

Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902



2.6M visits annually
8.57 visit frequency
34 min avg. duration

*Property Data by Placer.ai



Available Spaces

21,084; 9,739; 9,000; 5,081; 4,495; 3,571; 993 SF
2,795 SF 2nd gen restaurant

Property Highlights

- 287,131 SF community center located on Milltown Road, just off Route 1, in the heart of North Brunswick's bustling retail corridor, attracting an impressive 2.6 million annual visits*
- Lidl, a prominent anchor, has been operating since 2020, adding to the center's appeal.
- Exciting junior anchor positions are currently available, offering excellent opportunities for businesses looking to establish a strong presence.
- A compelling combination of national, regional, and local retailers and restaurants contribute to the center's vibrant atmosphere.
- The center's strategic location benefits from its proximity to Rutgers University and DeVry University.
- Kanoon Restaurant is now open! Ace Pickleball and Tropical Smoothie Café are coming soon!
- Popular neighborhood shopping destinations, including Trader Joe's, Michael's, ULTA, Hobby Lobby, Burlington, Walmart, Marshalls, and Bowlero, further consolidate the center's appeal.
- **5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF for co-brokers**

Retailers



Average Daily Traffic

82,645 US 1 | 8,268 Milltown Road

Demographics

5-mile radius



283,626
POPULATION



93,590
HOUSEHOLDS



\$146,049
AVERAGE HH INCOME



152,461
DAYTIME POPULATION

Source: sitesusa.com

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SITE PLAN



TENANT ROSTER

		SF
1	Sherwin Williams	4,500
2B	Lidl	27,596
2A	Ace Pickleball <i>Opening soon!</i>	26,319
3	H&R Block	1,500
4	Available	9,739
5	Available	21,084
5A/6A	Access Storage	63,922
6	LA Fitness	62,399
7	Available	2,795
8	Available	9,000
9	Available	4,495
10	Tropical Smoothie Café <i>Opening soon!</i>	1,700
11	Available	5,081
12/13	Dollar Tree	14,521
14	Sally Beauty	1,523
15	Community Dental	3,373
16	Roma Unisex Beauty Salon	2,480
18	Kanoon Restaurant	3,240
19	Laundromat	2,291
20	Rita's Italian Ice & Frozen Custard	951
21	Rutgers Wine & Liquor	3,525
22	Available	993
23	Bagel Bazaar II	2,309
24	Available	3,571
25	Magyar Bank	4,384
25A	Magyar Bank Drive-thru	
26	McDonald's	3,840

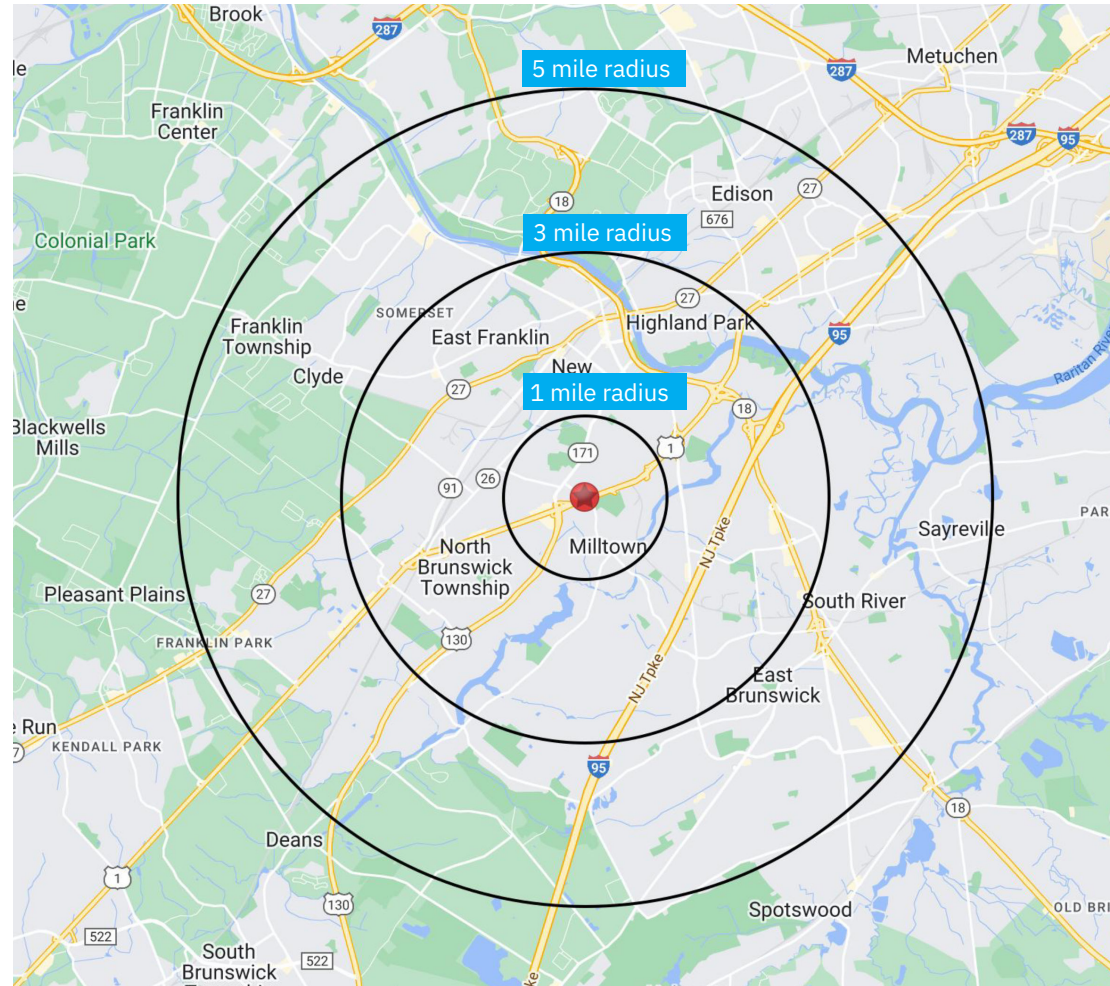
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,732	136,922	283,626
Households	4,167	43,644	93,590
Average Household Income	\$163,661	\$134,080	\$146,049
Projected Average Household Income (2028)	\$202,210	\$153,757	\$163,089
Median Household Income	\$101,601	\$102,669	\$111,352
Total Businesses	530	5,342	10,109
Total Employees	5,170	55,286	108,559
Daytime Population	7,132	75,140	152,461
Total Annual Household Expenditure	\$427.59 M	\$3.79 B	\$8.64 B
HH Income \$200K or more	644	7,985	18,964
College Degree + (Bachelor Degree or Higher)	3,246	36,611	90,236

Source: sitesusa.com



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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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