

Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

LEVIN
MANAGEMENT



1.2M visits annually
3.05 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:** **Boot Barn**, **Strand Salon Studios**, **Liquor Cave**, **Fred Astaire Dance Studio** and **Style Brow Bar**.
- 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



124,136
POPULATION



46,295
HOUSEHOLDS



\$175,646
AVERAGE HH INCOME



93,081
DAYTIME POPULATION

Source: sitesusa.com

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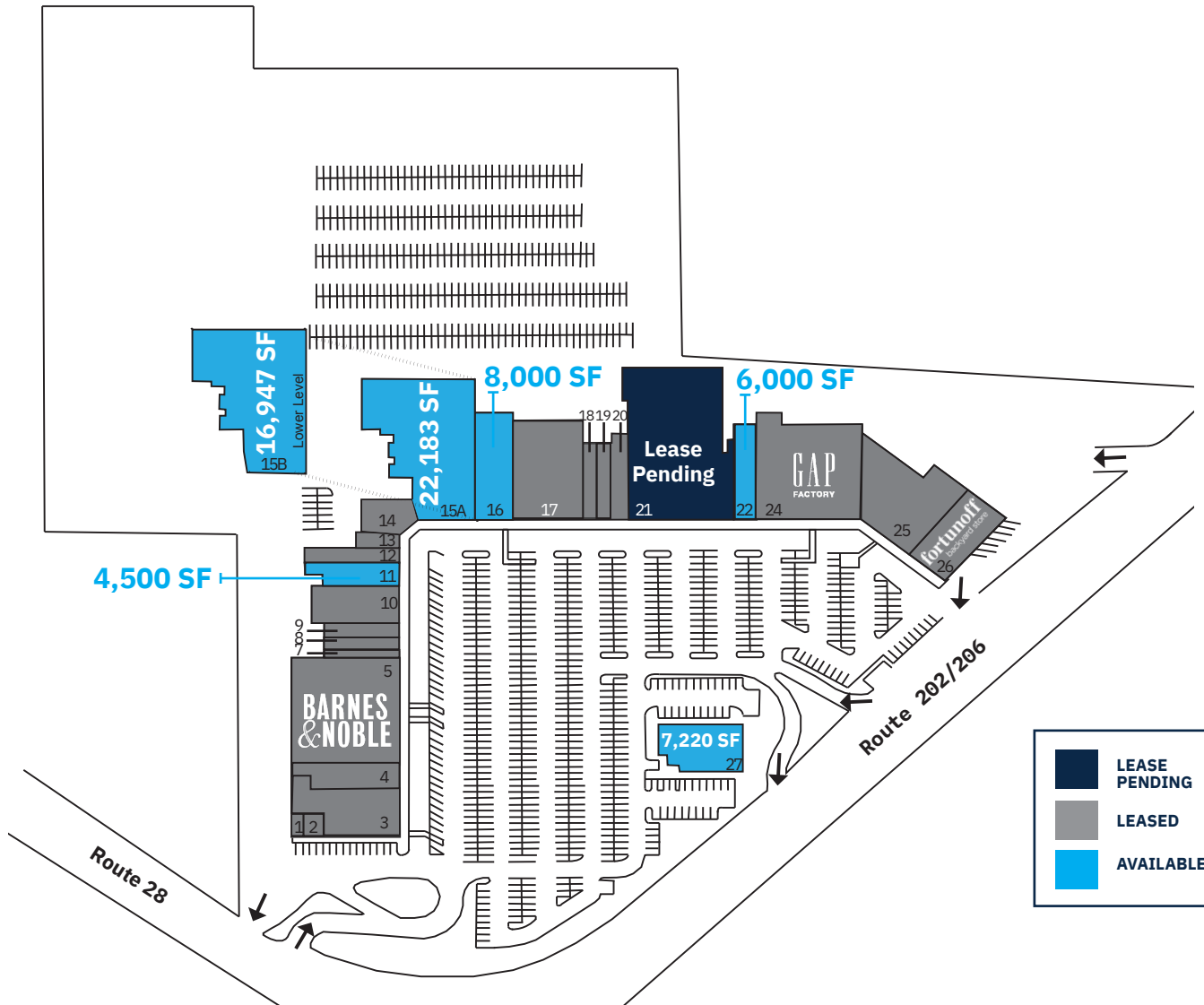
PHOTO GALLERY



