

# Brunswick Shopping Center

498 MILLTOWN ROAD | NORTH BRUNSWICK, NJ 08902

LEVIN  
MANAGEMENT



**2.7M** visits annually  
**8.44** visit frequency  
**36 min** avg. duration

\*Property Data by Placer.ai



## Available Spaces

21,084 SF, 9,739 SF,  
[9,000 & 4,495 SF - can combine],  
5,081 SF, 3,525 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 and LA Fitness, bringing steady daily foot traffic.
- **Experiential Retail Coming Soon: Ace Pickleball**
- **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, Total Wine, 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



**288,684**  
POPULATION



**96,883**  
HOUSEHOLDS



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



**273,195**  
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     | Namkeen Hot Chicken Joint <i>Opening soon!</i> | 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 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    | Lease Pending                                  | 993    |
| 23    | Bagel Bazaar II                                | 2,309  |
| 24    | Giri Trading Agency                            | 3,571  |
| 25    | Magyar Bank                                    | 4,384  |
| 25A   | Magyar Bank Drive-thru                         |        |
| 26    | McDonald's                                     | 3,840  |

can be combined

# Brunswick Shopping Center

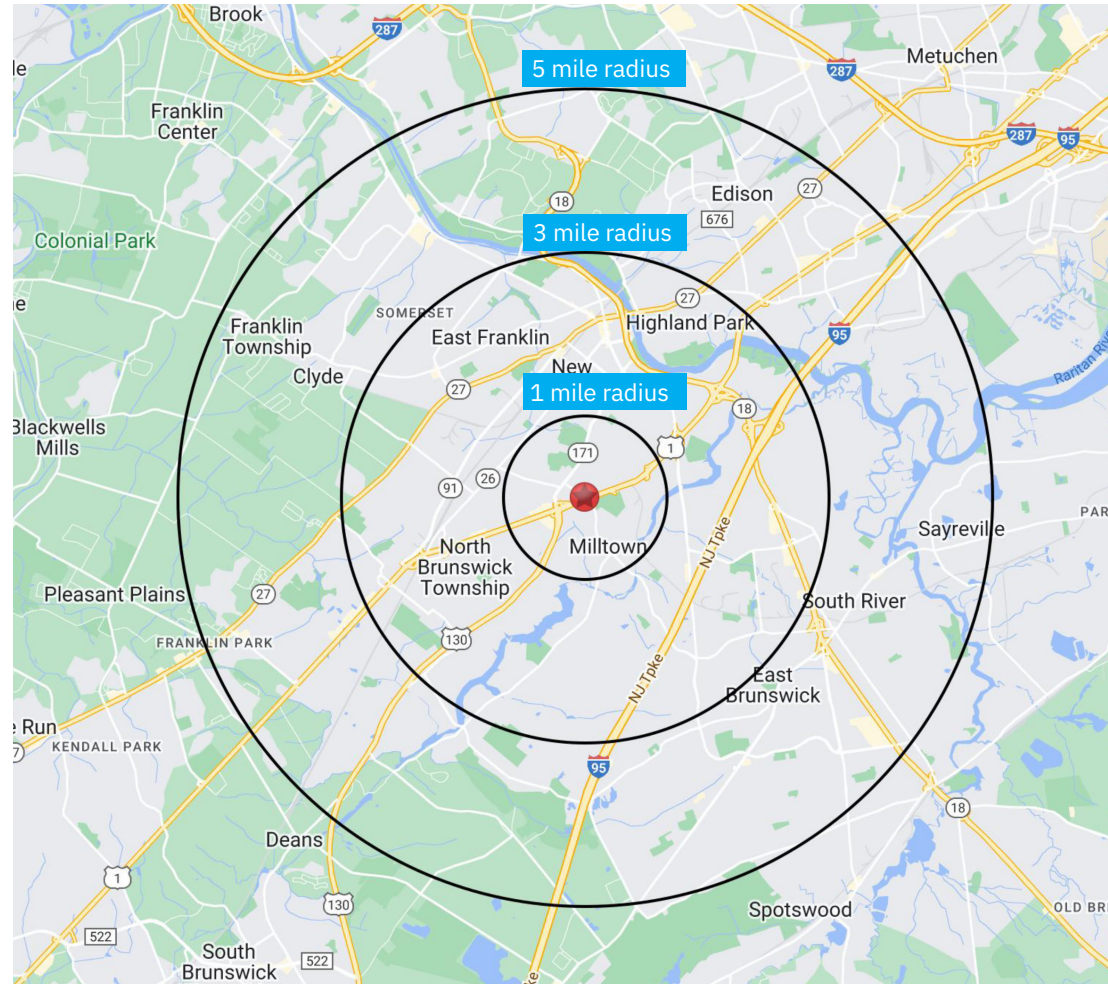
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## DEMOGRAPHICS

| 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



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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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