

Rutgers Plaza

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



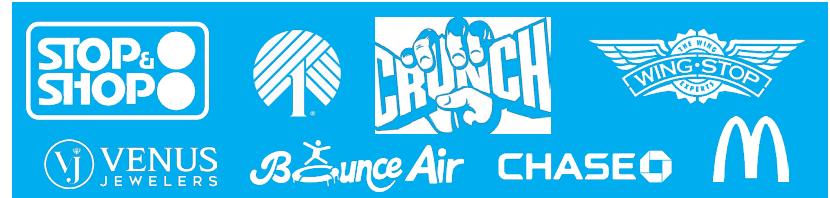
Available Spaces

3,000 SF

Property Highlights

- 267,613 SF neighborhood shopping center generating 1.8 million annual visits*
- Anchored by a top-performing Stop & Shop
- Exceptional visibility along heavily trafficked Easton Avenue at JFK Boulevard
- Just moments 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, McDonald's and WingStop.
- Former Kmart space currently under lease negotiation
- **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

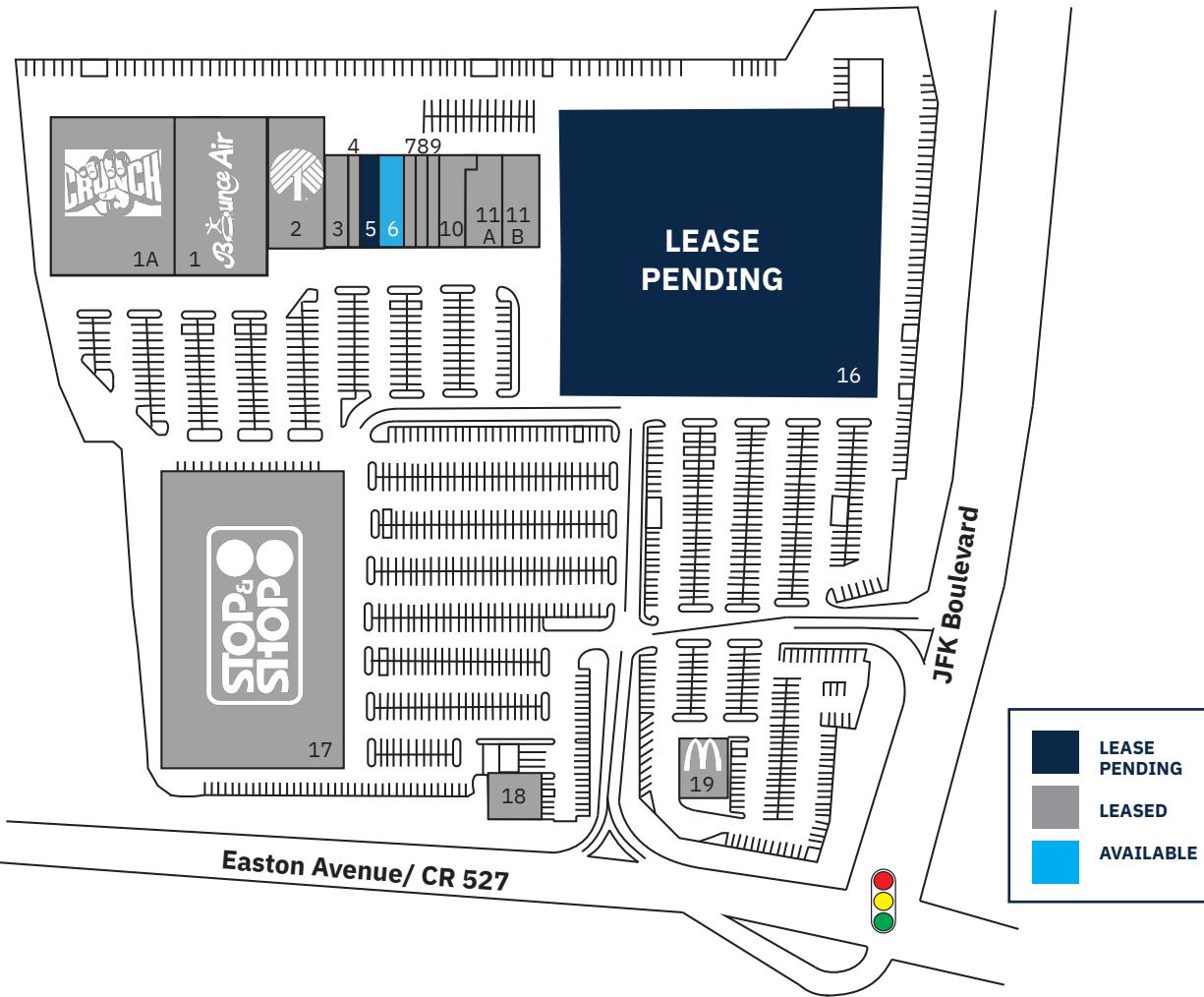
Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

