

# Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

LEVIN  
MANAGEMENT



1.2M visits annually  
2.87 visit frequency  
46 min avg. duration

\*Property Data by Placer.ai



## Available Spaces

**28,750 SF (anchor space) former Christmas Tree Shops**

22,183 SF - former Modell's

16,947 SF (lower level with parking behind center) - former fitness tenant

Smaller units: 4,500 SF; 6,000 SF; 8,000 SF

## Property Highlights

- 218,685 SF community shopping center with 1.2 million annual visits, anchored by Barnes & Noble.
- Several leases in the pipeline.
- Highly visible and accessible at the junction of US 202/206 and Highway 28, near Somerville Circle.
- Recent Additions: Fortunoff Backyard Store, Optimum, Strand Salon Studios, Liquor Cave, and Fred Astaire Dance Studio. Liquor Cave is now open!
- Nearby Retailers: Burlington, Wegmans, Home Depot, Best Buy.
- Bridgewater rated "Best Places to Live in America" by Money Magazine 2020 (#31).
- New pylon signs installed.
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers.**

## Retailers



## Average Daily Traffic

72,000 US 206/202

## Demographics

5-mile radius



124,136  
POPULATION



46,295  
HOUSEHOLDS



\$175,646  
AVERAGE HH INCOME



93,081  
DAYTIME POPULATION

Source: sitesusa.com

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## PHOTO GALLERY



Liquor Cave

Now Open!

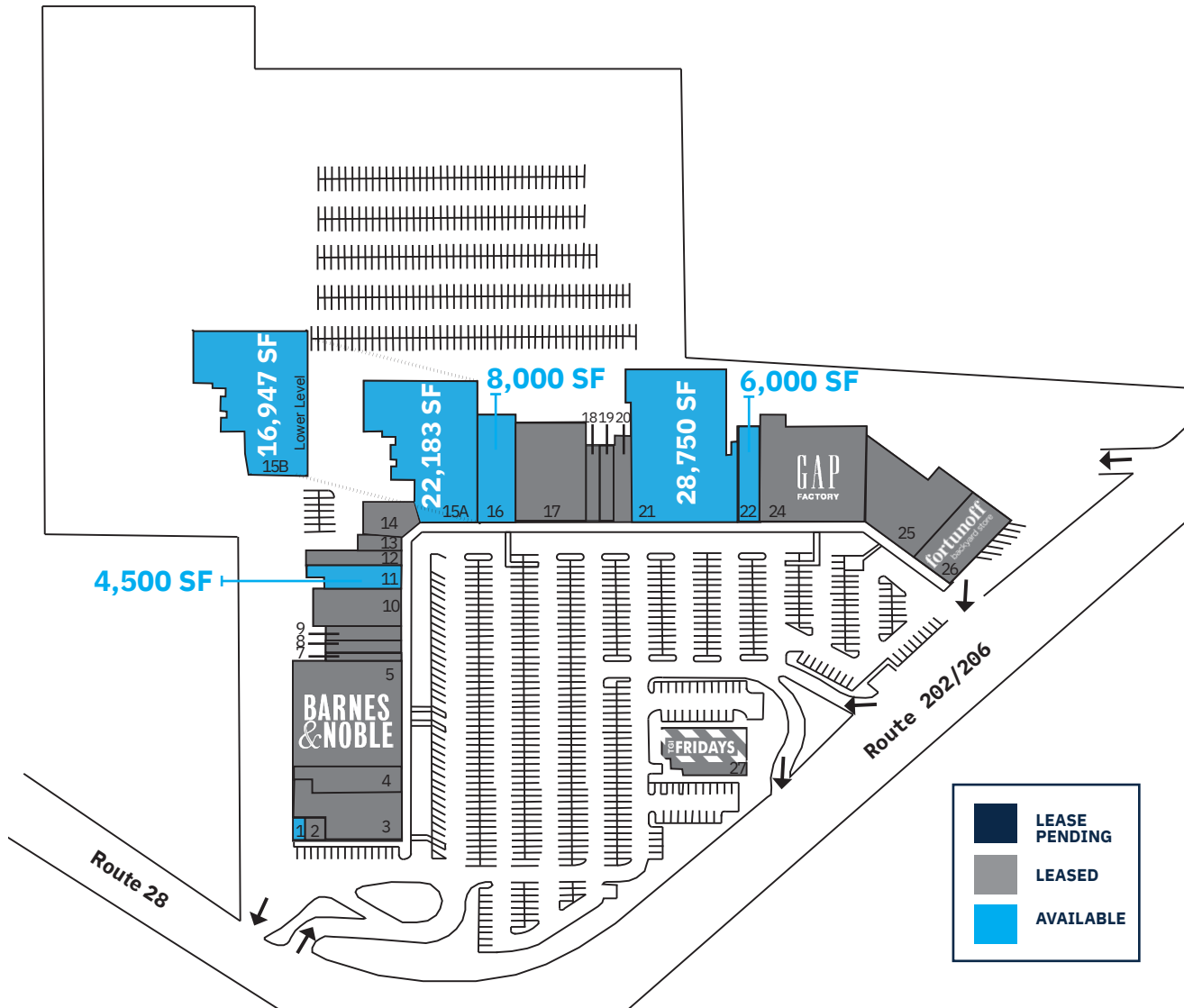
Strand Salon Studios &  
Fred Astaire Dance Studio

