

North Village Shopping Center

869 US 1 | NORTH BRUNSWICK, NJ 08902

LEVIN
MANAGEMENT



2.6M visits annually
4.78 visit frequency
33 min avg. duration

*Property Data by Placer.ai

**Total Wine
& MORE**
Coming Soon!

**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 32,000 SF lease signed with Total Wine, coming soon!
- 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



275,282
POPULATION



892,236
HOUSEHOLDS



\$144,193
AVERAGE HH INCOME



252,096
DAYTIME POPULATION

Source: sitesusa.com

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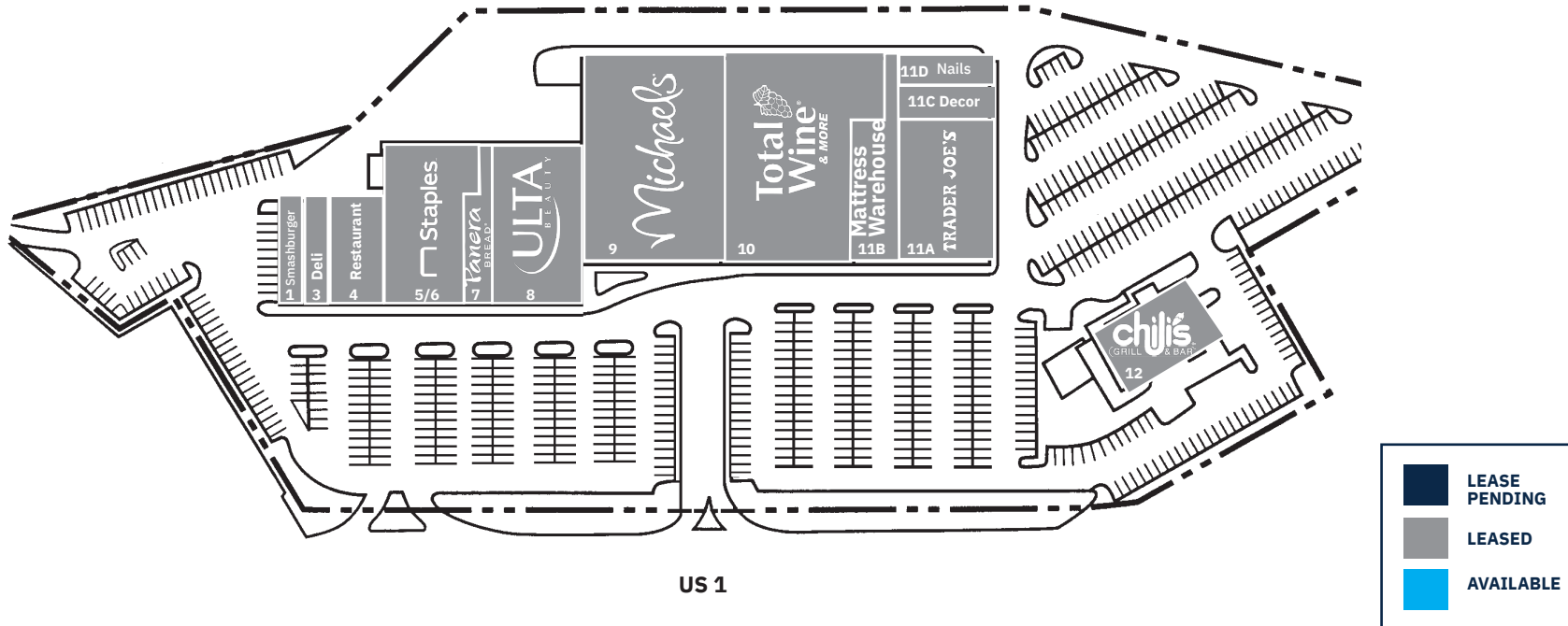
PHOTO GALLERY



