

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

**2.4M**  
visits annually\*

**8.57**  
visit frequency\*

**32 min**  
avg. visit duration\*



**LEVIN**  
MANAGEMENT

RETAIL

# Rutgers Plaza

940 EASTON AVENUE | SOMERSET, NJ 08873

### Available Space

3,000 SF - last unit

### Broker Incentives

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

### Retailers



### Property Highlights

- 267,613 SF neighborhood shopping center generating 2.4 million annual visits
- Anchored by a top-performing Stop & Shop
- Exceptional visibility along heavily trafficked Easton Avenue at JFK Boulevard
- Just minutes from I-287 Northbound (Exit 10)
- Minutes from Rutgers University, a built-in customer base of 69,000 students
- Recent leasing momentum including Bounce Air Adventure Park, WingStop, and a newly built McDonald's
- Former Kmart space currently under lease negotiation
- Average Daily Traffic: 35,971 Easton Avenue

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### 5-Mile Demographics

**277,547**  
POPULATION

**92,434**  
HOUSEHOLDS

**\$141,397**  
AVERAGE HH INCOME

**204,891**  
DAYTIME POPULATION

[levinmgt.com](http://levinmgt.com) | 70 YEARS

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## SITE PLAN



Tenant Roster		SF
1A	Crunch Fitness	22,898
1	Bounce Air Adventure Park	20,810
2	Dollar Tree	9,375
3	Plaza Cleaners	1,820
4	Flame Kabob House	1,500
5	Lease Pending	2,000
6	Available	3,000
7	GNC	1,704
8	Cutters Barbershop	1,802
9	Llanio & Casas Associates	1,988
10	WingStop	1,848
11A	Morel's Village Hot Pot	4,000
11B	Venus Jewelers	5,675
12-16	Lease Pending	107,566
17	Stop & Shop	74,171
18	Chase Bank	3,000
19	McDonald's	4,456



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AERIAL



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MANAGEMENT

## GALLERY



# Rutgers Plaza

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## DEMOGRAPHICS

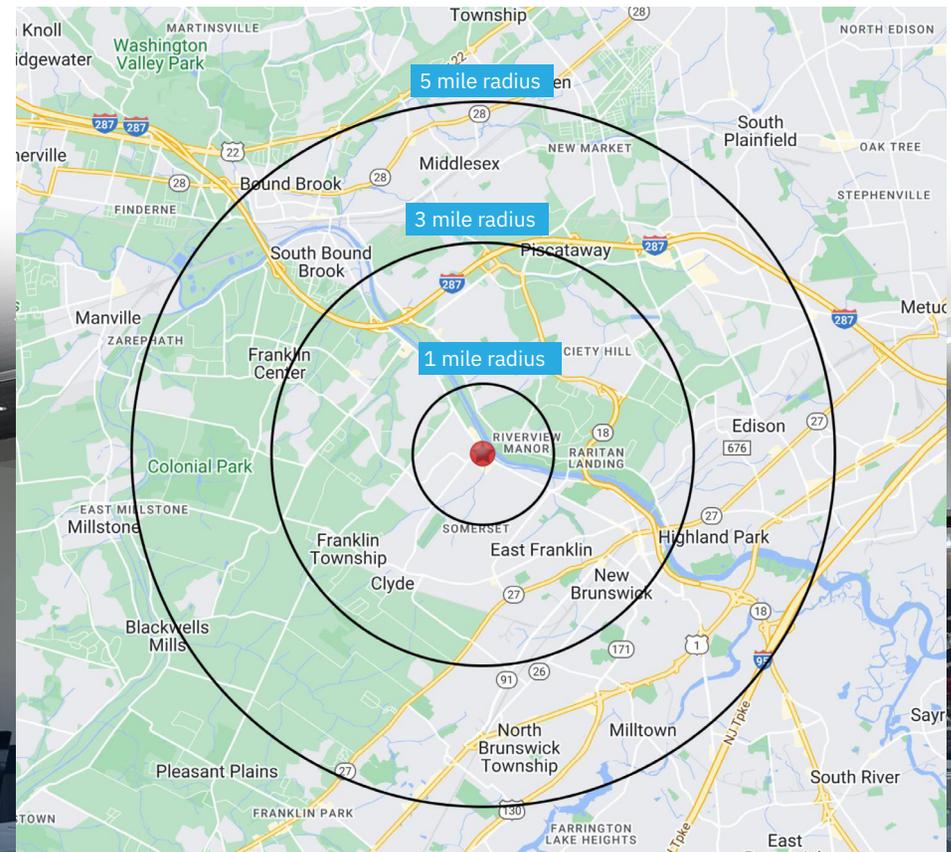
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,259	119,108	285,477
Households	4,303	37,440	96,590
Average Household Income	\$143,978	\$132,747	\$142,575
Projected Average Household Income (2030)	\$142,505	\$131,665	\$140,756
Median Household Income	\$110,899	\$104,778	\$114,440
Total Businesses	402	4,791	11,643
Total Employees	3,367	69,418	164,988
Daytime Population	5,326	85,294	204,891
Total Annual Household Expenditure	\$532.75 M	\$4.51 B	\$12.16 B
HH Income \$200K or more	848	7,266	20,538
College Degree + (Bachelor Degree or Higher)	4,840	32,657	86,995

