

Rutgers Plaza (Proposed Redevelopment)

940 EASTON AVENUE | FRANKLIN TOWNSHIP, NJ 08873

LEVIN
MANAGEMENT



1.8M visits annually
8.99 visit frequency
40 min avg. duration

*Property Data by Placer.ai



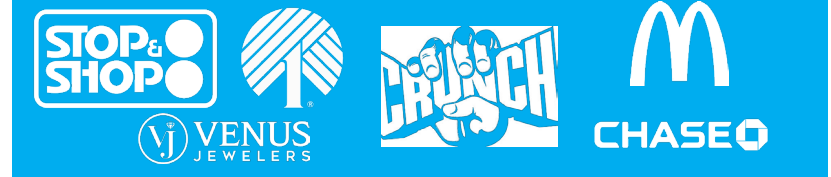
Available Spaces

1,848 SF
1,704 SF; 2,647 SF; 3,000 SF [can be combined]
11,078 SF

Property Highlights

- **267,613-square-foot center** attracting **1.8 million visits per year***
- Anchor Tenant: High-performing **Stop & Shop**
- **High-visibility site on heavily trafficked Easton Avenue at JFK Boulevard**
- Immediate access from **Interstate 287 Northbound (Exit 10)**
- Proximity to **Rutgers University**: Minutes from a campus with 69,000 students, a built-in customer base
- **Recent Leasing Activity**: **McDonald's** and **Venus Jewelers** in newly expanded space
- **Exciting Leasing Momentum**: Lease pending on former Kmart space
- **Cobrokers**: **5% commission up to 15K** and **4% commission for 15,001 SF up to 40K**

Retailers



Average Daily Traffic

35,971 Easton Avenue, CR 527
57,850 Interstate 287
9,739 JFK Boulevard

Demographics

5-mile radius



277,547
POPULATION



92,434
HOUSEHOLDS



\$141,397
AVERAGE HH INCOME



204,891
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1A	Crunch Fitness	22,898
1B	Available	11,078
1C	Lease Pending	9,732
2	Dollar Tree	9,375
3	Plaza Cleaners	1,820
4	Flame Kabob House	1,500
5	Available	2,647
6	Available	3,000
7	Available	1,704
8	Cutters Barbershop	1,802
9	Llanio & Casas Associates	1,988
10	Available	1,848
11A	Morel's Village Hot Pot	4,000
11B	Venus Jewelers <i>New Expanded Store!</i>	5,675
12-16	Lease Pending	107,566
17	Stop & Shop	74,171
18	Chase Bank	3,000
19	New McDonald's Pad Site <i>Now Open!</i>	4,456

can be combined

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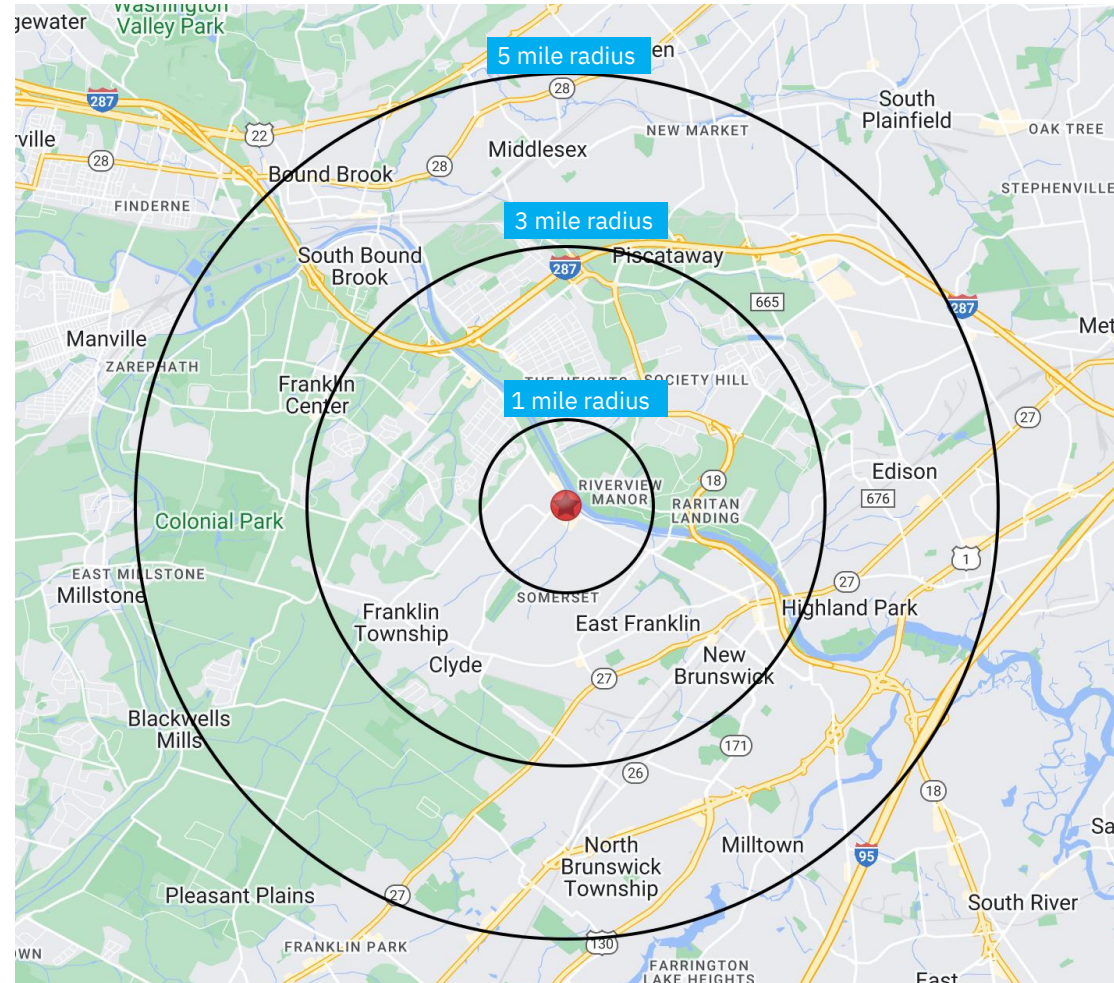
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,517	118,793	277,547
Households	4,326	36,053	92,434
Average Household Income	\$161,049	\$128,309	\$141,397
Projected Average Household Income (2028)	\$175,274	\$141,630	\$156,357
Median Household Income	\$111,242	\$102,460	\$110,204
Total Businesses	353	4,564	11,189
Total Employees	3,129	67,408	162,112
Daytime Population	5,326	85,294	204,891
Total Annual Household Expenditure	\$429.12 M	\$3.03 B	\$8.35 B
HH Income \$200K or more	798	6,767	18,407
College Degree + (Bachelor Degree or Higher)	4,949	33,054	87,694

