

Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807



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

*Property Data by Placer.ai



Available Spaces

- 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**
- 7,220 SF** - 2nd Gen Restaurant Pad Site

Property Highlights

- **218,685 SF Community Shopping Center with 1.2 million annual visits**, anchored by **Barnes & Noble**.
- **Transformational Leasing Activity:** Several new leases soon to be announced, bringing **game-changing retailers** that will elevate the shopping experience and drive significant traffic to the center.
- **Highly visible** and easily accessible at the junction of **US 202/206** and Highway 28, near Somerville Circle.
- **Recent Tenant Additions:** **Fortunoff Backyard Store, Optimum, Strand Salon Studios, Liquor Cave and Fred Astaire Dance Studio**
- Surrounded by Top National Retailers: Burlington, Wegmans, Home Depot, Best Buy.
- **Property Enhancements:** New pylon signs installed.
- **Attractive Co-Broker Incentives:** **5% commission up to 15,000 SF and 4% commission for 15,001 SF up to 40,000 SF.**

Retailers

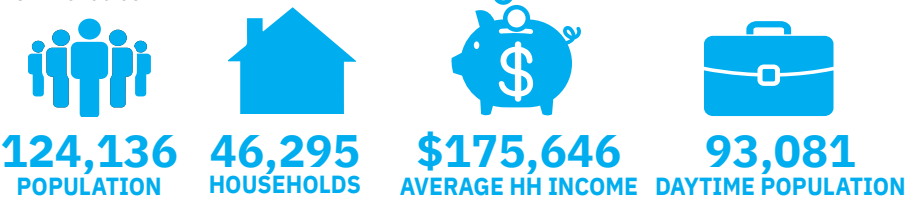


Average Daily Traffic

72,000 US 206/202

Demographics

5-mile radius



Source: sitesusa.com

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LEVIN
MANAGEMENT

PHOTO GALLERY

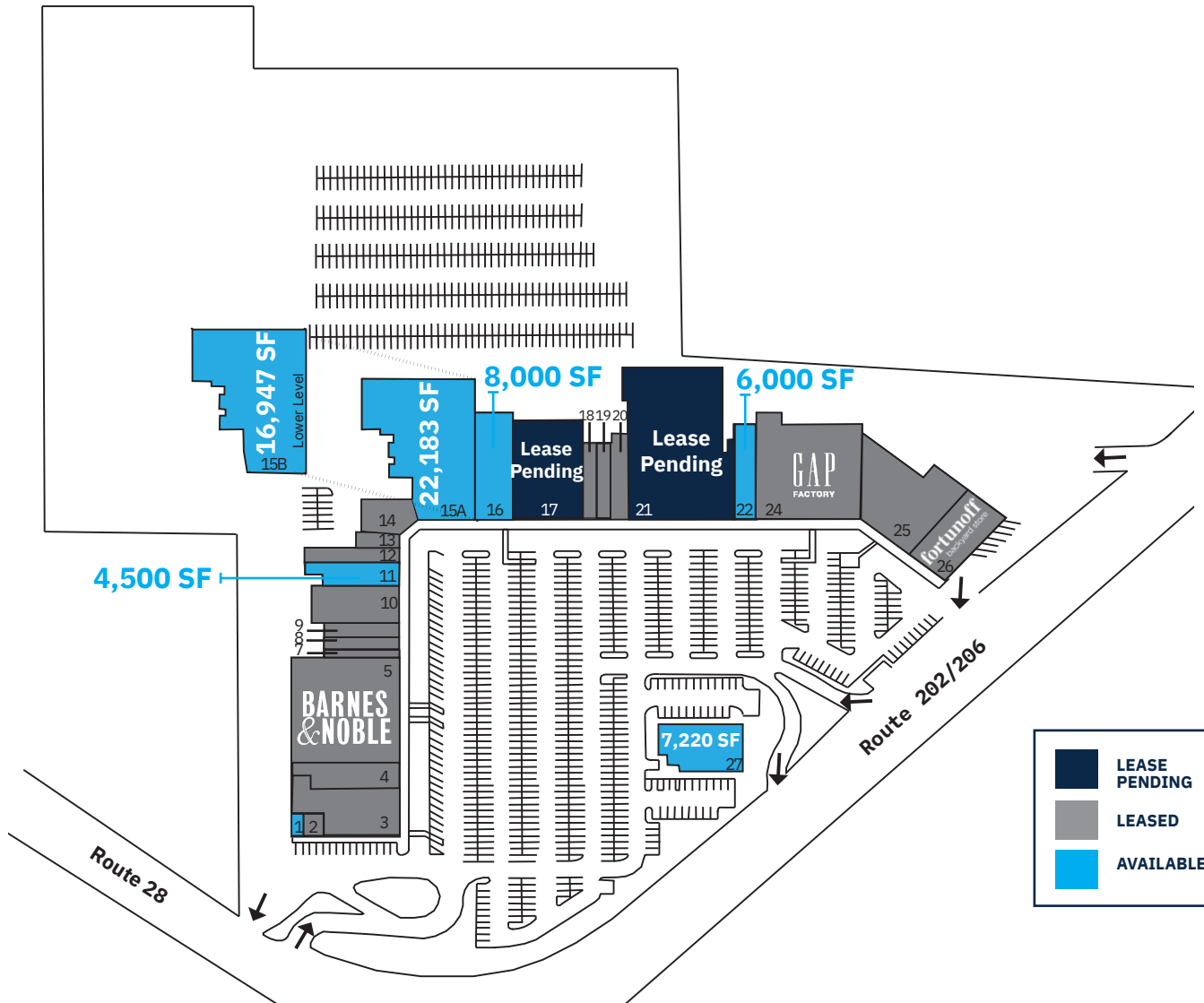


New Stores Added!
Liquor Cave
Strand Salon Studios &
Fred Astaire Dance Studio

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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	3,403
15A	Available - former Modell's	22,183
15B	Available (lower level) - former fitness tenant	16,947
16	Available	8,000
17	Lease Pending	14,175
18	Hair Salon	2,160
19	Italian Deli	2,280
20	Hand & Stone Spa	2,990
21	Lease Pending	28,750
22/23	Available - former Lane Bryant	6,000
24	Gap Factory	20,668
25	Strand Salon Studios	12,124
26	Fortunoff Backyard Store	9,354
27	Available - Restaurant Pad Site	7,220

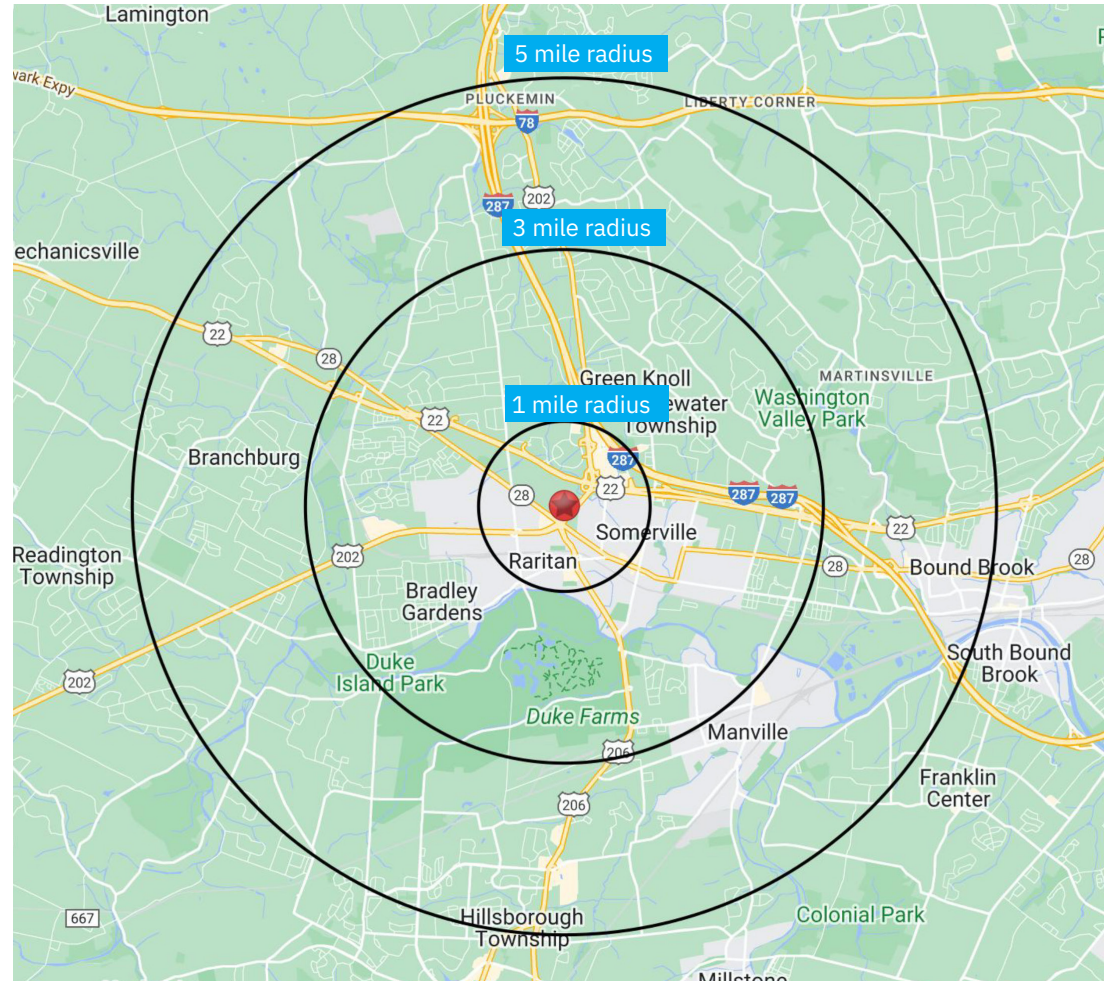
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DEMOGRAPHICS

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

fortunoff
backyard store

MY SALON *Suite*

MASSAGE | FACIALS | WAXING

optimum.

