

Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT



1.5 M visits annually
5.35 visit frequency
47 min avg. duration

*Property Data by Placer.ai



Available Spaces

27,584 (divisible); 21,084 (divisible); 23,000 (combined spaces); 3,571; 2,795 SF
2nd gen restaurant

Property Highlights

- 288,396 SF community center situated on Milltown Road just off Route 1 in the heart of North Brunswick's retail corridor with 1.5 million annual visits*
- Anchored by Lidl who opened in 2020. Recent leases with Kanoon Restaurant and H&R Block as well as LA Fitness recently did a renovation.
- Junior anchor positions available
- Strong mix of national, regional and local retail and restaurants
- Abundant parking
- Rutgers University & DeVry University are within 3 miles of the center
- Neighborhood retailers: Trader Joe's, Michaels, ULTA, Hobby Lobby, Burlington, Walmart, Marshalls, Bowlero
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers**

Retailers



DOLLAR TREE

LA FITNESS



SHERWIN
Williams

SALLY
BEAUTY SUPPLY

Rainbow

Average Daily Traffic

82,645 US 1

8,268 Milltown Road

Demographics

5-mile radius



280,311
POPULATION



92,792
HOUSEHOLDS



\$113,449
AVERAGE HH INCOME



147,386
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Sherwin Williams	4,500
2B	Lidl	27,596
2A	Available (divisible)	27,584
3	H&R Block <i>opening soon!</i>	1,500
4	Rainbow Apparel	9,739
5	Available (divisible)	21,084
5A/6A	Access Storage	63,922
6	LA Fitness	62,399
7	Available (2nd gen restaurant)	2,795
8	Available	9,000
9	Available	4,495
10	Available	1,700
11	Available	5,081
12/13	Dollar Tree	14,521
14	Sally Beauty	1,523
15	Community Dental	3,373
16	Roma Unisex Beauty Salon	2,480
18	Kanoon Restaurant <i>opening soon!</i>	3,240
19	Laundromat	2,291
20	Rita's Italian Ice & Frozen Custard	951
21	Rutgers Wine & Liquor	3,525
22	Alex Diamond Joyeria	993
23	Bagel Bazzar II	2,309
24	Available	3,571
25	Magyar Bank	4,384
25A	Magyar Bank Drive-thru	
26	McDonald's	3,840

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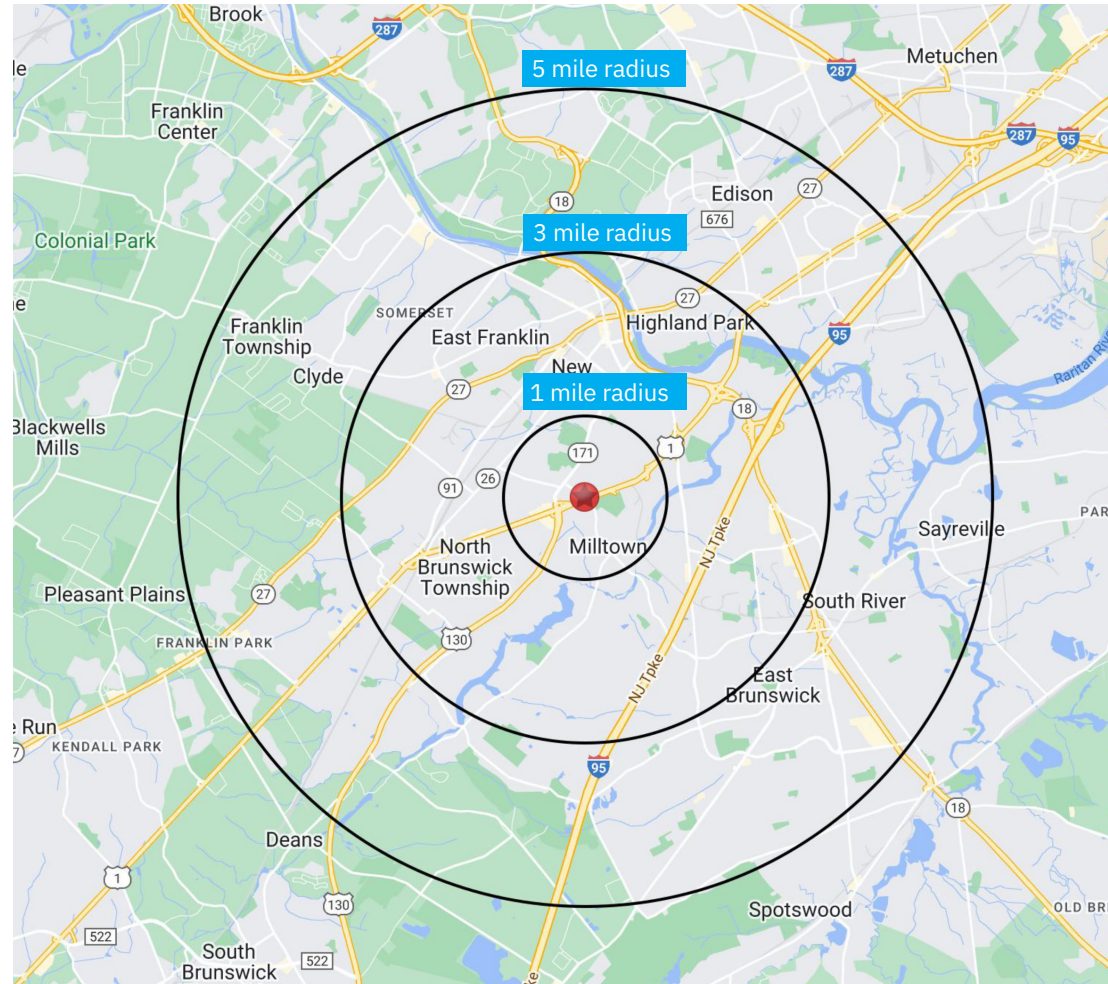
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DEMOGRAPHICS

2010-2020 Census, 2023 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,876	134,106	280,311
Households	4,355	43,081	92,792
Average Household Income	\$118,404	\$100,971	\$113,449
Projected Average Household Income (2028)	\$147,568	\$127,092	\$143,420
Median Household Income	\$84,486	\$82,377	\$92,906
Total Businesses	545	5,361	10,261
Total Employees	5,288	62,964	124,469
Daytime Population	5,860	68,696	147,386
Total Annual Household Expenditure	\$345.15M	\$3.03B	\$7.1B
HH Income \$200K or more	266	1,975	4,767
College Degree + (Bachelor Degree or Higher)	2,984	33,736	84,216

Source: sitesusa.com



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MARKET AERIAL



CONTACT EXCLUSIVE AGENTS

JENNIFER HARRISON

Senior Leasing Representative

t. 908.226.5296 **m.** 201.927.6820

jharrison@levinmgt.com

FRED YOUNKIN

Leasing Representative

t. 908.226.5288 **m.** 484.612.2532

fyoungkin@levinmgt.com



Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

levinmgt.com | 70 YEARS

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