Coming Soon!

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## SITE PLAN



## TENANT ROSTER

		SF
1	Available	508
2	Pizza	1,015
3	Liquor Cave	7,442
4	Men's Wearhouse	5,169
5/6	Barnes & Noble	24,208
7	Deli	1,500
8	Thai Restaurant	2,000
9	Pearl Vision	2,000
10	Norman's Hallmark	6,038
11	Available	4,500
12	Puppy Supply Store	2,500
13	Optimum	1,100
14	Fred Astaire Dance Studio <i>Opening Soon!</i>	3,403
15A	Available - former Modell's	22,183
15B	Available (lower level) - former fitness tenant	16,947
16	Available	8,000
17	Available - former Rite Aid	14,175
18	Hair Salon	2,160
19	Italian Deli	2,280
20	Hand & Stone Spa	2,990
21	Available - former CTS	28,750
22/23	Available - former Lane Bryant	6,000
24	Gap Factory	20,668
25	Strand Salon Studios <i>Opening Soon!</i>	12,124
26	Fortunoff Backyard Store	9,354
27	TGI Friday's	7,220

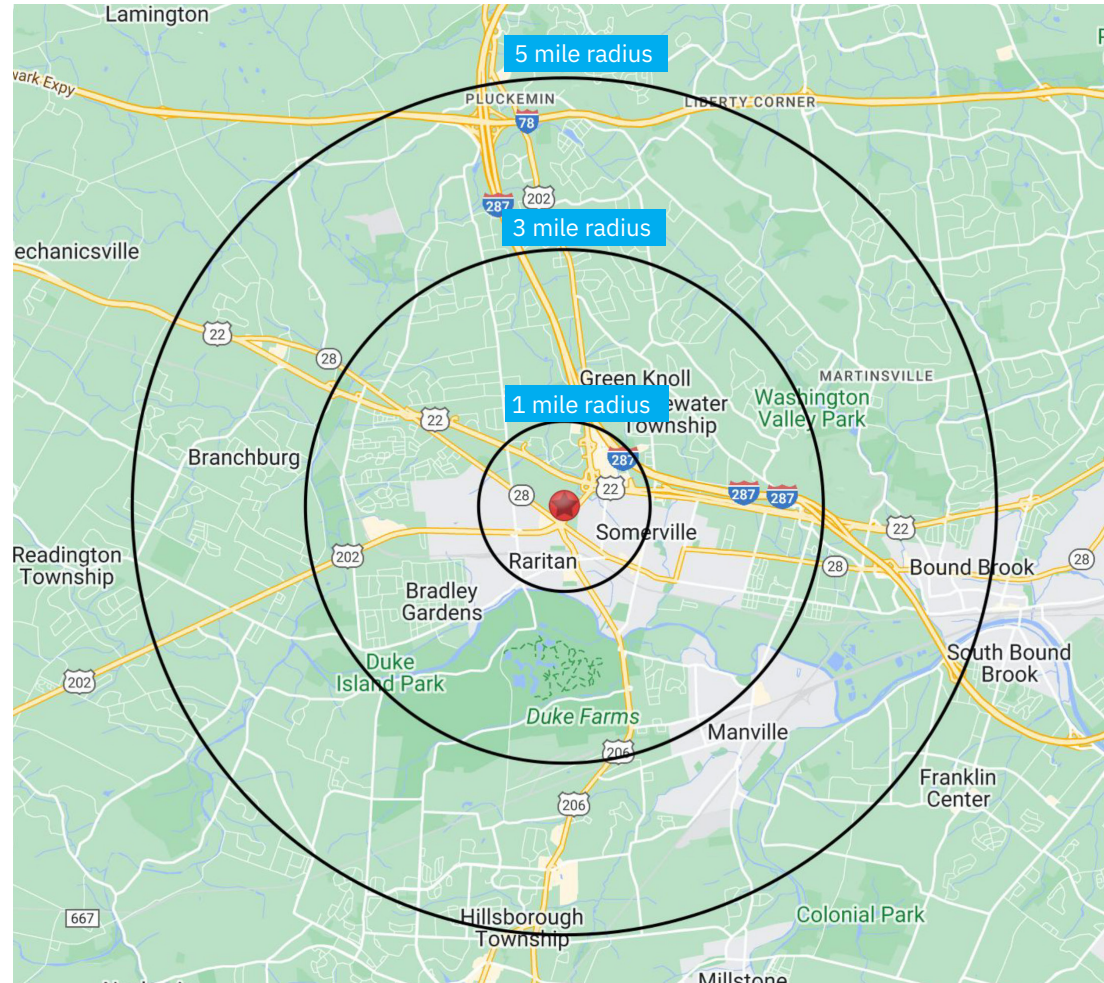
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	10,954	60,527	124,136
Households	4,502	22,245	46,295
Average Household Income	\$118,707	\$167,740	\$175,646
Projected Average Household Income (2028)	\$119,456	\$174,364	\$186,819
Median Household Income	\$76,816	\$117,478	\$118,278
Total Businesses	791	2,819	5,013
Total Employees	13,235	40,345	69,511
Daytime Population	14,829	51,945	93,081
Total Annual Household Expenditure	\$296.22 M	\$1.84 B	\$4.02 B
HH Income \$200K or more	815	6,322	13,798
College Degree + (Bachelor Degree or Higher)	3,470	23,287	48,687

