

\*Source: Placer.ai (Foot Traffic / Location Analytics)

1.2M

visits annually\*

3.05

visit frequency\*

46 min

avg. visit duration\*

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MANAGEMENT

RETAIL

# Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

## Available Spaces

6,000 SF; 8,000 SF; 22,183 SF; 16,947 SF (lower level; additional parking in rear)

Restaurant opportunity: 7,220 SF Pad Site

## Broker Incentives

5% commission on leases up to 15,000 SF; 4% on leases from 15,001–40,000 SF.

## Retailers

SPROUTS  
FARMERS MARKET

BARNES  
& NOBLE

GAP  
FACTORY

fortunoff  
backyard store

BOOT  
BARN

PEARLE  
VISION

Hallmark

LIQUOR CAVE

optimum.

HAND & STONE  
MASSAGE AND FACIAL SPA

D1 TRAINING

STRAND SALON STUDIOS

## Property Highlights

- Future Home of **Sprouts Farmers Market**, bringing a premier specialty grocer to the center and driving new customer traffic
- 218,685 SF community shopping center attracting more than 1.2 million annual visits
- Strong leasing momentum with additional traffic-driving retailers and restaurants coming soon
- Prime location at the signalized intersection of US Routes 202/206 and Route 28, adjacent to Somerville Circle
- Recent additions include D1 Training, Boot Barn, Strand Salon

Vanessa Kelty | 908.226.5269 | vkelty@levinmgt.com

Studios, Liquor Cave, Fred Astaire Dance Studio, and Style Brow Bar

- Positioned within a dominant retail corridor featuring Burlington, Wegmans, Home Depot, Best Buy, and other leading national brands
- New pylon signage installed to maximize tenant visibility and exposure
- Average Daily Traffic: 72,201 US 202/206

## 5-Mile Demographics

 **126,623**  
POPULATION

 **47,478**  
HOUSEHOLDS

 **\$178,015**  
AVERAGE HH INCOME

 **216,656**  
DAYTIME POPULATION

levinmgt.com | 70 YEARS

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## SITE PLAN



| Tenant Roster |                                            | SF     |
|---------------|--------------------------------------------|--------|
| 1             | Style Brow Bar                             | 508    |
| 2             | Pizza Restaurant                           | 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             | Pearle Vision                              | 2,000  |
| 10            | Norman's Hallmark                          | 6,038  |
| 11            | D1 Training                                | 4,500  |
| 12            | Lease Pending                              | 2,500  |
| 13            | Optimum                                    | 1,100  |
| 14            | Fred Astaire Dance Studio                  | 3,403  |
| 15A           | Available                                  | 22,183 |
| 15B           | Available (lower level)                    | 16,947 |
| 16            | Available                                  | 8,000  |
| 17            | Boot Barn                                  | 14,175 |
| 18            | Hair Salon                                 | 2,160  |
| 19            | Italian Deli                               | 2,280  |
| 20            | Hand & Stone Massage & Spa                 | 2,990  |
| 21            | Sprouts Farmers Market <b>Coming Soon!</b> | 28,750 |
| 22            | Available                                  | 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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## SATELLITE





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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