| | | SF |
|-------|---|---------|
| 1A | Crunch Fitness | 22,898 |
| 1 | Bounce Air Adventure Park <i>Coming Soon!</i> | 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 | New McDonald's Pad Site | 4,456 |

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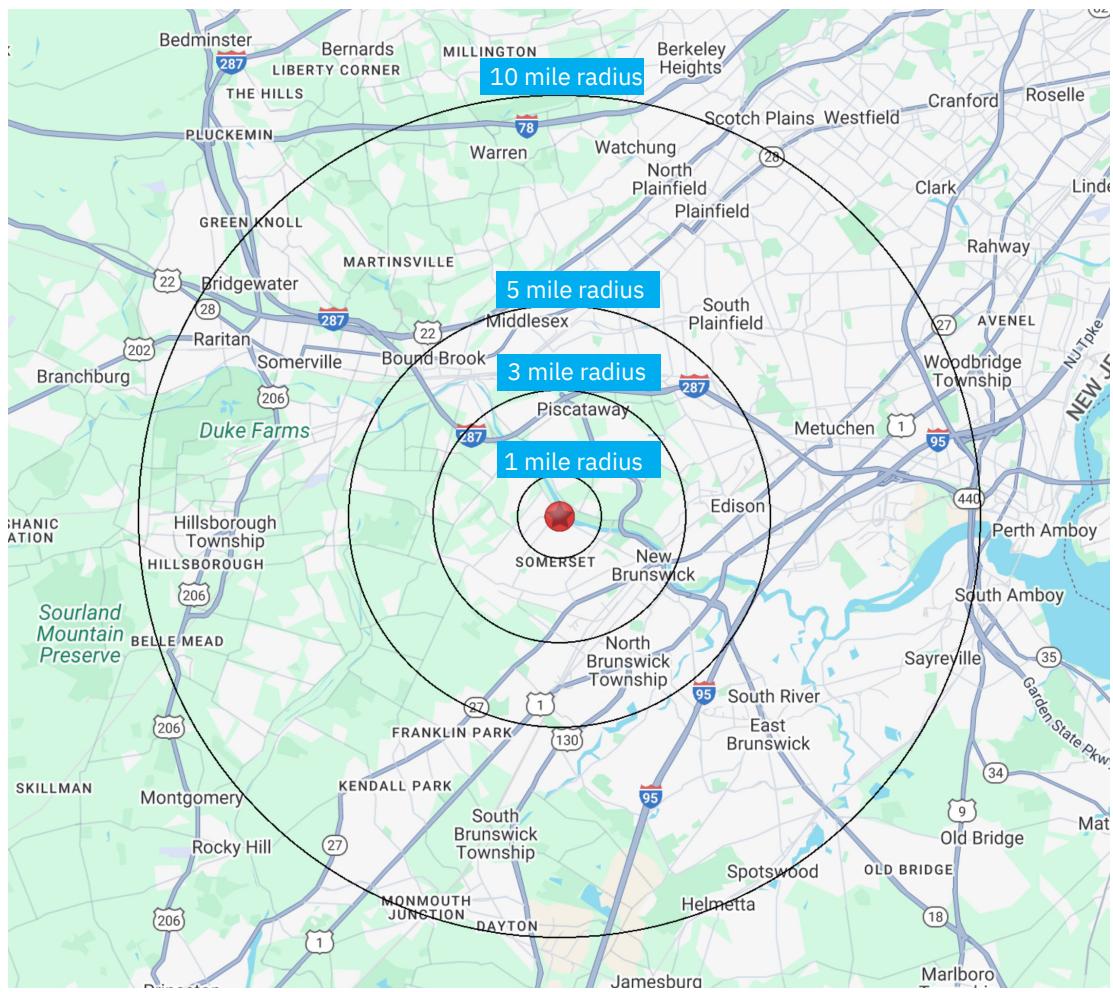
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DEMOGRAPHICS

