

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

1.2M
visits annually*

3.05
visit frequency*

46 min
avg. visit duration*



LEVIN
MANAGEMENT

RETAIL

Somerset Shopping Center

365 US 206 | BRIDGEWATER, NJ 08807

Retailers



Available Spaces

2,500 SF; 6,000 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.

Property Highlights

- 218,685 SF community shopping center (1.2M annual visits), anchored by Barnes & Noble
- Major leasing momentum: new, traffic-driving retailers announcing soon
- Prime visibility & access at US 202/206 & Route 28 (near Somerville Circle)
- Recent additions: D1 Training, Boot Barn, Strand Salon Studios, Liquor Cave, Fred Astaire Dance Studio, Style Brow Bar
- Retail powerhouse trade area near Burlington, Wegmans, Home Depot, Best Buy
- Upgraded signage: new pylon signs installed
- Average Daily Traffic: 72,201 US 202/206

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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	Available	2,500
13	Optimum	1,100
14	Fred Astaire Dance Studio	3,403
15A	Available	22,183
15B	Available (lower level)	16,947
16	Reserved	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	Lease Pending	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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DEMOGRAPHICS

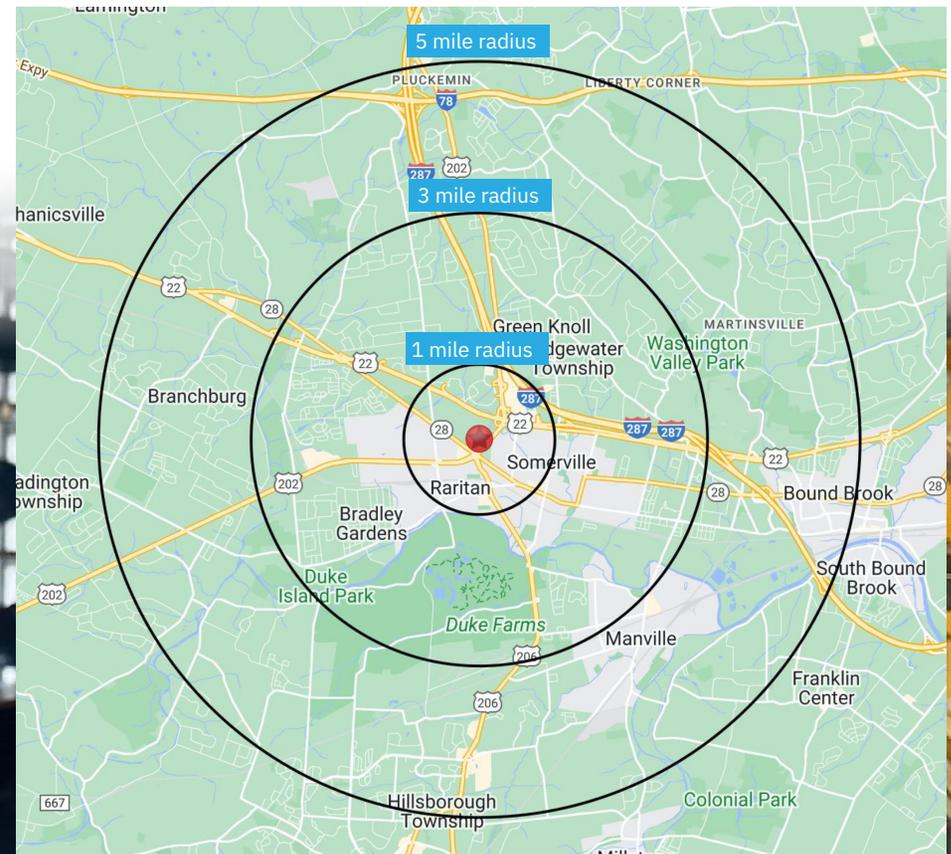
2010-2020 Census 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,327	61,763	126,623
Households	4,752	22,862	47,478
Average Household Income	\$127,287	\$170,721	\$178,015
Projected Average Household Income (2030)	\$125,782	\$166,983	\$174,865
Median Household Income	\$101,883	\$149,958	\$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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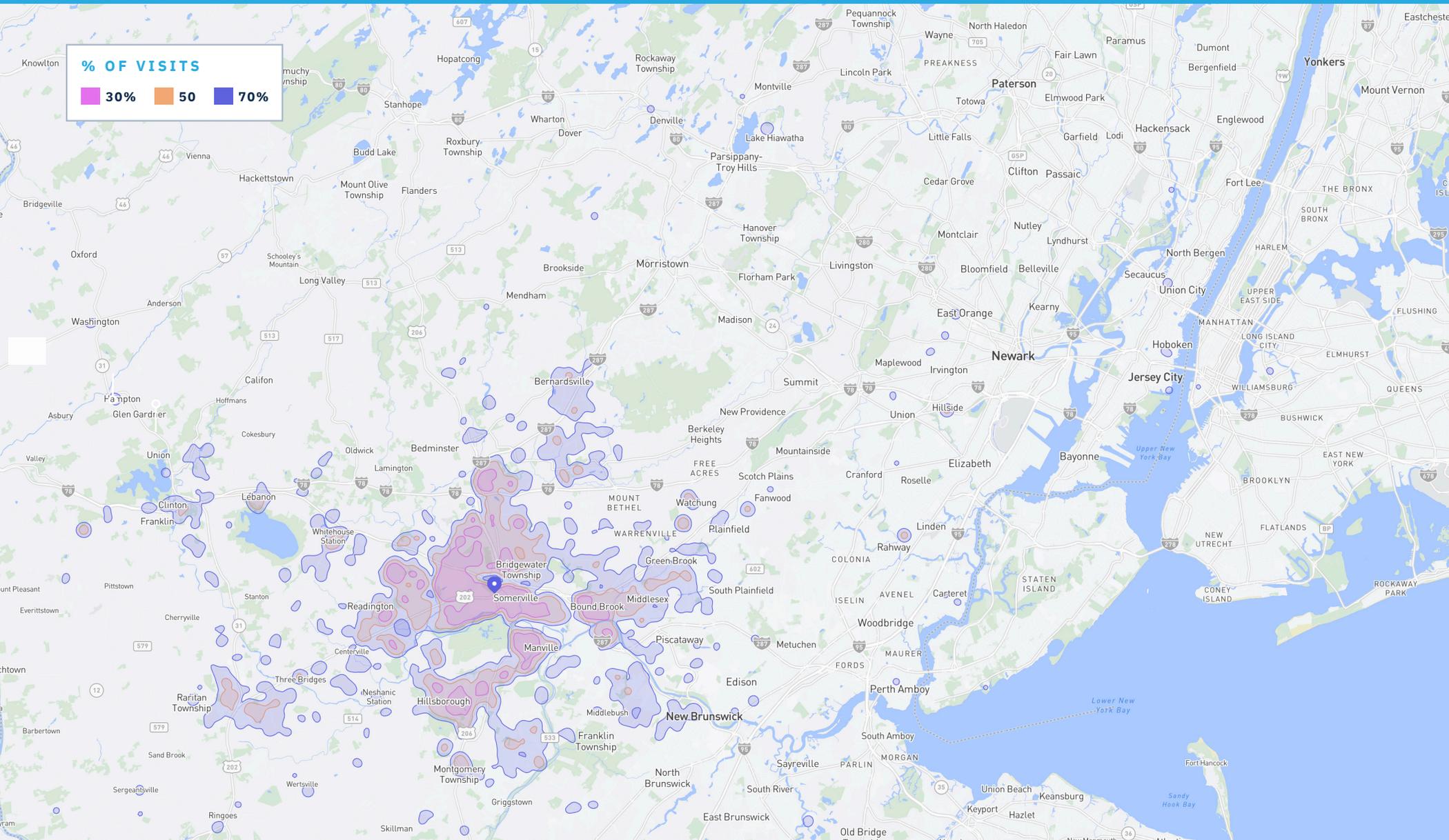
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AUDIENCE PROFILE | PLACERA I MAP



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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

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SENIOR LEASING REPRESENTATIVE

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