Source: sitesusa.com



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## CLOSE-UP AERIAL

### Somerset Shopping Center

**BARNES & NOBLE**

**PEARLE VISION**  
EST. 1961

**LIQUOR CAVE** **Hallmark**

**HAMPSTONE**  
MASSAGE AND FACIAL SPA  
MASSAGE | FACIALS | WAXING

**fortunoff**  
backyard store

**MY SALON** *Suite™*

**optimum.**

**GAP**  
FACTORY

**FRIDAYS**

**M/W**

MEN'S WEARHOUSE

**buy buy BABY.**

Pylon Sign

Pylon Sign

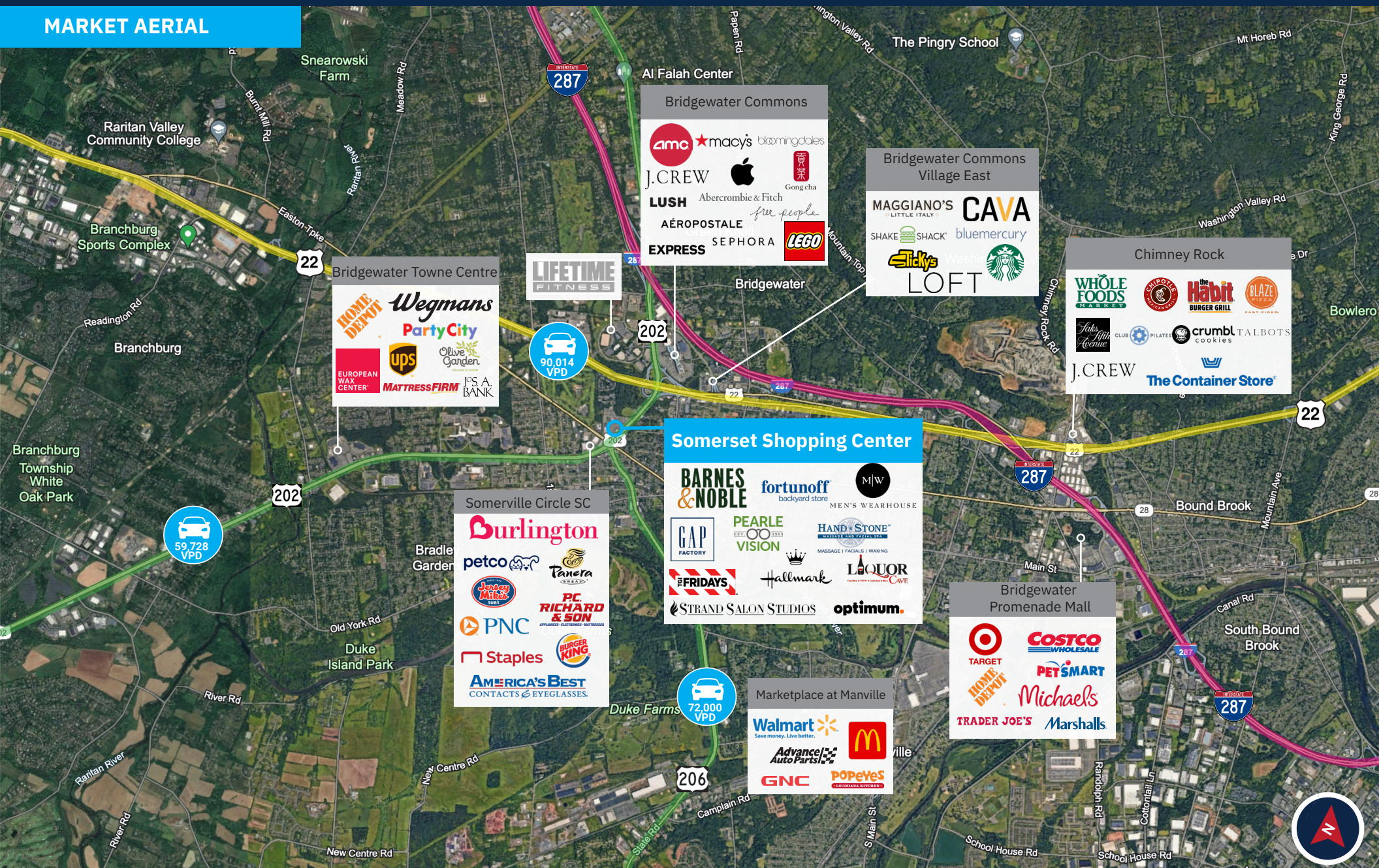
72,000  
VPD

**ROUTE 202/206**

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## MARKET AERIAL



**Bridgewater Commons**

amc macy's bloomingdale's  
J.CREW Apple Gong cha  
LUSH Abercrombie & Fitch  
AÉROPOSTALE free people  
EXPRESS SEPHORA LEGO

**Bridgewater Commons Village East**

MAGGIANO'S CAVA  
SHAKE SHACK bluemercury  
Slickys LOFT Starbucks

**Chimney Rock**

WHOLE FOODS MARKET  
THE HABIT BURGER GRILL BLAZE  
J.CREW The Container Store

**Bridgewater Towne Centre**

HOME DEPOT Wegmans  
Party City Olive Garden  
EUROPEAN WAX CENTER MATTRESS FIRM J'S A BANK

**LIFETIME FITNESS**

**Somerset Shopping Center**

BARNES & NOBLE fortunoff M/W  
GAP FACTORY PEARLE VISION HAND & STONE  
FRIDAYS Hallmark LOQUOR  
STRAND SALON STUDIOS optimum.

