

*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

STOP & SHOP



Bounce Air

DOLLAR TREE



VENUS
JEWELERS

CHASE



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, a coffee shop, and a newly built McDonald's
- New lease with former Kmart space - to be announced.
- 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 | 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	Coffee Shop Coming Soon!	2,000
6	Available	3,000
7	GNC	1,704
8	Cutters Barbershop	1,802
9	Llanio & Casas Associates	1,988
10	WingStop Coming Soon!	1,848
11A	Morel's Village Hot Pot	4,000
11B	Venus Jewelers	5,675
12-16	Newly Leased - TBA	107,566
17	Stop & Shop	74,171
18	Chase Bank	3,000
19	McDonald's	4,456

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CLOSE AERIAL



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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	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

2.4M

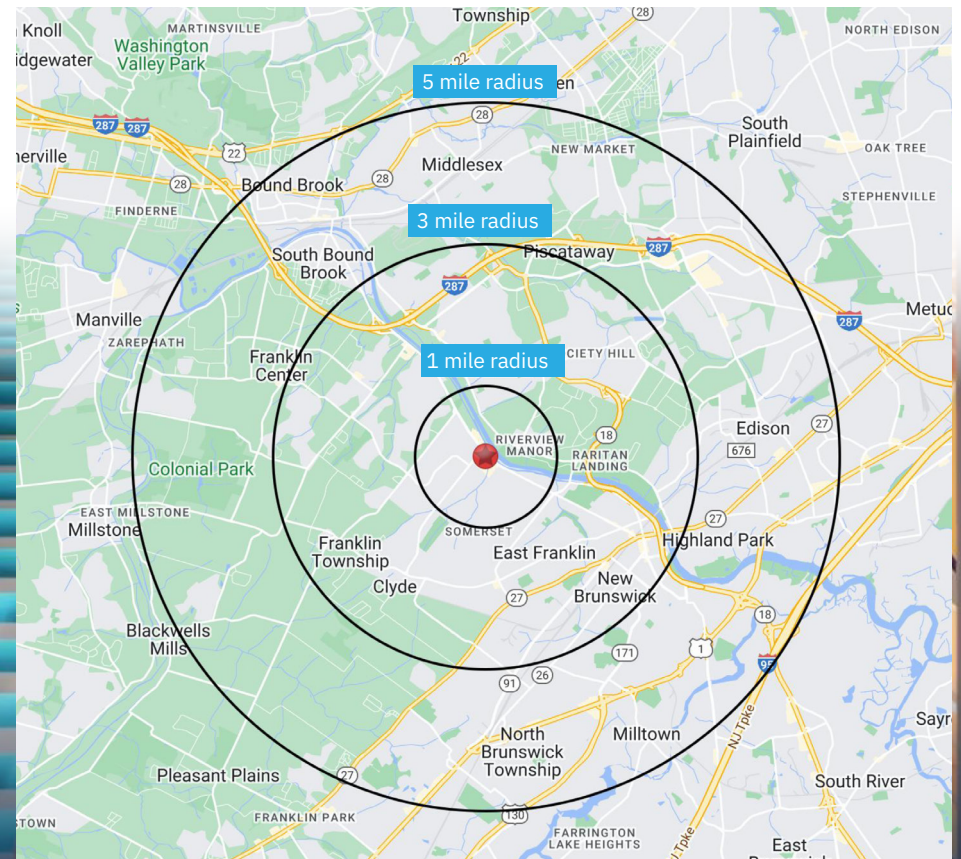
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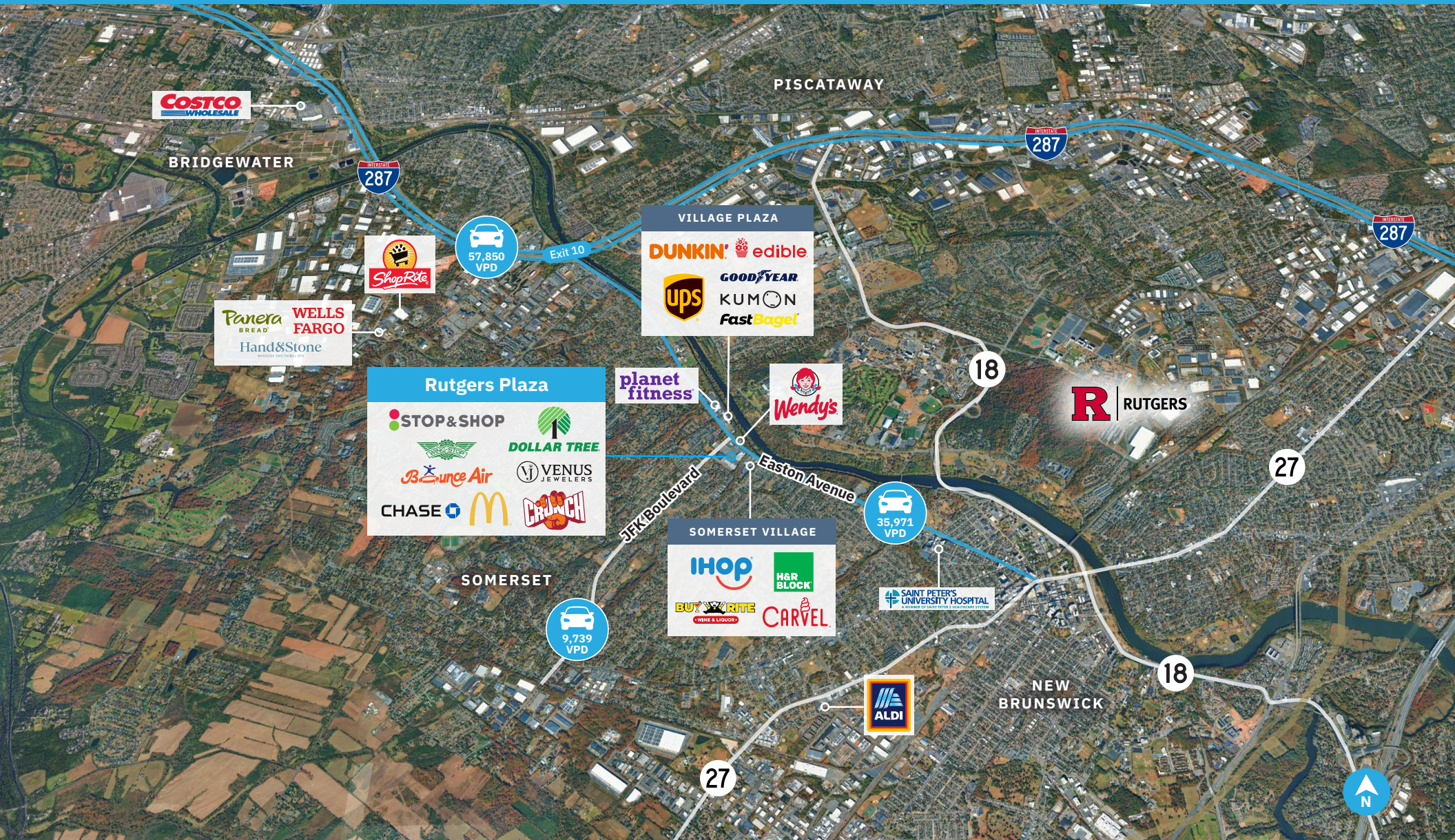


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MARKET AERIAL





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

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

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LEASING REPRESENTATIVE

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levinmgt.com | 70 YEARS

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