

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902



2.5M visits annually
4.78 visit frequency
32 min avg. duration

*Property Data by Placer.ai

**Leased to
National Retailer**
Soon to be Announced!

**Mattress
Warehouse
Now Open!**



Available Space

Fully Leased

Property Highlights

- 123,670 SF retail center with 2.5 million annual visits.
- Anchored by Trader Joe's, a top-ranked supermarket brand. New lease signed for 32,000 SF former Bed, Bath & Beyond with a national retailer.
- Trader Joe's draws customers from 20+ miles away, demonstrating strong brand loyalty and appeal.
- Year-over-year (YoY) visit growth for Trader Joe's outperformed the grocery category every month of 2024.
- Most visited retail center within 15 miles, second most visited in the state.
- Prime location in a high-traffic retail corridor with direct access from US Route 1.

Retailers

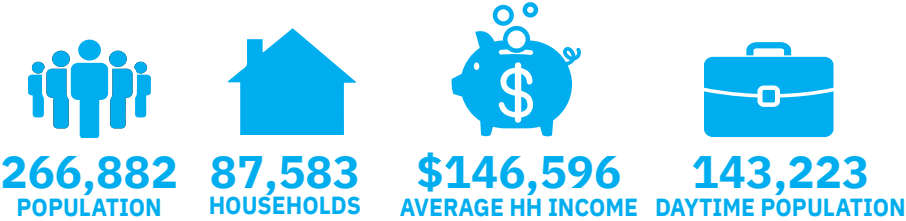


Average Daily Traffic

77,200 US 1

Demographics

5-mile radius



Source: sitesusa.com

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LEVIN
MANAGEMENT

PHOTO GALLERY



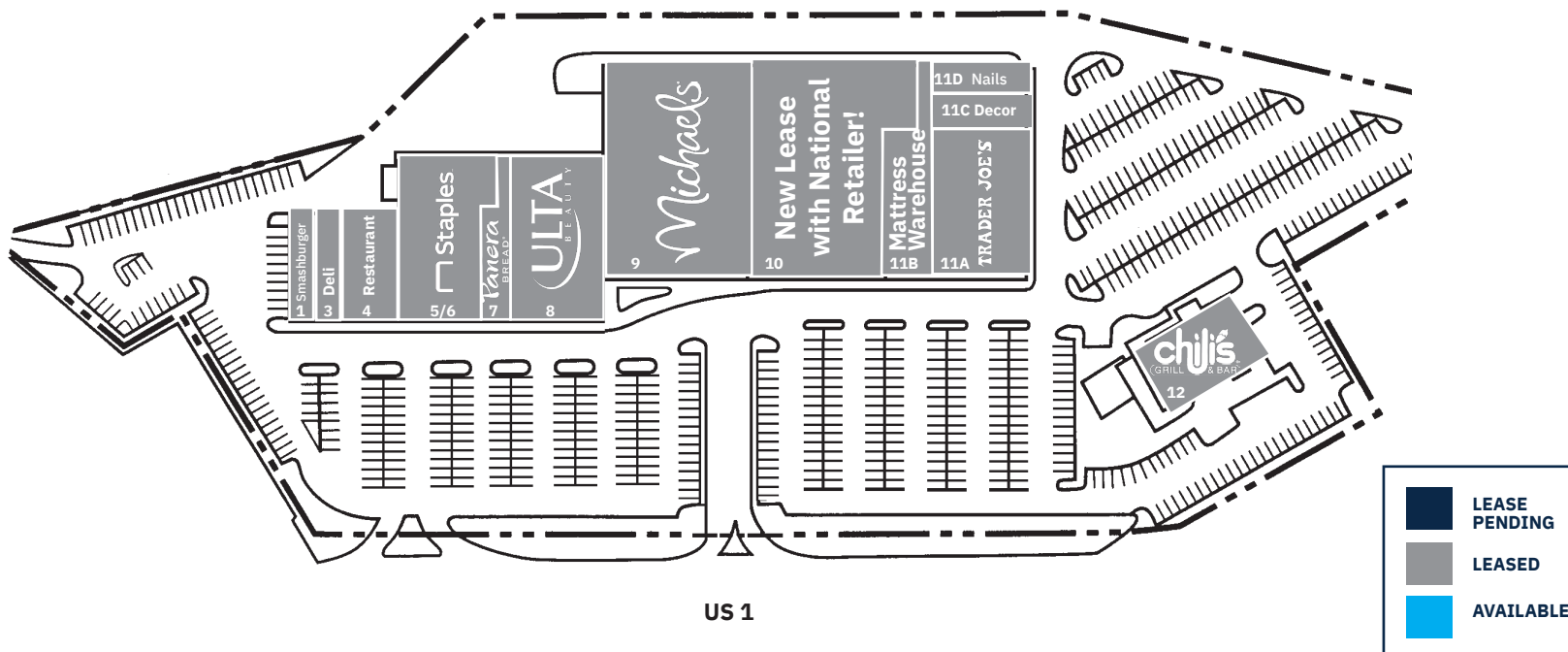
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NEW TENANTS ADDED!
Now Open!
Mattress Warehouse,
Wu's Shanghai Dumpling House,
& Ziabee Home Décor!
New Lease with National Retailer
(soon to be announced)



