

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

3.2M

visits annually*

5.15

visit frequency*

31 min

avg. visit duration*

LEVIN
MANAGEMENT

RETAIL

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

Available Spaces

1,594 SF

Major Anchors

Trader Joe's, Total Wine & More

Retailers

TRADER JOE'S

Michaels

Total Wine
& MORE

Staples

ULTA
BEAUTY

SMASH
BURGER

chili's
GRILL & BAR

Panera
BREAD

Property Highlights

- 123,670 SF retail center with 3.2 million annual visits annually. +17.7% 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

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5-Mile Demographics

 275,282
POPULATION

 92,236
HOUSEHOLDS

 \$144,193
AVERAGE HH INCOME

 252,096
DAYTIME POPULATION

levinmgt.com | 70 YEARS

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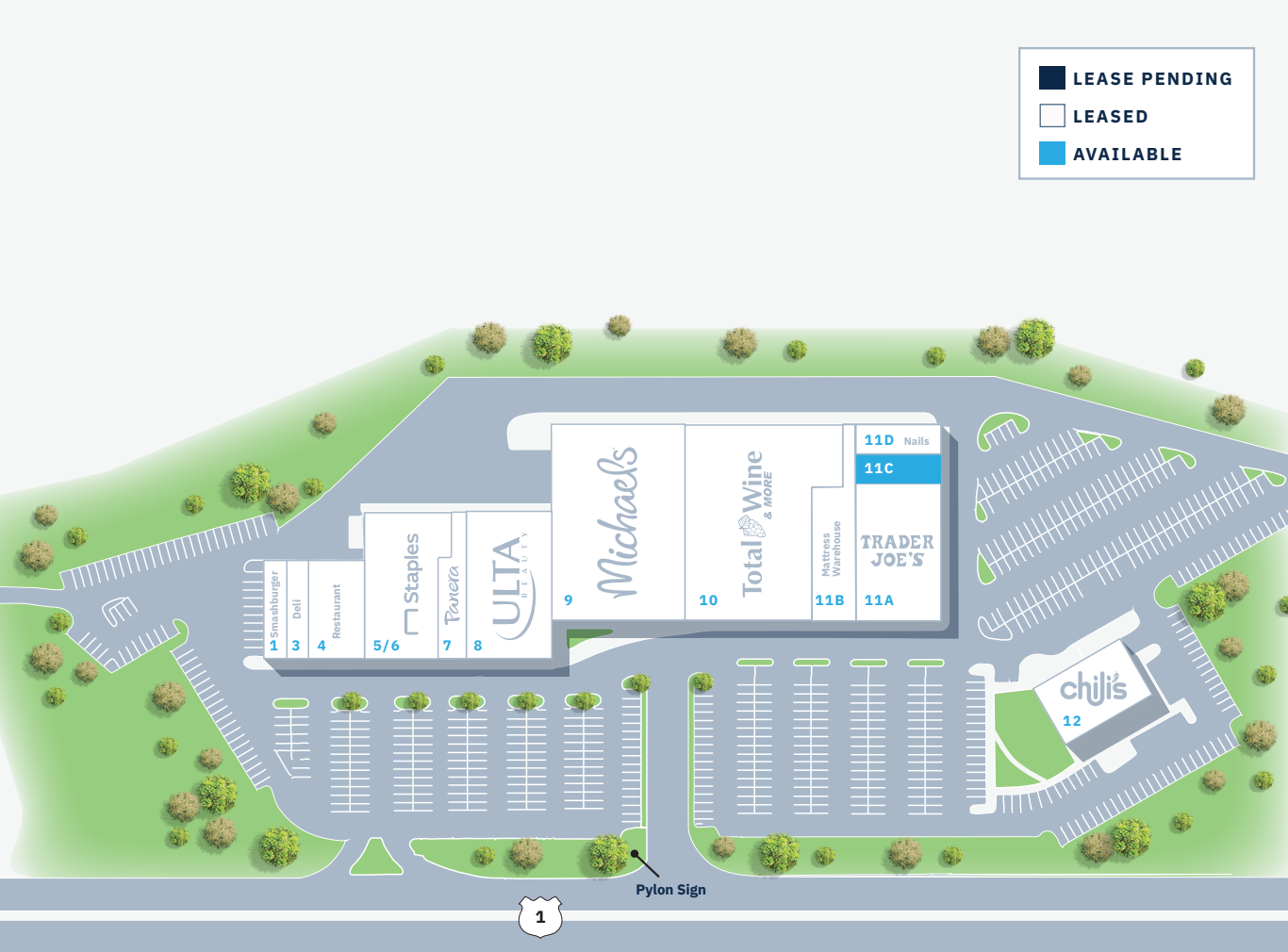
GALLERY



