

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

3M

visits annually\*

8.73

visit frequency\*

33 min

avg. visit duration\*



Retailers



LEVIN  
MANAGEMENT

RETAIL

# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

## Available Spaces

3,524 SF, 4,495 SF, 9,000 SF, 9,739 SF, 21,084 SF

## Broker Incentives

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

## Property Highlights

- Anchored by Lidl + LA Fitness: Two daily-traffic drivers delivering consistent footfall
- High-Visibility Location: 287,131-SF community center on Milltown Road just off Route 1, drawing 3M+ annual visits
- Experiential Add: Ace Pickleball now open!
- Tenant Mix: Strong blend of national, regional, and local retailers

- Built-In Demand: Minutes from Rutgers and DeVry University
- Surrounded by Retail Giants: Near Trader Joe's, Total Wine, Michael's, ULTA, Hobby Lobby, Burlington, Walmart, Marshalls and Bowlero
- Dense Trade Area: 280,000+ residents within 5 miles
- Average Daily Traffic: 82,645 US 1

## 5-Mile Demographics

 **288,684**  
POPULATION

 **96,883**  
HOUSEHOLDS

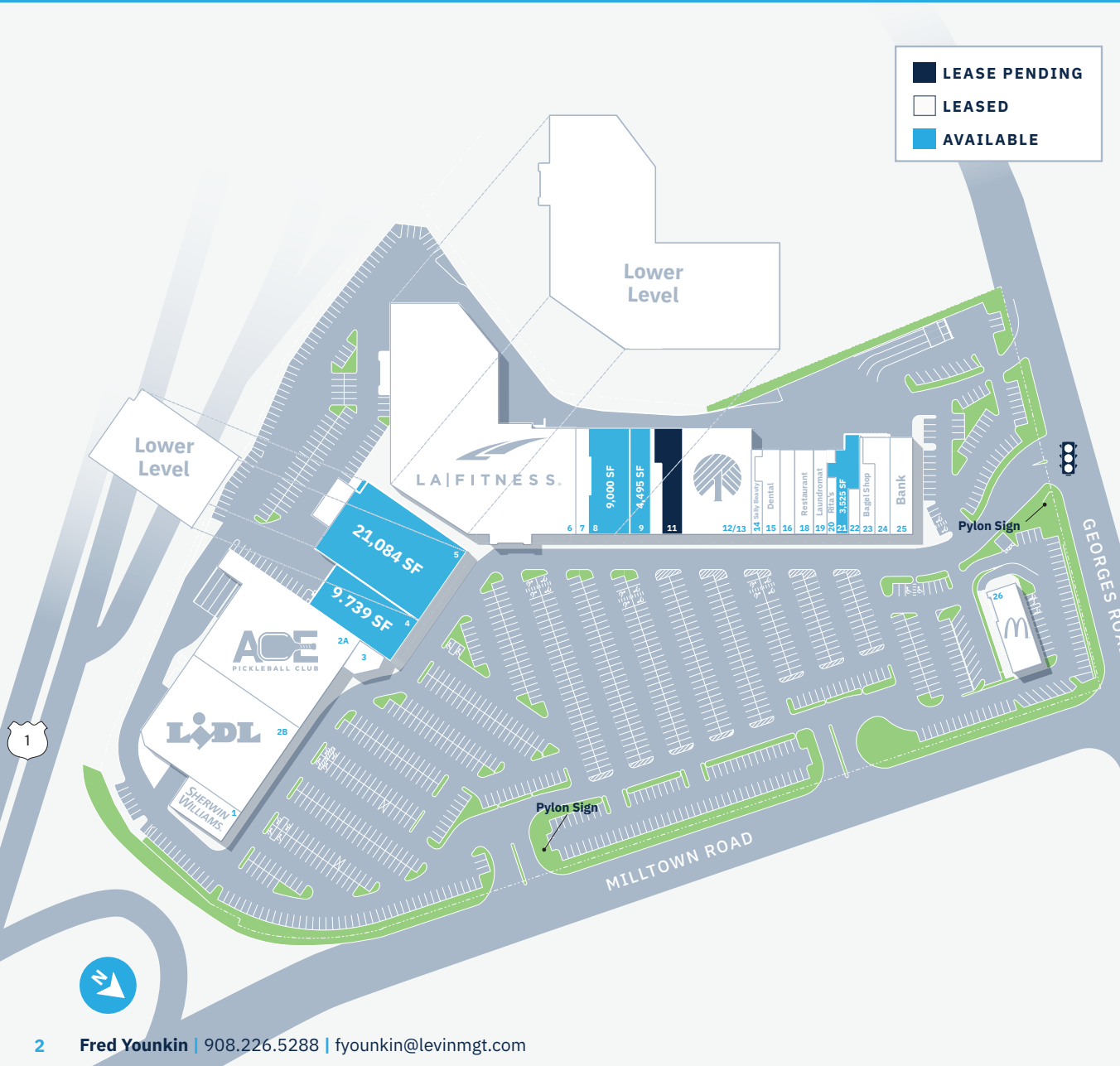
 **\$144,070**  
AVERAGE HH INCOME

 **273,195**  
DAYTIME POPULATION

# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

## SITE PLAN



### Tenant Roster

		SF
1	Sherwin Williams	4,500
2B	LIDL	27,596
2A	Ace Pickleball	26,319
3	H&R Block	1,500
4	Available	9,739
5	Available	21,084
6	LA Fitness	62,399
7	Namkeen Hot Chicken Joint	2,795
8	Available	9,000
9	Available	4,495
10	Tropical Smoothie Cafe	1,700
11	Lease Pending	5,081
13	Dollar Tree	14,521
14	Sally Beauty Supply	1,523
15	Community Dental	3,373
16	Roma Salon	2,480
18	Kanoon Restaurant	3,240
19	Laundromat	2,291
20	Rita's Italian Ice & Frozen Custard	951
21	Available	3,525
