

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

3M

visits annually*

4.9

visit frequency*

32 min

avg. visit duration*



Retailers

TRADER JOE'S

Michaels

Total Wine & MORE

Staples

ULTA BEAUTY

SMASH BURGER

chili's GRILL & BAR

Panera BREAD

LEVIN MANAGEMENT

RETAIL

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

Available Spaces

Fully Leased

Major Anchors

Trader Joe's, Total Wine & More

Property Highlights

-123,670 SF retail center with 3 million annual visits annually. +13.6% YoY increase

-Anchored by Trader Joe's and Total Wine & More

-Trader Joe's draws shoppers from 20+ miles away, underscoring brand loyalty and strong regional appeal

-Top-Tier Performance: Ranked #1 among comparable centers within a 15-mile radius and among the top shopping centers in New Jersey based on visitation (Placer.ai).

-Prime location in a high-traffic retail corridor with direct access from US Route 1

-Average Daily Traffic: 77,200 US 1

5-Mile Demographics

275,282 POPULATION

92,236 HOUSEHOLDS

\$144,193 AVERAGE HH INCOME

252,096 DAYTIME POPULATION

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GALLERY



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SITE PLAN

LEASE PENDING
 LEASED
 AVAILABLE



Tenant Roster		SF
1/2	Smashburger	3,007 SF
3	Deli	1,600 SF
4	Wu's Shanghai Dumpling House	3,413 SF
5/6	Staples	14,249 SF
7	Panera Bread	5,114 SF
8	Ulta Beauty	10,593 SF
9	Michaels	24,394 SF
10	Total Wine & More	31,841 SF
11A	Trader Joe's	13,253 SF
11B	Mattress Warehouse	6,998 SF
11C	Ziabee Home Décor	1,594 SF
11D	Lux Nails	1,704 SF
12	Chili's	5,910 SF



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DEMOGRAPHICS

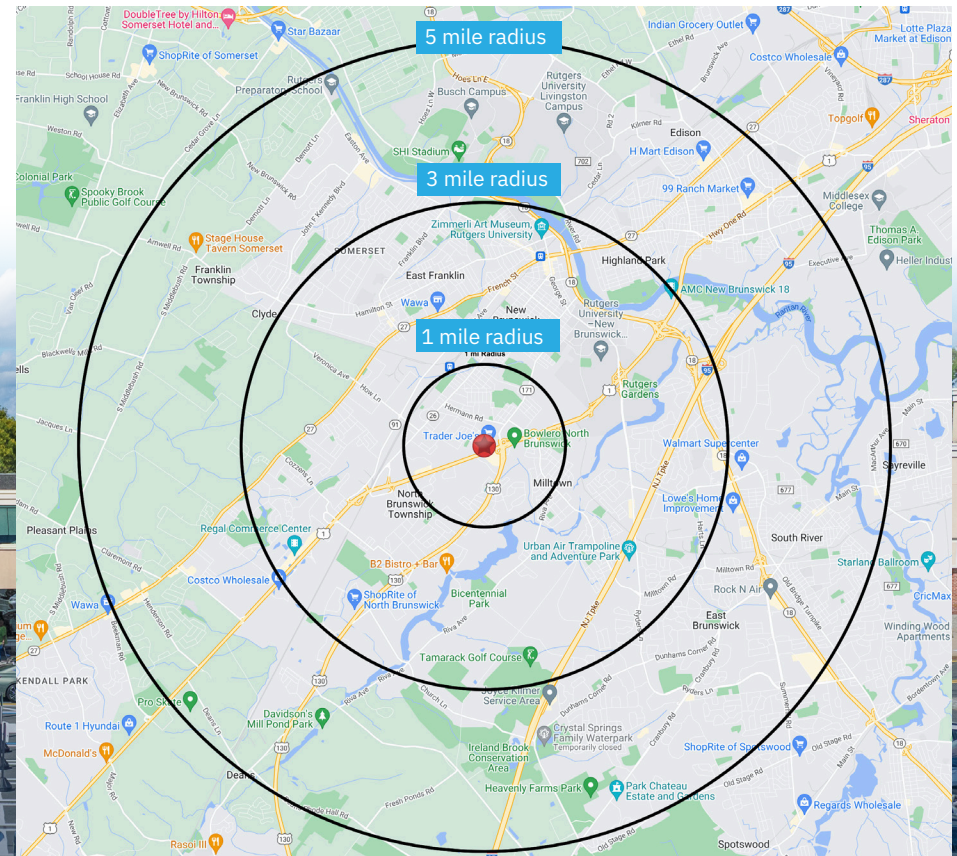
2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	15,091	138,744	275,282
Households	5,004	44,841	92,236
Average Household Income	\$154,517	\$134,587	\$144,193
Projected Average Household Income (2030)	\$151,601	\$134,587	\$144,193
Median Household Income	\$123,653	\$109,523	\$117,983
Total Businesses	634	5,164	9,999
Total Employees	6,418	53,167	104,391
Daytime Population	15,084	125,062	252,096
Total Annual Household Expenditure	\$637.38 M	\$5.48 B	\$11.72 B
HH Income \$200K or more	1,071	9,195	20,474
College Degree + (Bachelor Degree or Higher)	3,527	35,192	83,776

Source: sitesusa.com

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CLOSE AERIAL



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MARKET AERIAL

TOP VISITED CENTERS IN THE AREA
[within 15 miles of center]

Source: Placer.ai

RANK	LOCATION	VISITS
2	North Village Shopping Center	2.5M

North Village Shopping Center

TRADER JOE'S Total Wine & MORE
Michaels Staples ULTA
Panera Bread Salsbury Industries SmashBurger

NORTH BRUNSWICK PLAZA

Walmart HOBBY LOBBY macy's furniture gallery
Burlington MATTRESS FIRM PET SMART
Marshalls five BELOW

COMMERCE CENTER

BJ's CRUNCH CVS pharmacy
BUFFALO WILD WINGS Longhorn Steakhouse
Chick-fil-A Mo's southwest grill

Raymour & Flanigan Furniture Mattresses
ACE Hardware NOTHING BUT CAKES
DUNKIN' SKECHERS

COSTCO WHOLESALE
TARGET

NEW BRUNSWICK HIGH SCHOOL

77,200 VPD

THE SHOPPES AT NORTH BRUNSWICK

CAJON'S LICENSER BR M... LOFT HUMMUS REPUBLIC
Starbucks Orangetheory crumbl CLUB PILATES
TALBOTS HAND & STONE
Bath Body Works Jambon Juices EUROPEAN BAK CENTER Häagen-Dazs SUBWAY

BRUNSWICK SHOPPING CENTER

LIDL LAIFITNESS DOLLAR TREE
ACE PICKLEBALL CLUB SHERWIN WILLIAMS
MCDONALD'S SALLY BEAUTY Magyar Bank

RENAISSANCE SQUARE SHOPPING CENTER

ShopRite planet fitness WELLS FARGO



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MARKET GROWTH ANALYSIS



True Trade Area

- North Village Shopping Center

% of visits

- 70%

Population Growth 2023-2028
% of Change, Census Block Groups

- 2.0% - 5.0%
- >10.0%
- 5.0% - 10.0%

Cars Per Day 2022

- 31K - 56K



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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