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SITE PLAN



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	Available	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

3.2M

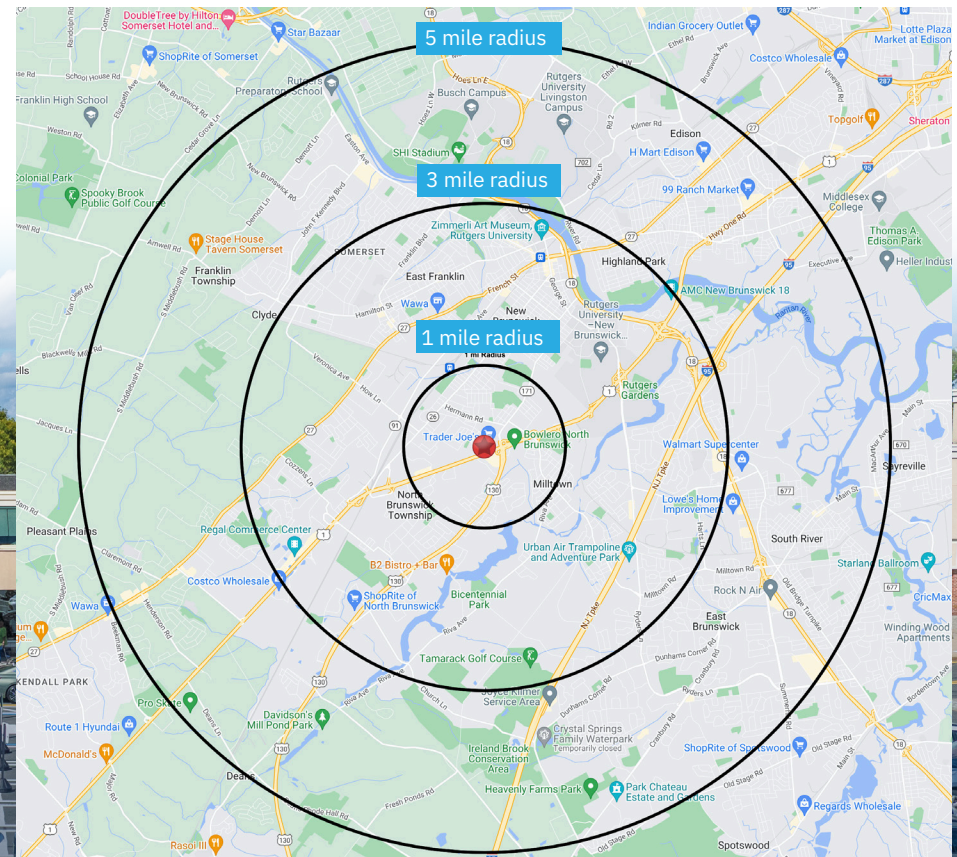
visits annually*

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CLOSE AERIAL

TRADER JOE'S
Staples
Smash Burger
Total Wine
Michaels
chili's
ULTA BEAUTY
Panera Bread



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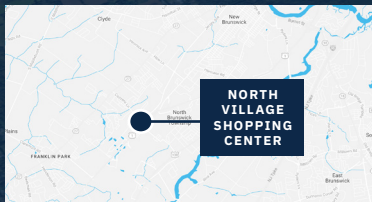
MARKET AERIAL

TOP VISITED CENTER IN THE AREA

[within 15 miles of center]

Source: Placer.ai

RANK	LOCATION	VISITS
1	North Village Shopping Center	3.2M



COMMERCE CENTER



NORTH BRUNSWICK PLAZA



North Village Shopping Center



NEW BRUNSWICK HIGH SCHOOL



THE SHOPPES AT NORTH BRUNSWICK



BRUNSWICK SHOPPING CENTER



RENAISSANCE SQUARE SHOPPING CENTER

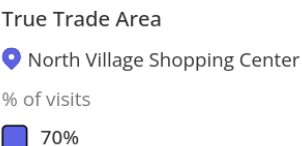


ROUTE 130



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MARKET GROWTH ANALYSIS



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



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LEASING REPRESENTATIVE

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