

Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902



2.7M visits annually
8.53 visit frequency
35 min avg. duration

*Property Data by Placer.ai



Available Spaces

21,084; [9,000 & 4,495 SF - can combine];
3,571; 993 SF

Property Highlights

- **High-Visibility Location:** 287,131 SF community center on Milltown Road, just off Route 1, attracting **2.6 million annual visits** (+2.8% YoY, +15% Yo2Y).
- **Anchored by Lidl & LA Fitness:** Two major draws—Lidl (since 2020) and LA Fitness, bringing steady daily foot traffic.
- **Experiential Retail Coming Soon: Ace Pickleball**, a fast-growing sports and social destination, will add an engaging, activity-driven element to the center.
- **Diverse Tenant Mix:** National, regional, and local retailers create a dynamic shopping experience.
- Close to Rutgers University and DeVry University, with a built-in customer base.
- **Retail Powerhouse Neighbors:** Surrounded by Trader Joe's, Michael's, ULTA, Hobby Lobby, Burlington, Walmart, Marshalls, and Bowlero.
- **Dense population:** 280,000+ residents within a 5-mile radius.
- **Cobrokers: 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF**

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

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 <i>Opening soon!</i> | 26,319 |
| 3 | H&R Block | 1,500 |
| 4 | Lease Pending | 9,739 |
| 5 | Available | 21,084 |
| 5A/6A | Access Storage | 63,922 |
| 6 | LA Fitness | 62,399 |
| 7 | Lease Pending | 2,795 |
| 8 | Available | 9,000 |
| 9 | Available | 4,495 |
| 10 | Tropical Smoothie Café | 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 Bazzar II | 2,309 |
| 24 | Available | 3,571 |
| 25 | Magyar Bank | 4,384 |
| 25A | Magyar Bank Drive-thru | |
| 26 | McDonald's | 3,840 |

can be combined

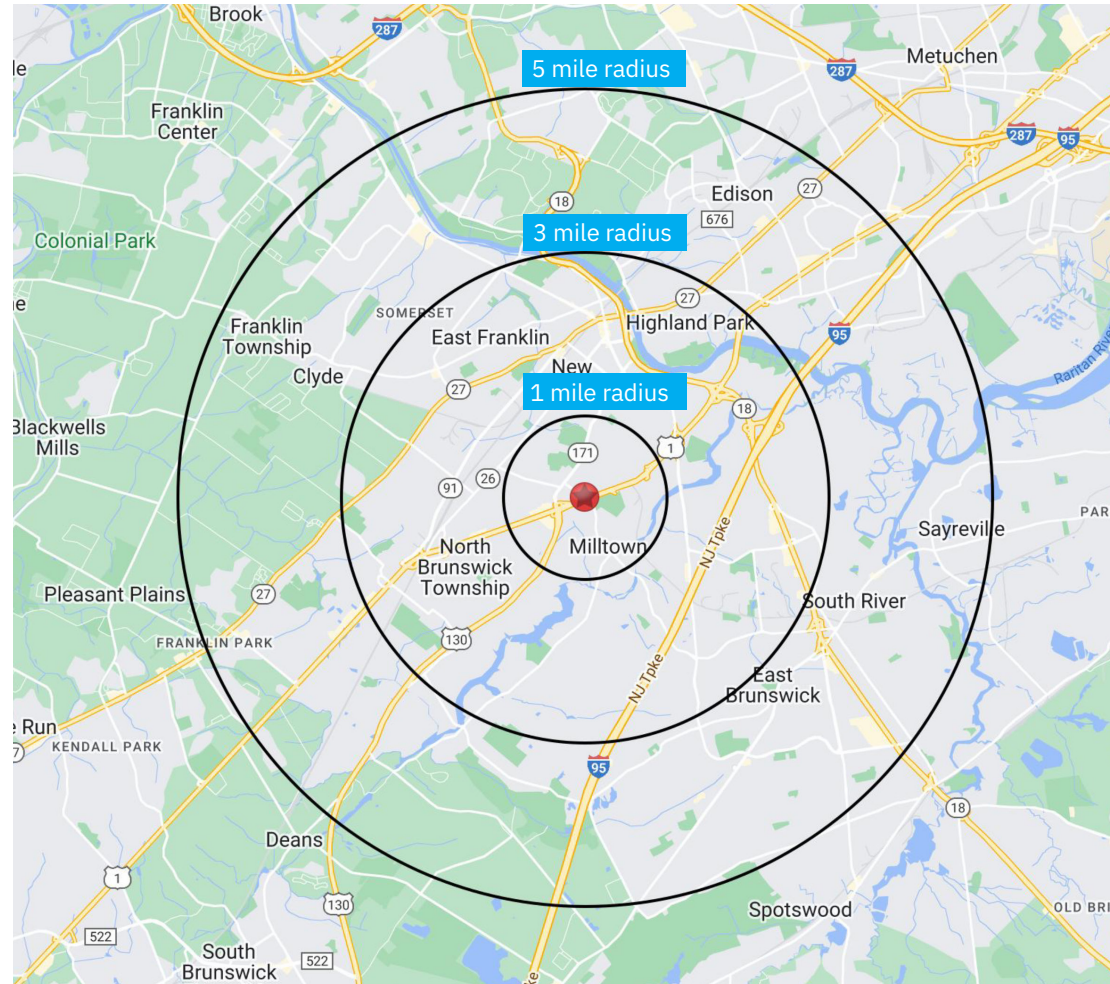
Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

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



Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

FRED YOUNKIN

Leasing Representative

t. 908.226.5288 m. 484.612.2532

fyoungin@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768

levinmgt.com | 70 YEARS