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SITE PLAN



TENANT ROSTER

1/2	Smashburger	3,007 SF	10	Total Wine	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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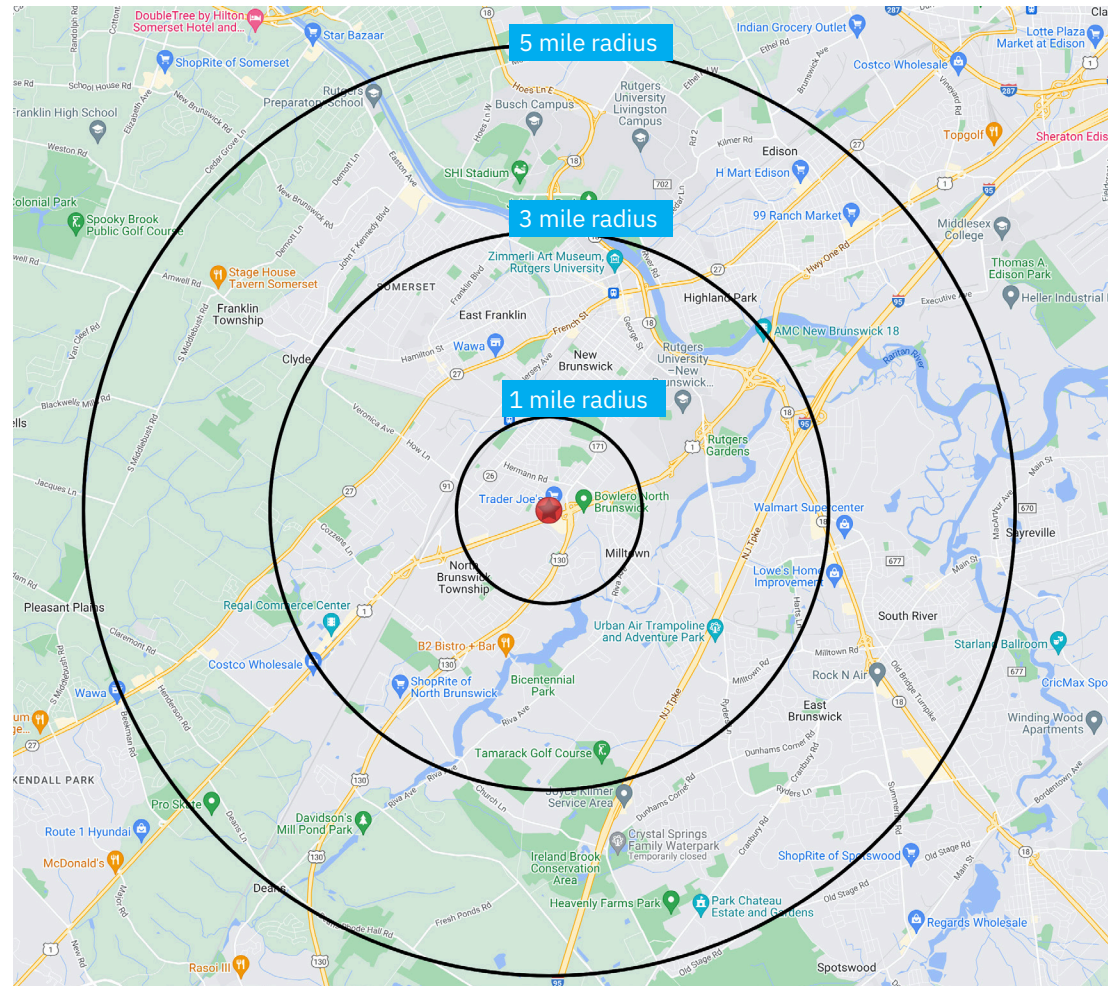
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DEMOGRAPHICS

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-UP AERIAL



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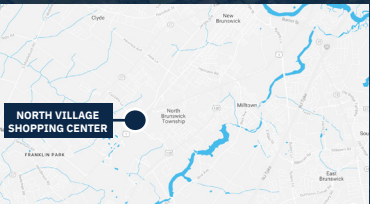
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MARKET AERIAL