Source: sitesusa.com



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CLOSE-UP AERIAL

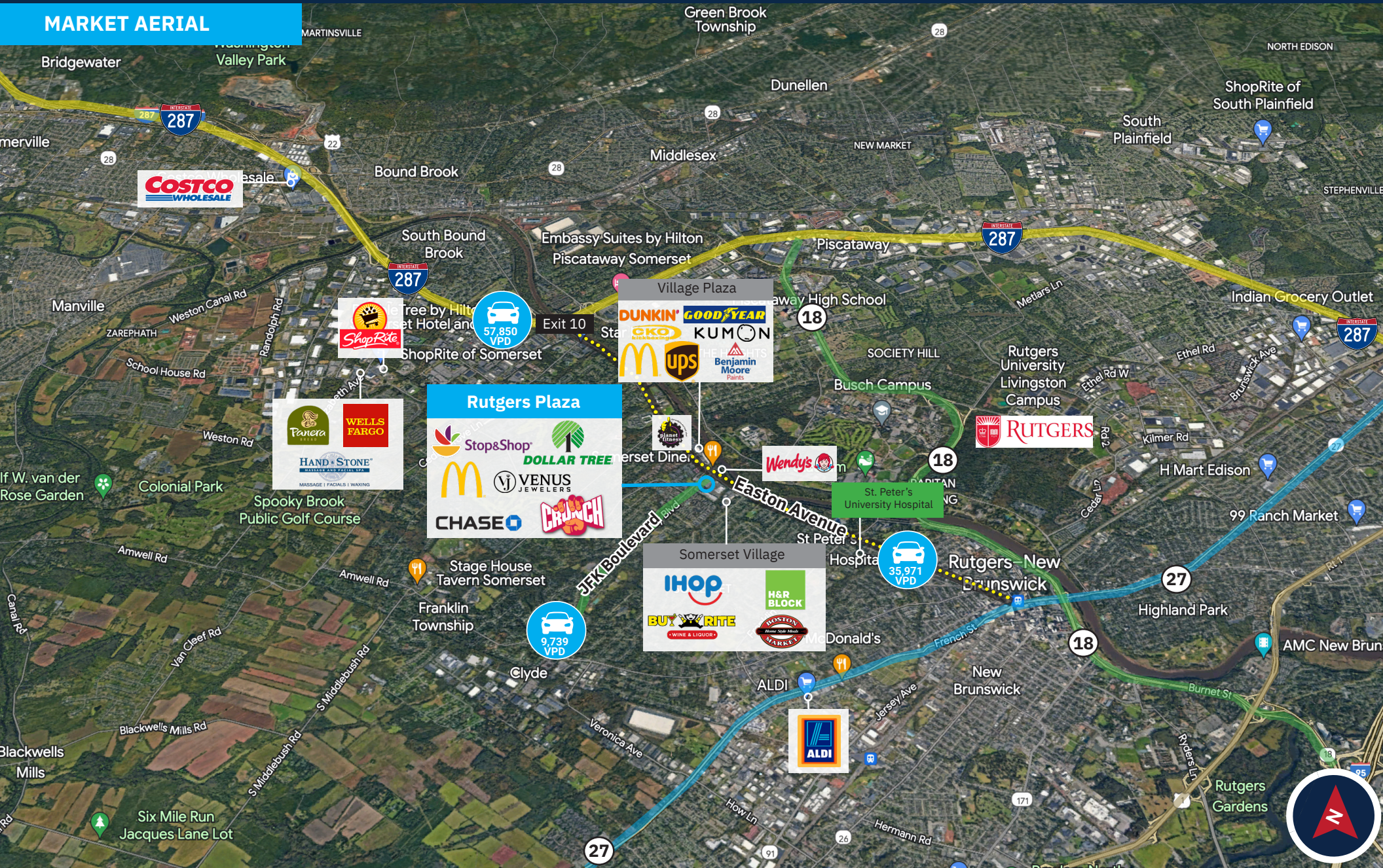


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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