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SITE PLAN



TENANT ROSTER

		SF
1	Style Brow Bar <i>Coming Soon!</i>	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	Boot Barn <i>Coming Soon!</i>	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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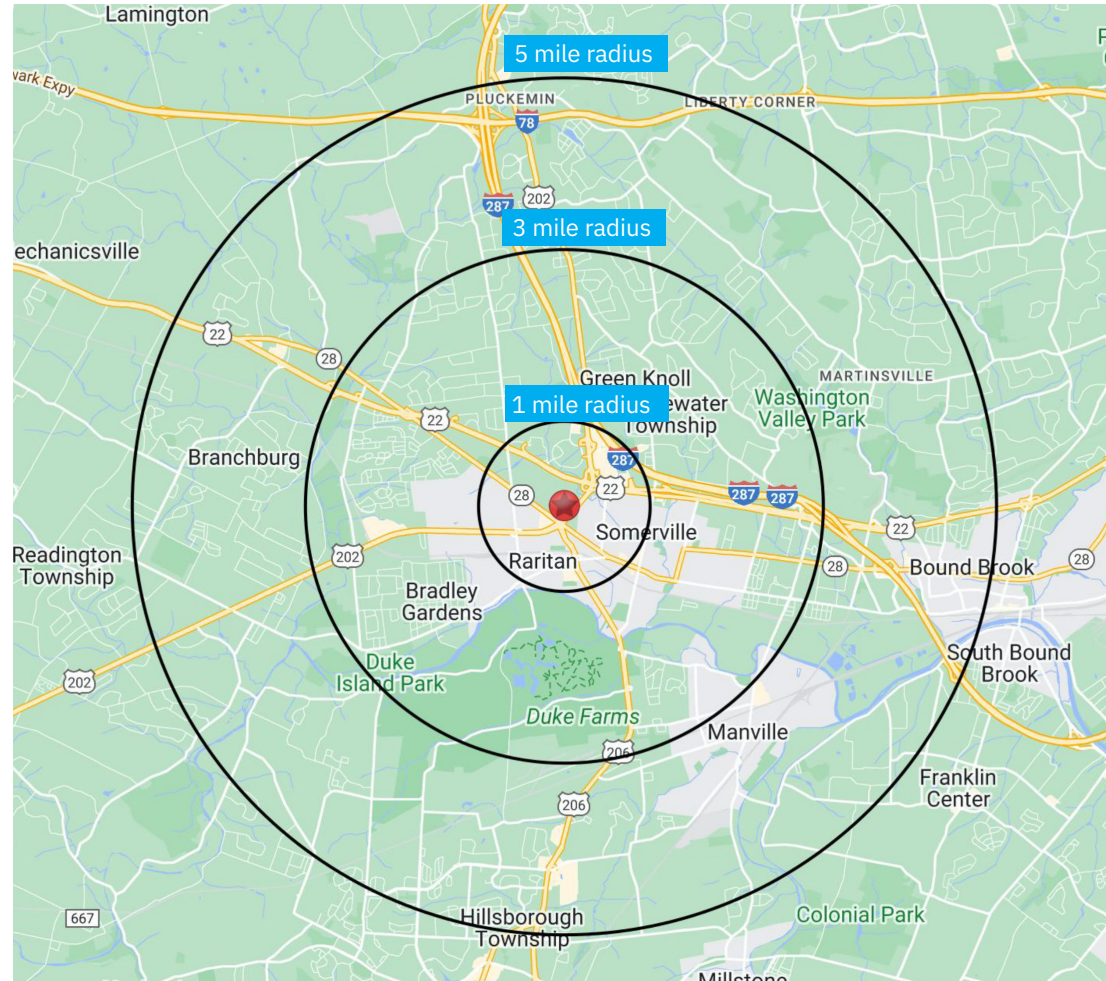
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DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,327	61,763	126,623
Households	4,752	22,862	47,478
Average Household Income	\$127,287	\$170,721	\$178,015
Projected Average Household Income (2030)	\$125,782	\$166,983	\$174,865
Median Household Income	\$101,883	\$149,958	\$148,922
Total Businesses	826	2,985	5,307
Total Employees	13,129	42,249	72,432
Daytime Population	11,454	97,638	216,656
Total Annual Household Expenditure	\$550.28 M	\$3.23 B	\$6.69 B
HH Income \$200K or more	847	7,097	15,033
College Degree + (Bachelor Degree or Higher)	3,947	24,576	49,763

Source: sitesusa.com



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CLOSE-UP AERIAL

Somerset Shopping Center

**BARNES
& NOBLE**

PEARLE
VISION
EST. 1961

LIQUOR CAVE

Hallmark

HAND & STONE
MASSAGE AND FACIAL SPA

fortunoff
backyard store

STRAND SALON STUDIOS

optimum.