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

Source: Placer.ai

RANK	LOCATION	VISITS
2	North Village Shopping Center	2.5M



Commerce Center



North Brunswick Plaza



North Village Shopping Center



New Brunswick High School



Brunswick Shopping Center



The Shoppes at North Brunswick



Renaissance Square Shopping Center

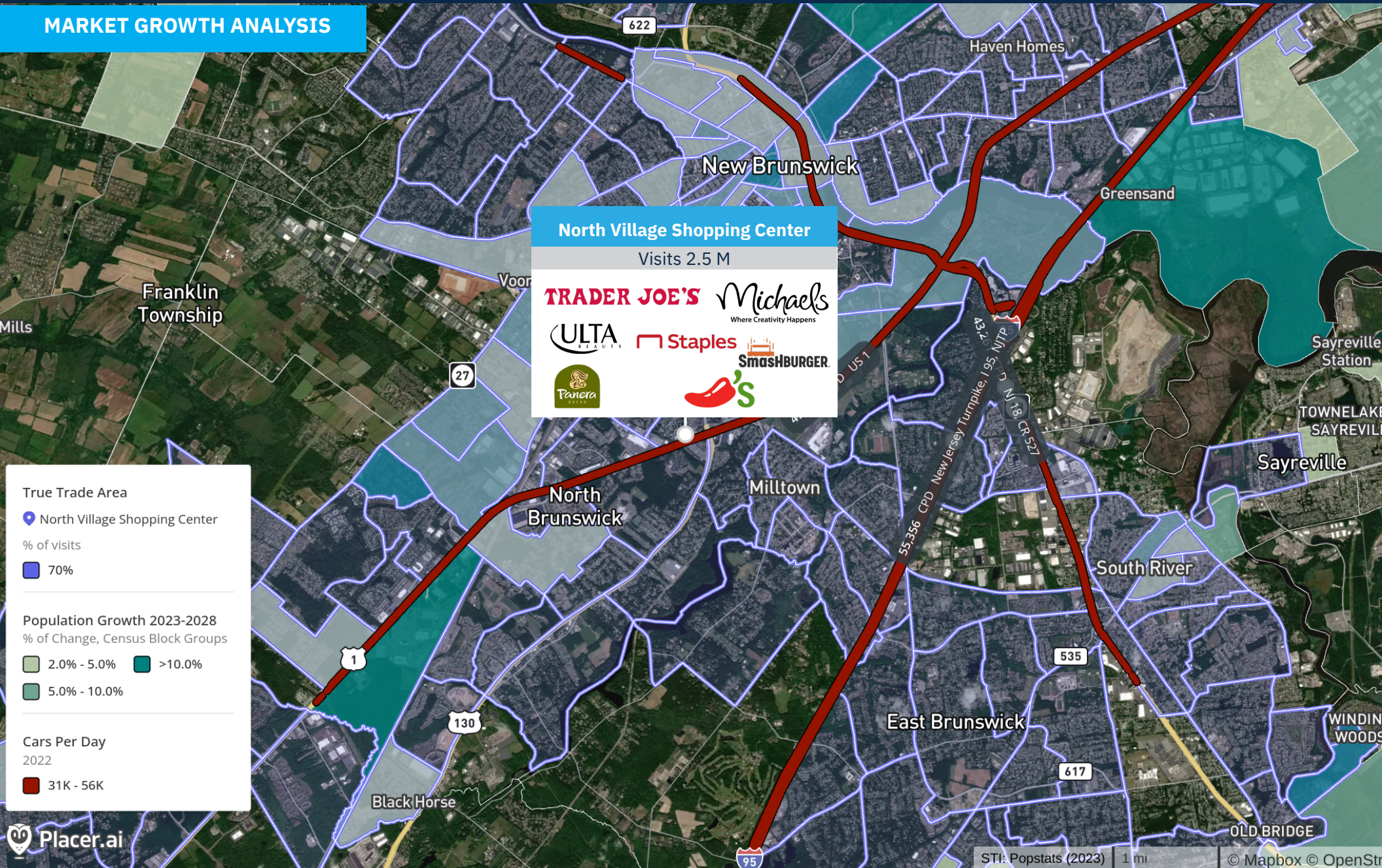


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MARKET GROWTH ANALYSIS



CONTACT EXCLUSIVE AGENT

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