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SITE PLAN



US 1

TENANT ROSTER

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

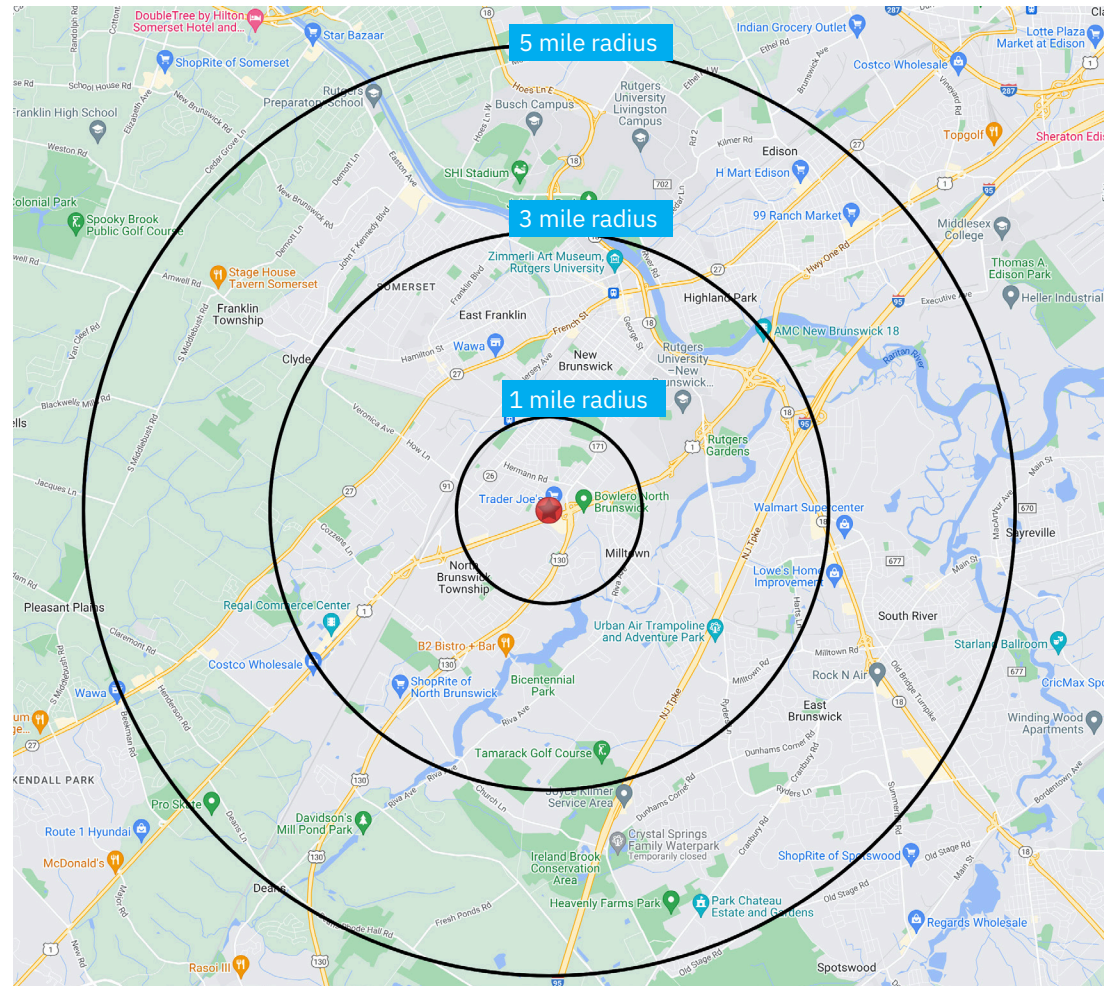
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	14,172	134,088	266,882
Households	4,664	42,358	87,583
Average Household Income	\$168,174	\$137,486	\$146,596
Projected Average Household Income (2028)	\$202,700	\$157,023	\$164,141
Median Household Income	\$109,886	\$105,241	\$112,171
Total Businesses	615	5,020	9,582
Total Employees	6,576	52,177	101,517
Daytime Population	9,018	71,620	143,223
Total Annual Household Expenditure	\$488.7 M	\$3.75 B	\$8.12 B
HH Income \$200K or more	721	8,072	18,027
College Degree + (Bachelor Degree or Higher)	4,117	35,955	85,207

Source: sitesusa.com



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LEVIN
MANAGEMENT

CLOSE-UP AERIAL



TRADER JOE'S

Michaels

ULTA
BEAUTY

Staples

SMASH
BURGER

chili's
GRILL & BAR

Panera
BREAD

New
Restaurant

New Lease
with National
Retailer

Mattress
Warehouse

Zabee Home
Décor

US 1 - 77,200 VPD

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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 ULTA BEAUTY