GAP
FACTORY

M|W

MEN'S WEARHOUSE

**BOOT
BARN**

Pylon Sign

Pylon Sign

ROUTE 202/206

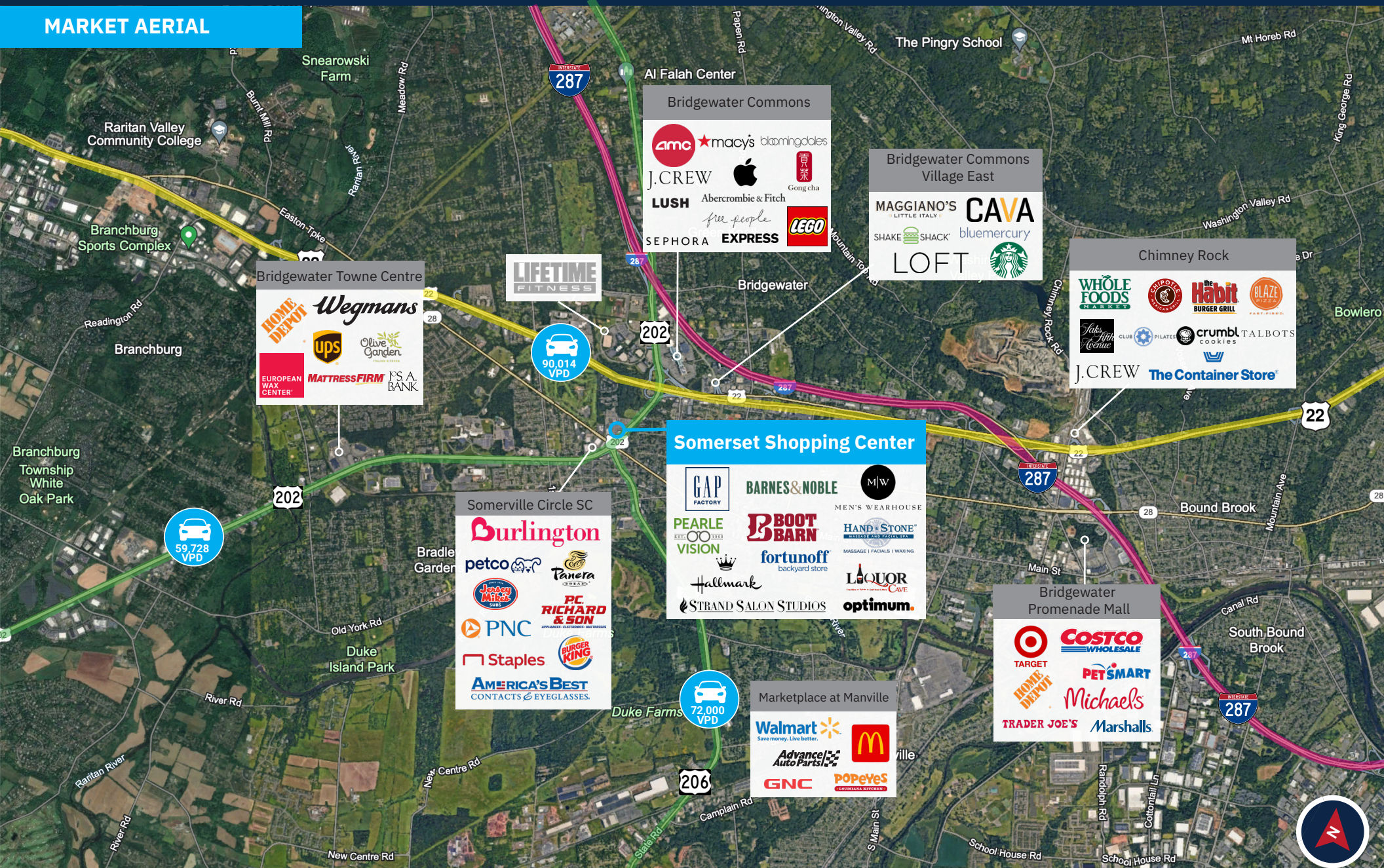
72,000
VPD

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