**Somerville Circle SC**

Burlington  
petco Tanera  
PNC  
Staples BURGER KING  
AMERICA'S BEST CONTACTS & EYEGLASSES

**Bridgewater Promenade Mall**

TARGET COSTCO  
HOME DEPOT PET SMART  
TRADER JOE'S Michaels Marshalls

**Marketplace at Manville**

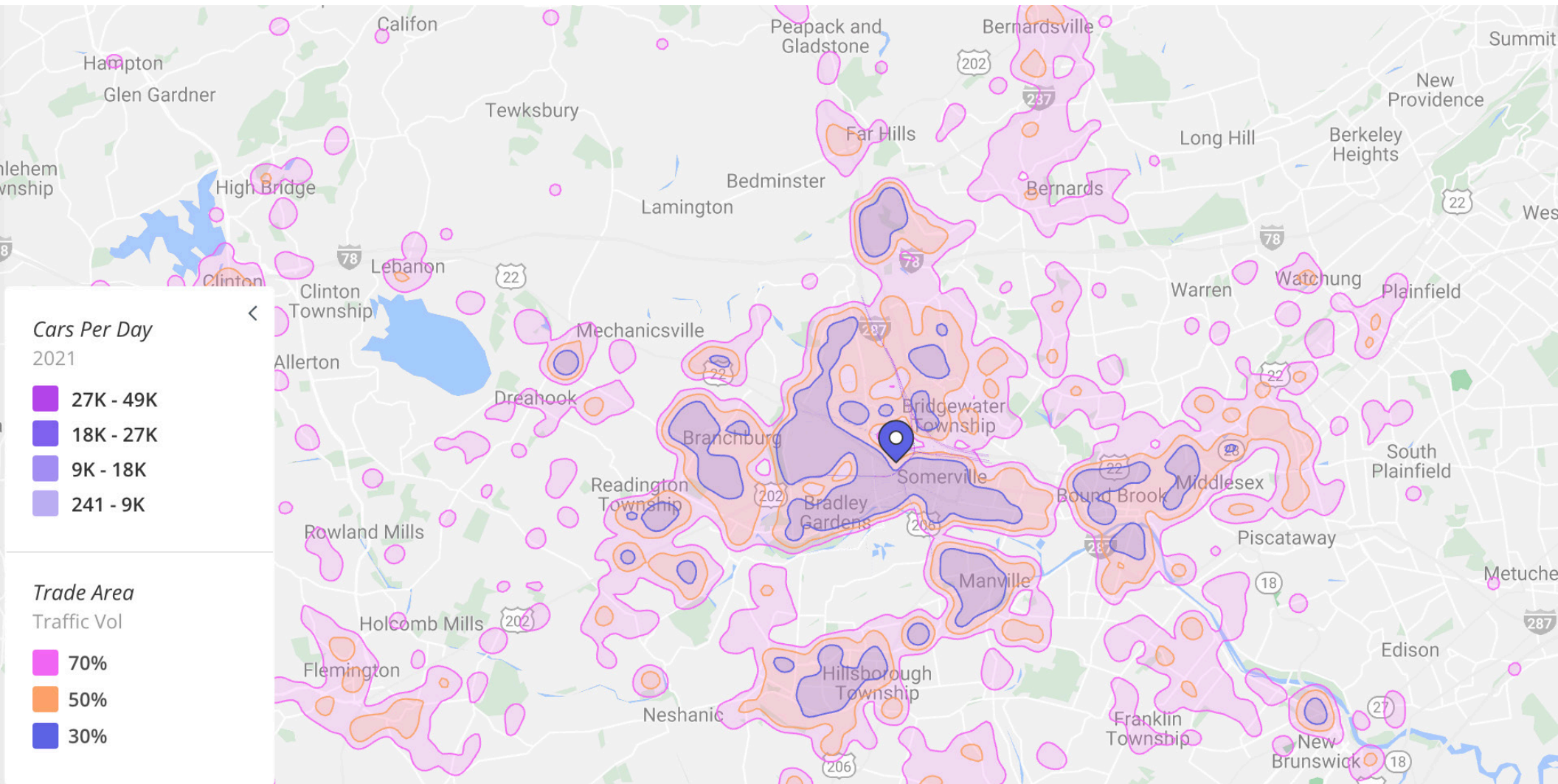
Walmart Advance Auto Parts McDonald's  
GNC POPEYES



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## MARKET LANDSCAPE



## CONTACT EXCLUSIVE AGENT

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