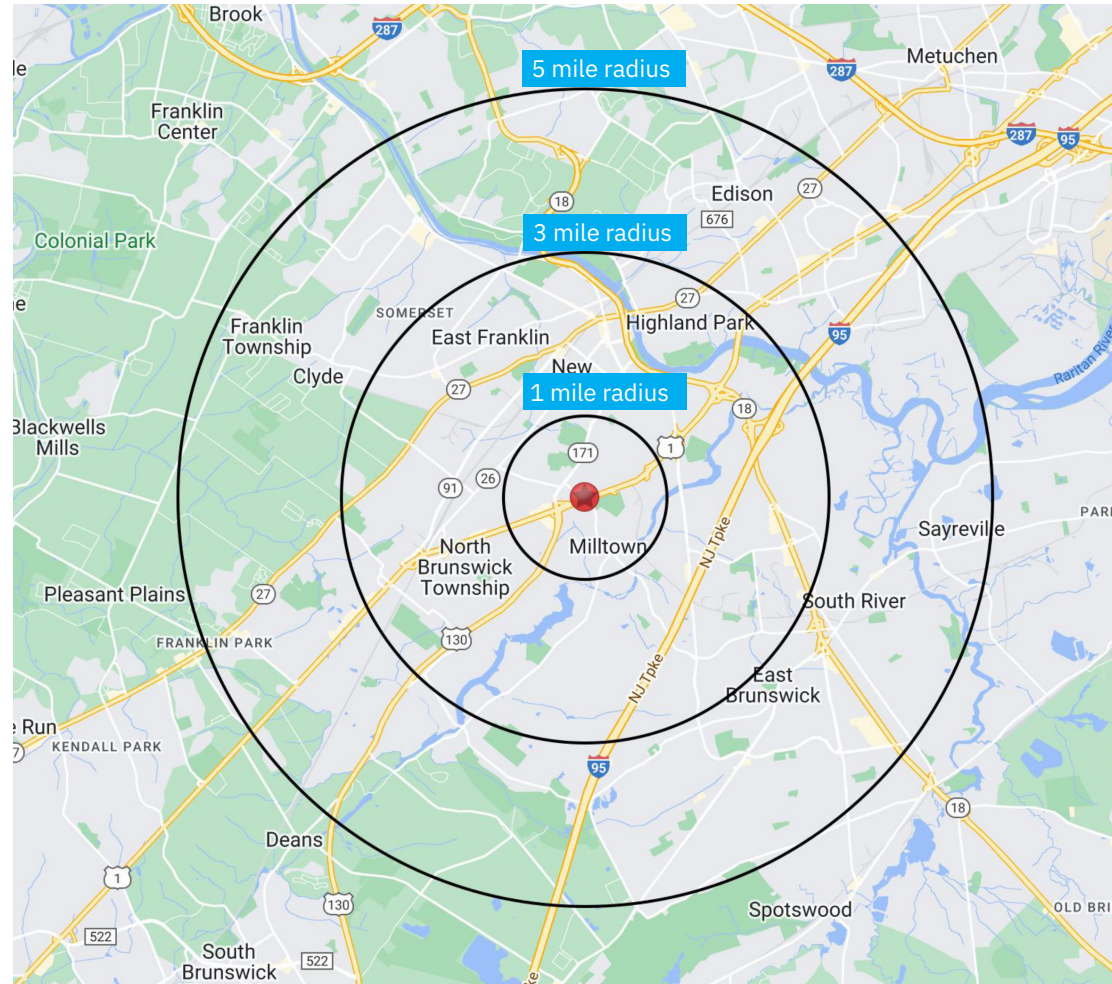
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DEMOGRAPHICS

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



CONTACT EXCLUSIVE AGENT

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