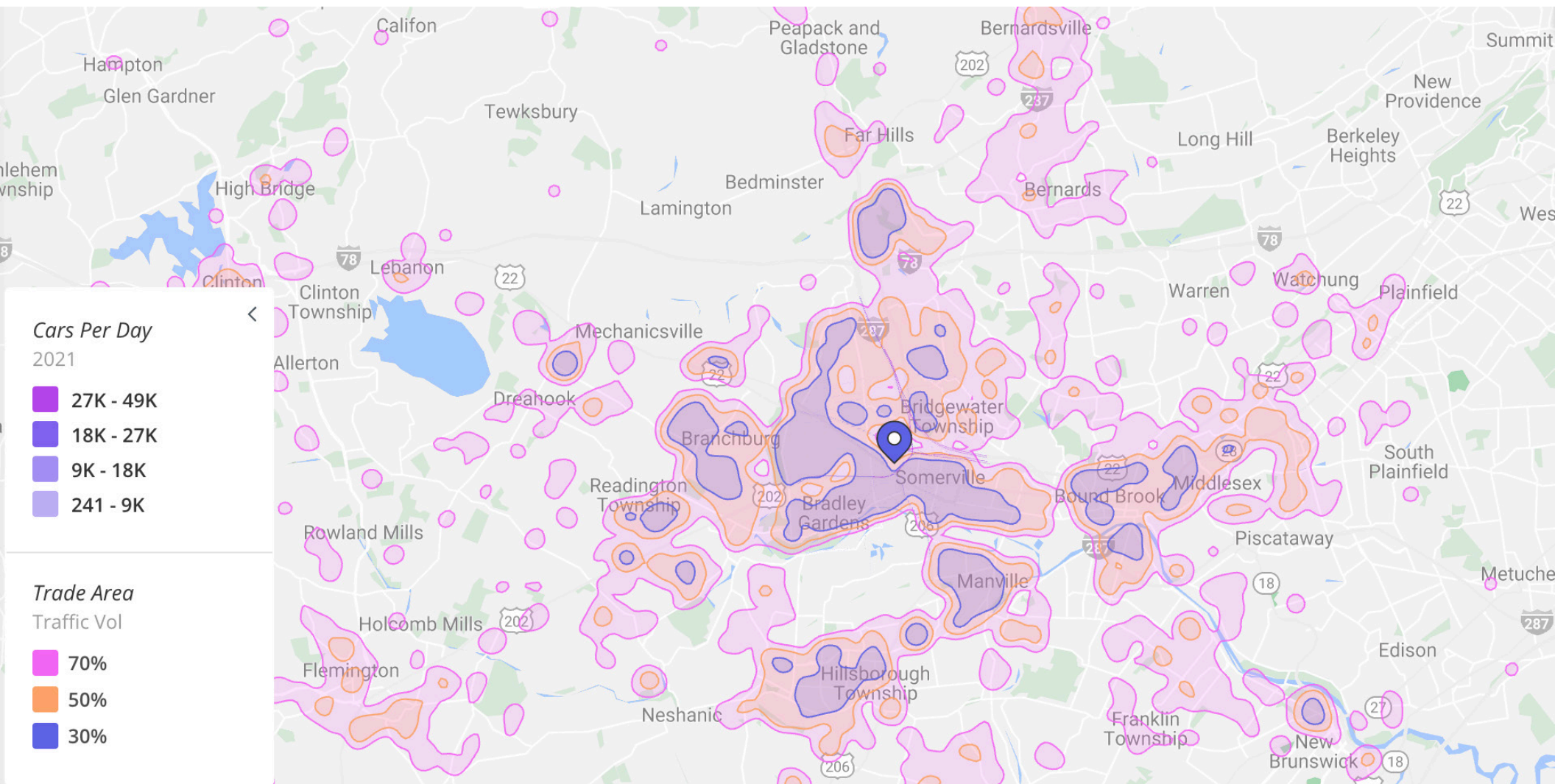
MARKET AERIAL



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MARKET LANDSCAPE



CONTACT EXCLUSIVE AGENT

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