Source: sitesusa.com

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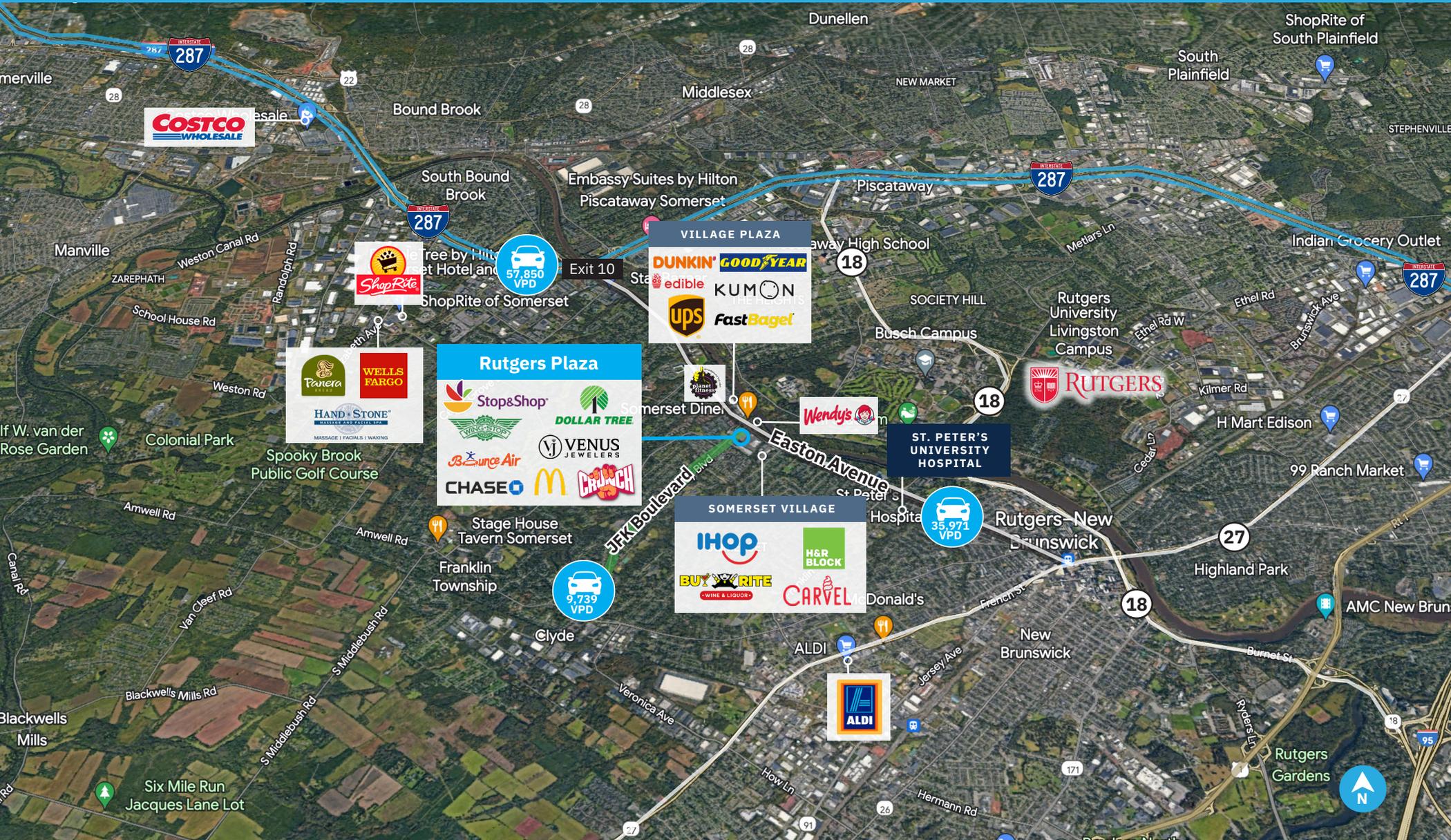
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## MARKET AERIAL





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

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

**Ed Vasconcellos**

LEASING REPRESENTATIVE

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