| 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 |

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CLOSE-UP AERIAL

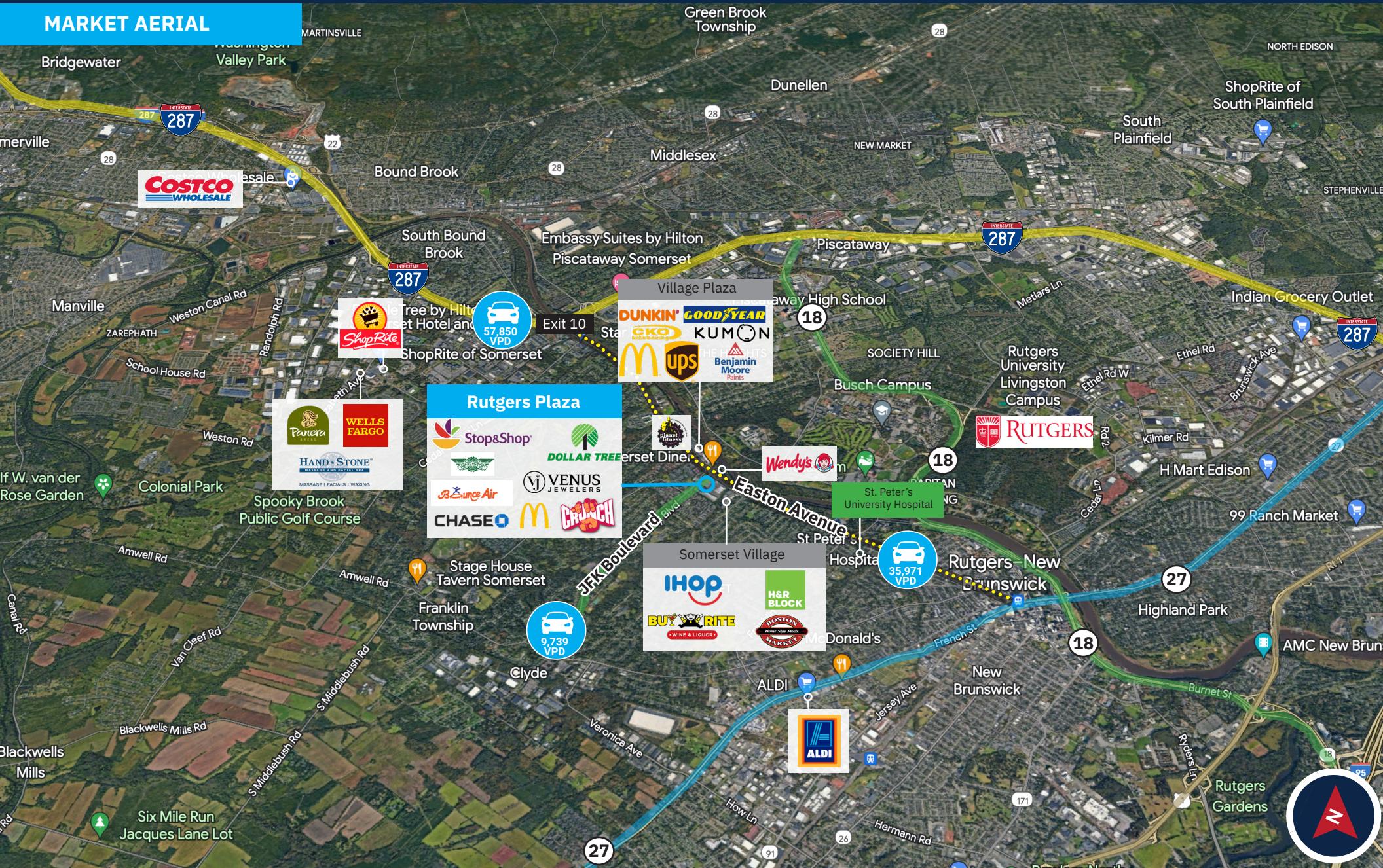


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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