

# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

LEVIN  
MANAGEMENT



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 **2.7 million annual visits** (3.85% year-over-year increase).
- **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

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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	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 Bazaar 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



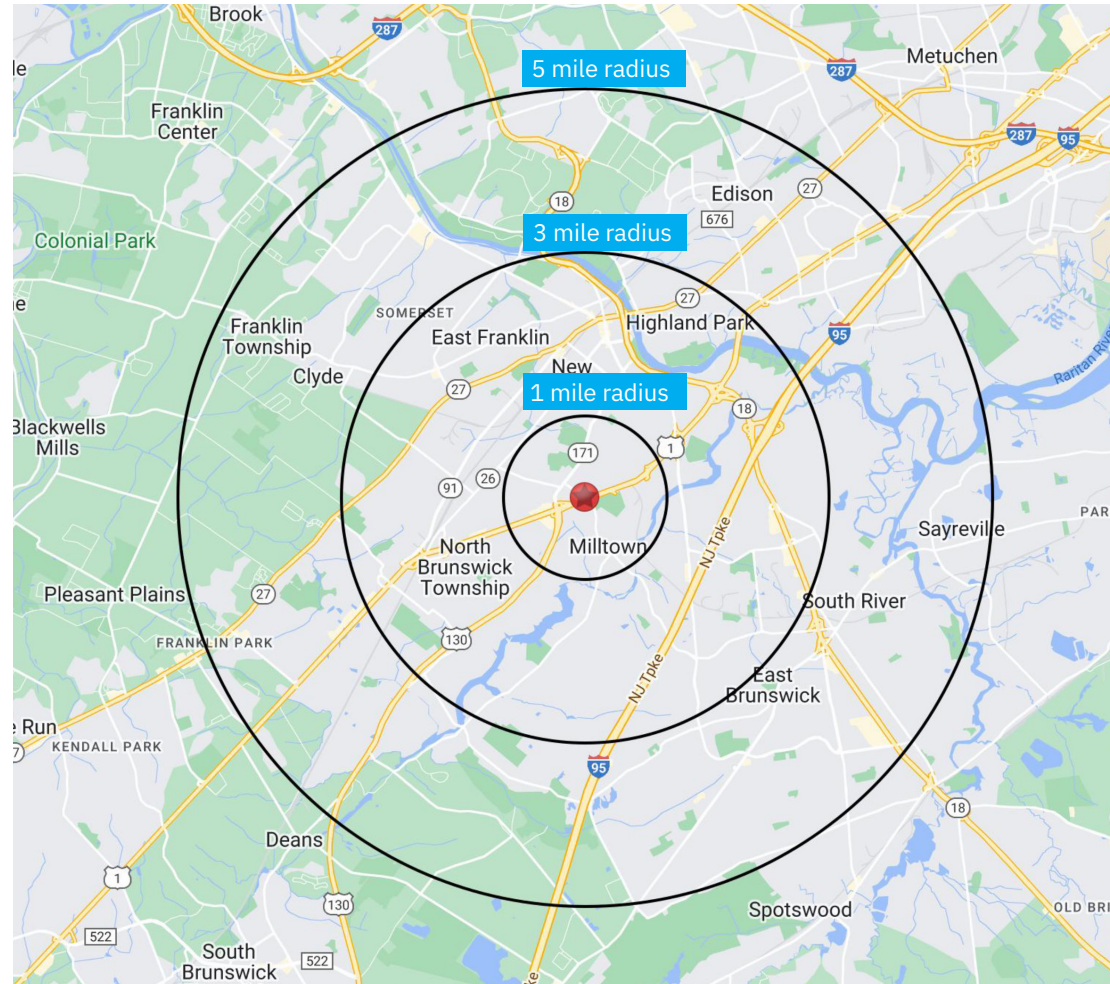
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## DEMOGRAPHICS

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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