22	Boost Mobile	993
23	Bagel Bazaar II	2,309
24	Giri Trading Agency	3,571
25	Magyar Bank	4,384
26	McDonald's	3,840

can be combined

# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

## GALLERY



# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902



## DEMOGRAPHICS

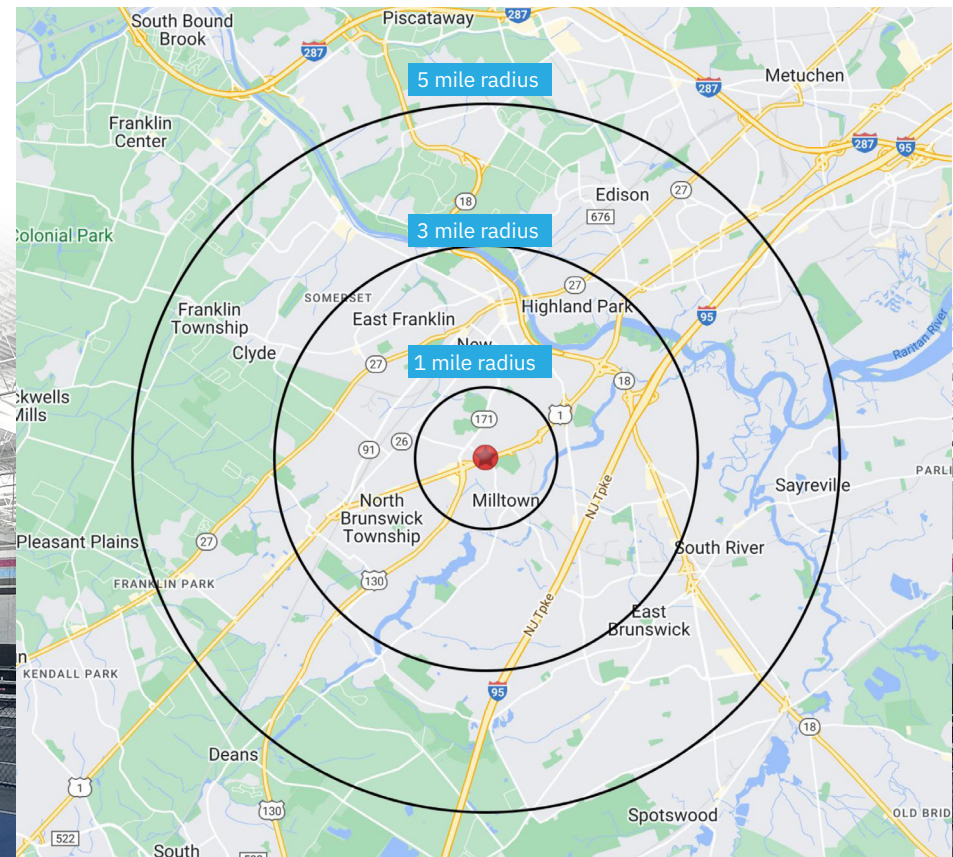
2010-2020 Census   2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	16,173	142,797	288,684
Households	5,279	46,902	96,883
Average Household Income	\$142,974	\$132,451	\$144,070
Projected Average Household Income (2030)	\$140,266	\$130,803	\$142,112
Median Household Income	\$112,607	\$108,108	\$117,307
Total Businesses	656	5,564	10,426
Total Employees	6,318	5,564	10,426
Daytime Population	15,390	137,052	273,195
Total Annual Household Expenditure	\$637.82 M	\$5.68 B	\$12.31 B
HH Income \$200K or more	950	9,292	21,445
College Degree + (Bachelor Degree or Higher)	3,241	36,551	87,745

Source: sitesusa.com

**3M**  
visits annually\*

**8.73**  
visit frequency\*

**33 min**  
avg. visit duration\*



# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

## MARKET AERIAL





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

Over 70 years of trusted expertise in commercial real estate.

**Contact Exclusive Agent**

**Fred Younkin**

**LEASING REPRESENTATIVE**

**t. 908.226.5288 m. 484.612.2532**

**[fyounkin@levinmgt.com](mailto:fyounkin@levinmgt.com)**

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

**Main Office**

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

All information is furnished without any warranty, representation or agreement and is subject to errors, omissions, changes or withdrawal without notice.  
The reader is responsible for verifying any information. Licensed Real Estate Broker.