

# 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



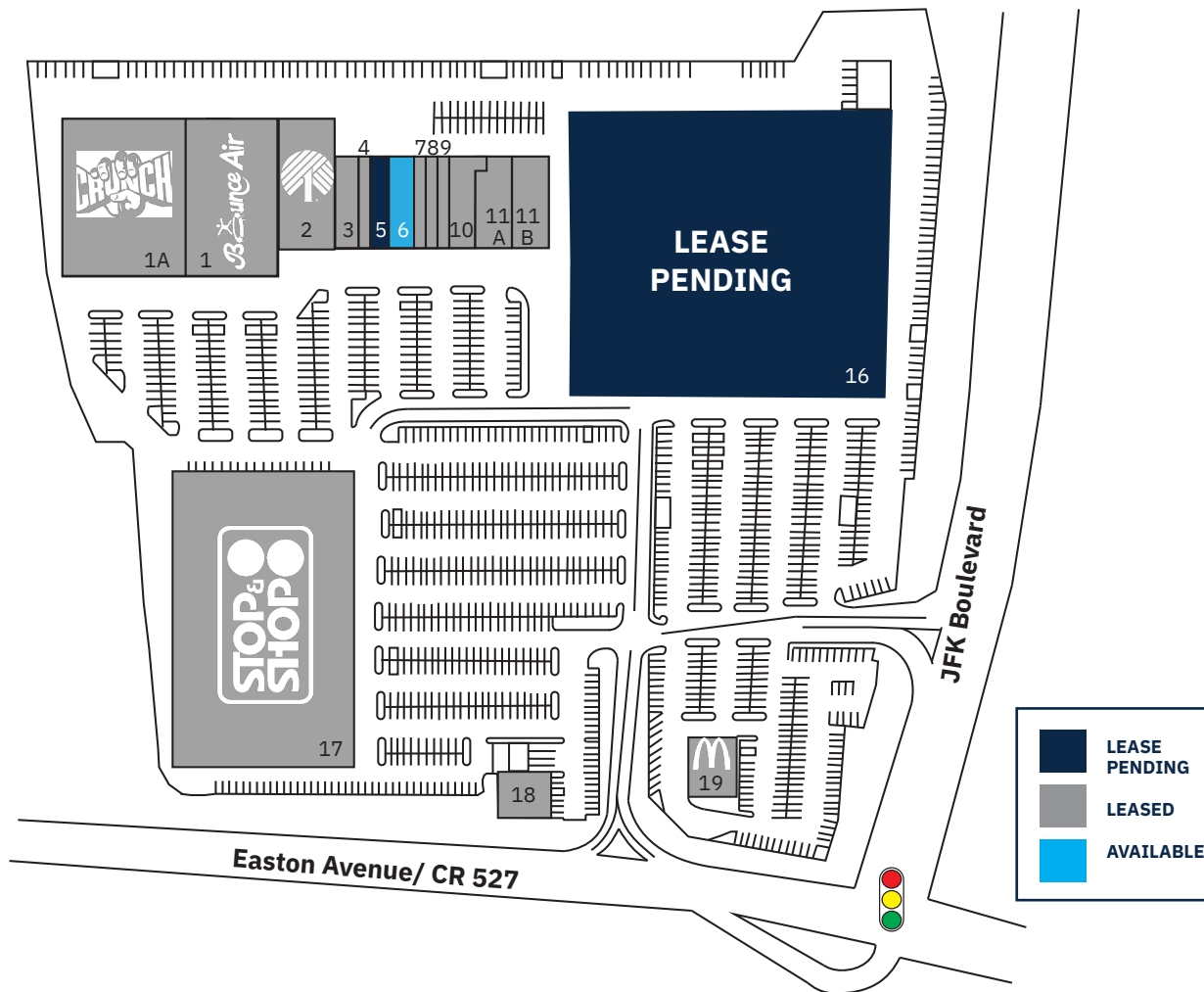
**204,891**  
DAYTIME POPULATION

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