Michaels Staples

Panera Bread Peppers SMASHBURGER

North Brunswick Plaza

Walmart HOBBY LOBBY macy's furniture gallery

Burlington MATTRESS FIRM PETSMART

Marshalls five BELOW FRIDAYS

Commerce Center

B.J.'s CRUNCH CVS pharmacy

LONGHORN STEAKHOUSE

BUFFALO WILD WINGS GRILL & BAR Chick-fil-A McE's southwest grill

Raymour & Flanigan FURNITURE MATTRESSES

ACE Hardware NOTHING BUT CAKES DUNKIN' SKECHERS

New Brunswick High School

Bowlero



COSTCO WHOLESALE

TARGET

The Shoppes at North Brunswick

CRIPOTE BR M LOFT HUMMUS REPUBLIC

Starbucks J'AngeTheory ANTHROPOLOGIE

TALBOTS crumbl COOKIES Hiogen-Dasz CLUB PILATES

Bath Works HAND & STONE THE VITAMIN SHOPPE EUROPEAN DAY SPA SUBWAY

Brunswick Shopping Center

LIDL LAIFITNESS DOLLAR TREE

McDonald's ACE PICKLEBALL CLUB SHERWIN WILLIAMS

SALLY BEAUTY Magyar Bank

Renaissance Square Shopping Center

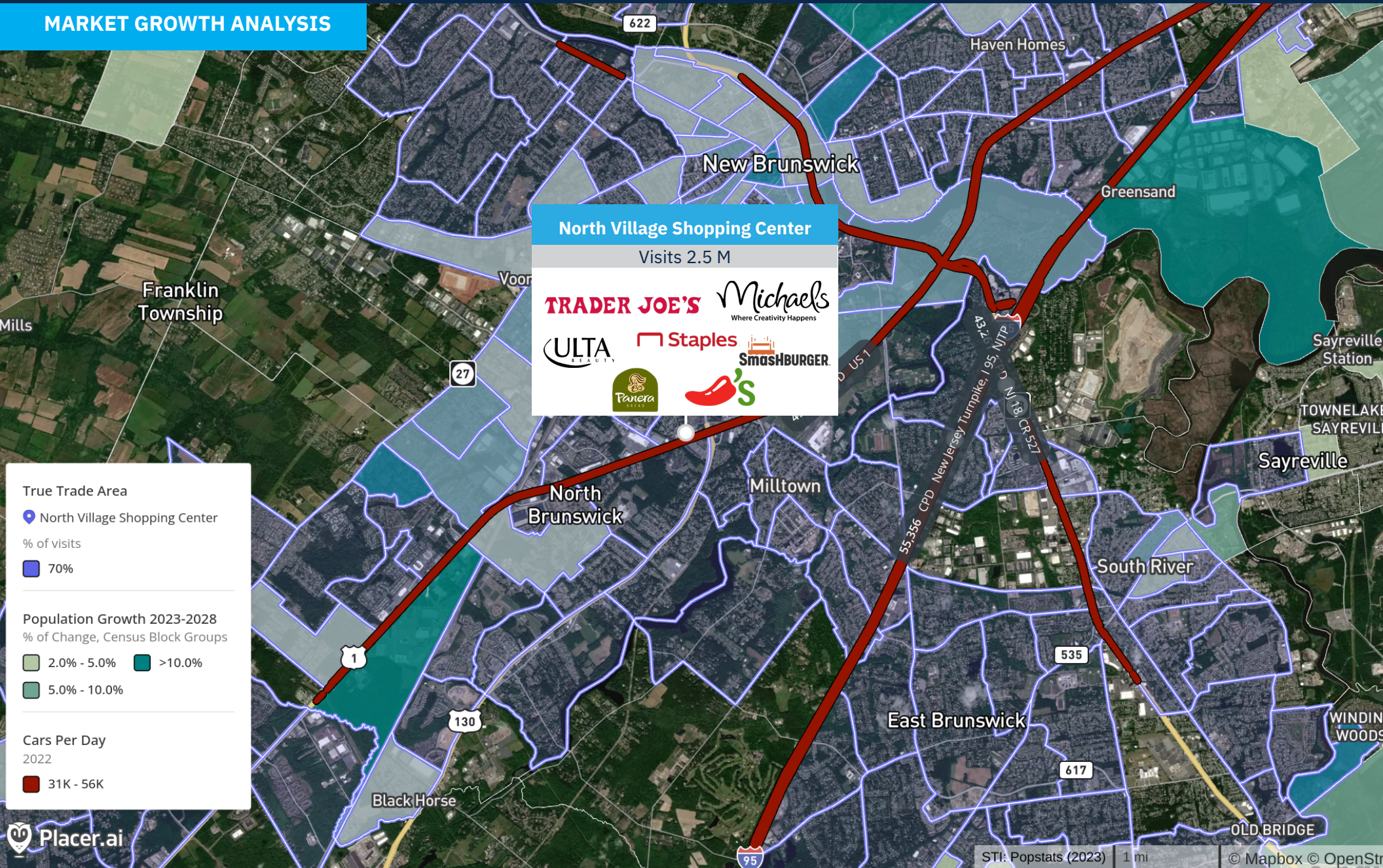
ShopRite planet fitness WELLS FARGO



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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%

5.0% - 10.0%

>10.0%

Cars Per Day

2022

31K - 56K

CONTACT EXCLUSIVE AGENT

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