1.2M

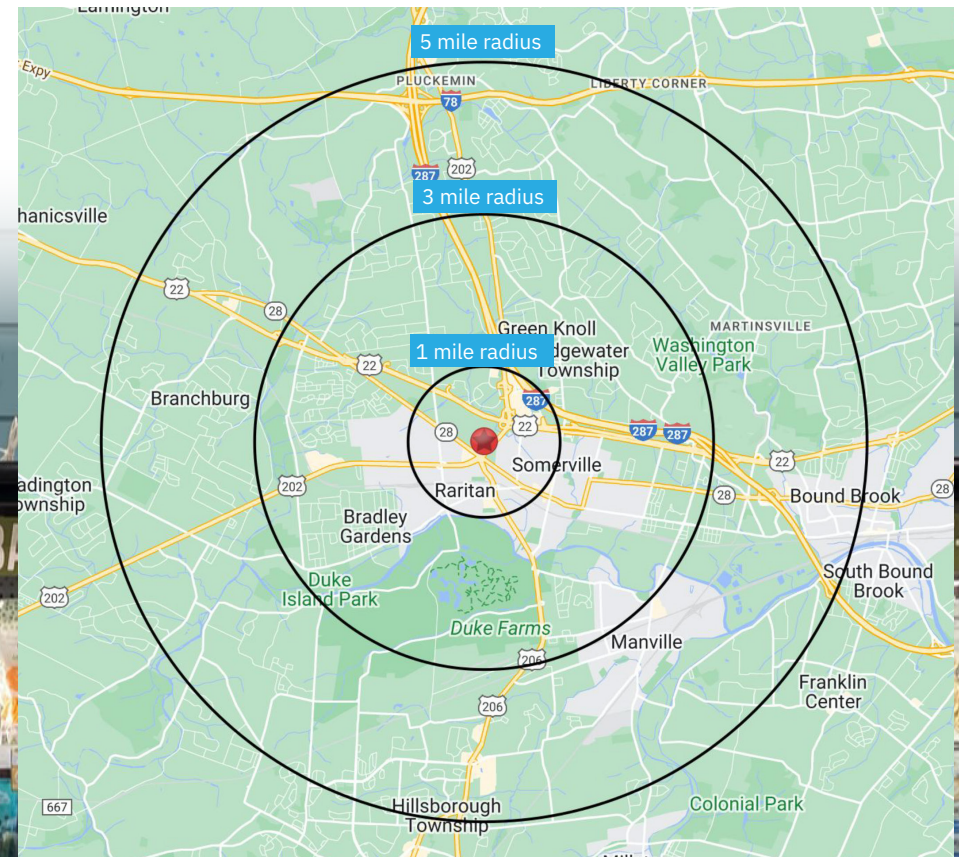
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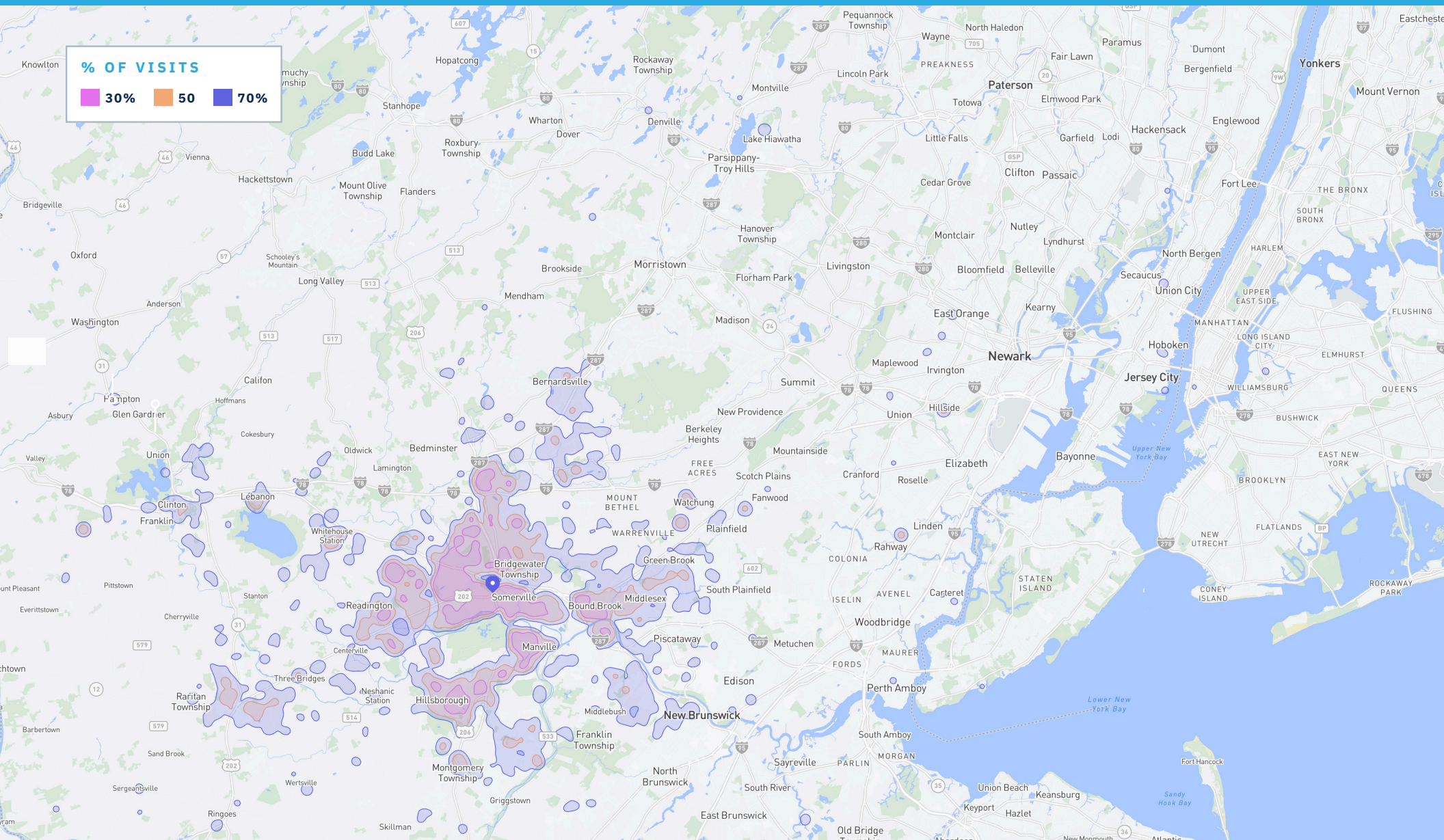




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## AUDIENCE PROFILE | PLACERA1 MAP





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## MARKET AERIAL







**Our History is Strong.**  
**Our Vision, *Stronger*.**

Over 70 years of trusted expertise in commercial real estate.

**Contact Exclusive Agent**

**Vanessa Kelty**

**SENIOR LEASING REPRESENTATIVE**

**t. 908.226.5269 m. 609.972.1385**

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**[levinmgt.com](http://levinmgt.com) | 70 YEARS**

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