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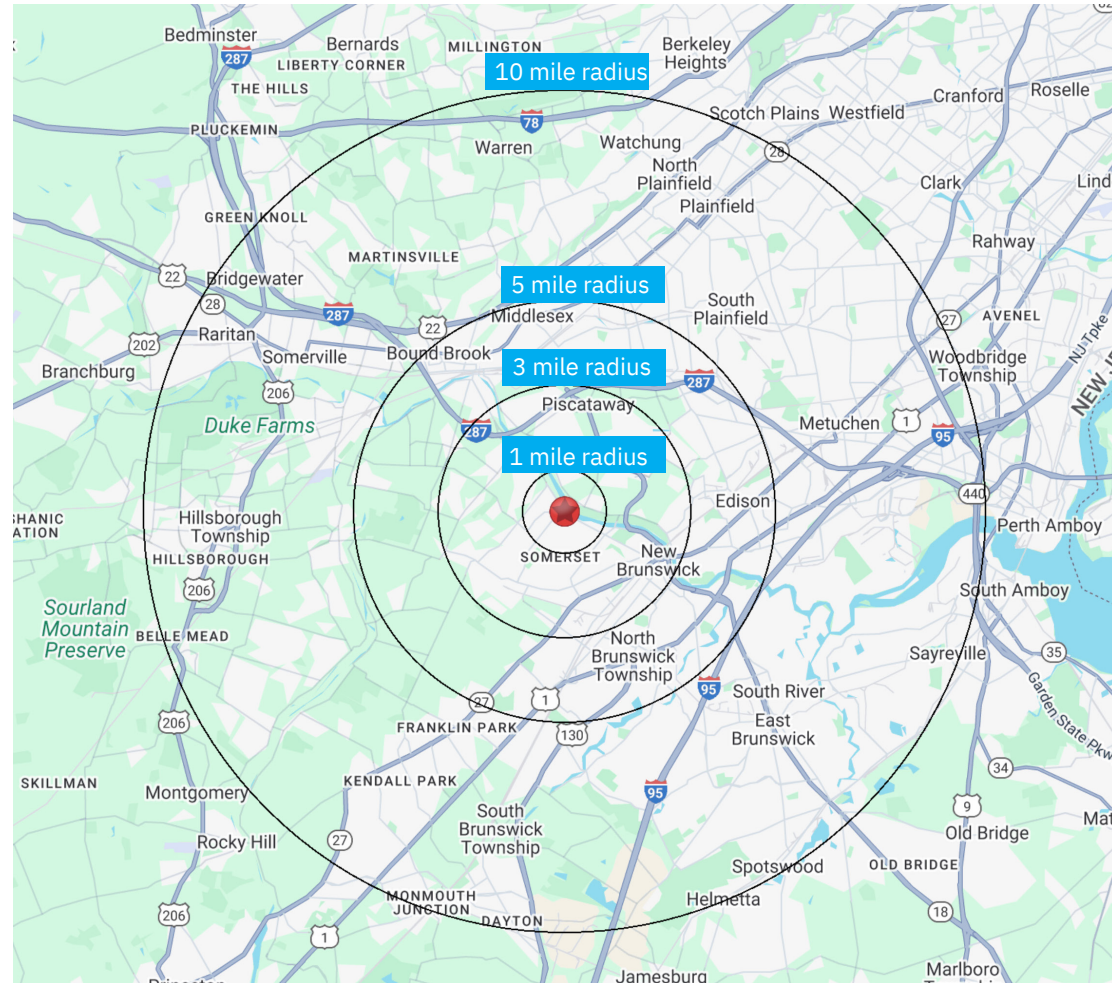
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## DEMOGRAPHICS