GAP
FACTORY

M|W

MEN'S WEARHOUSE



Pylon Sign

Pylon Sign

ROUTE 202/206

72,000
VPD

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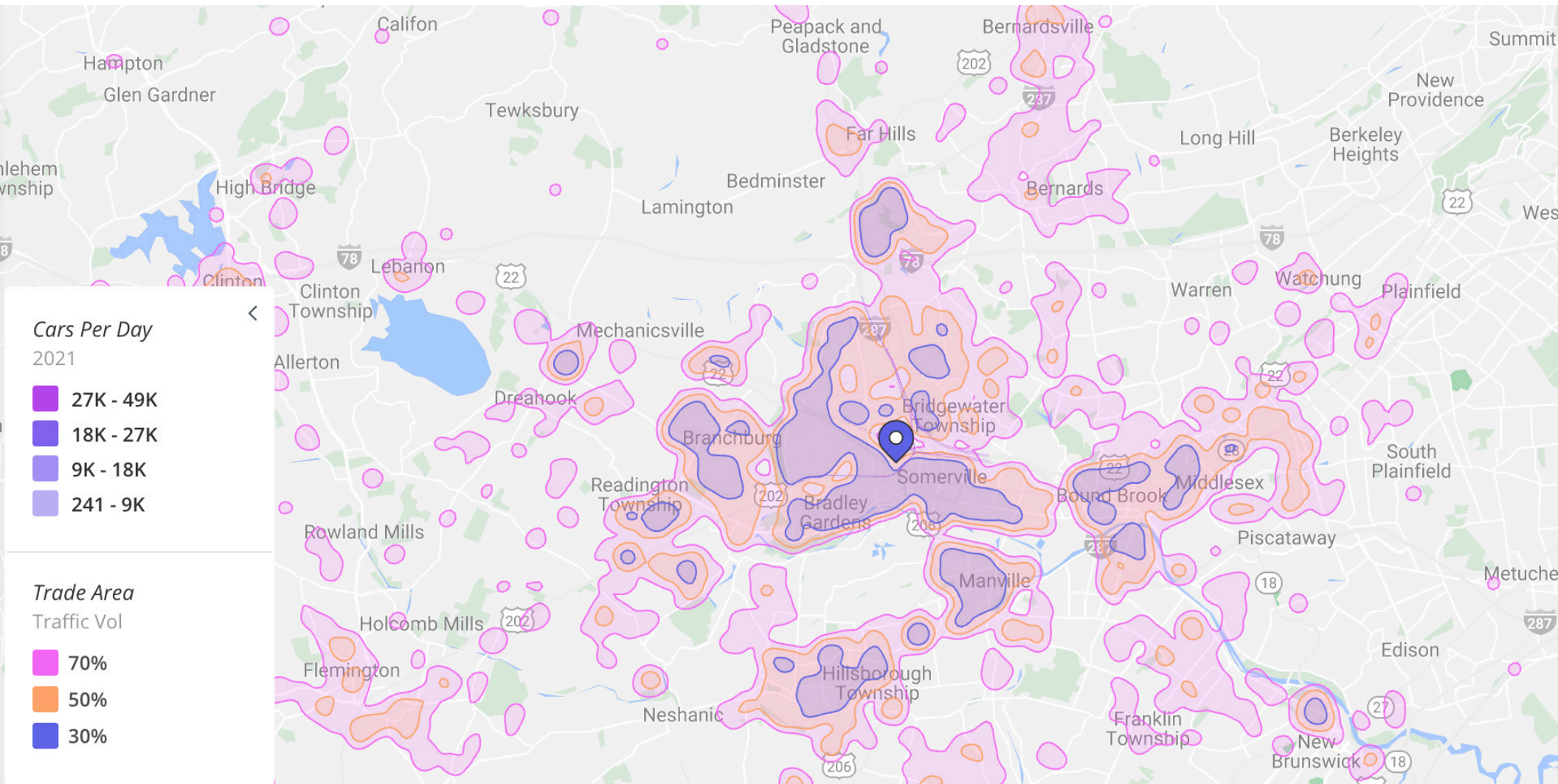
MARKET AERIAL



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MARKET LANDSCAPE



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