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

Source: sitesusa.com





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## CLOSE-UP AERIAL



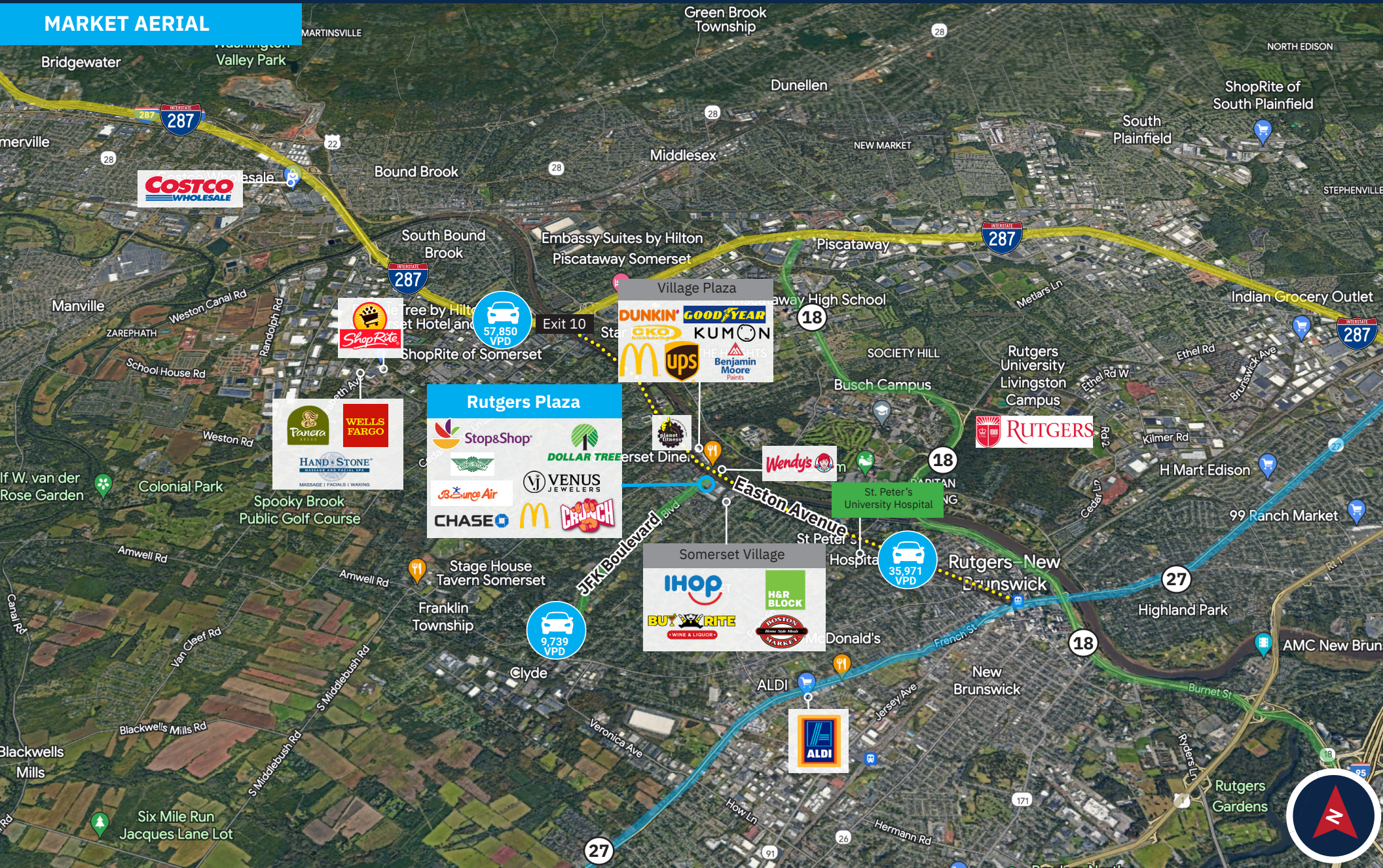


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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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