

Somerville Circle Shopping Center

300 US HWY. 202 (SOMERVILLE CIRCLE) | RARITAN, NJ 08869

LEVIN
MANAGEMENT



1.6M visits annually
4.6 visit frequency
29 min avg. duration

*Property Data by Placer.ai



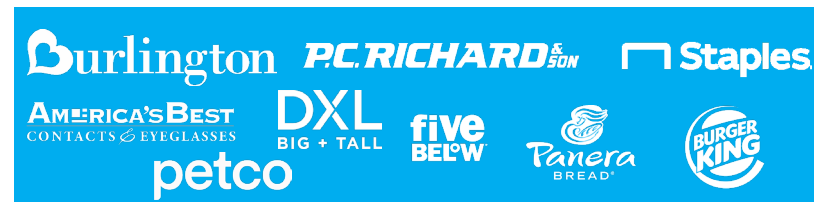
Available Spaces

Fully Leased

Property Highlights

- 149,291 SF community shopping center with 1.6 million visits per year*
- Multi-anchored by Burlington, P.C. Richard & Son, Staples & Petco
- Highly visible and accessible at the junction of US 202/206 and Highway 28, near Somerville Circle
- Rare opportunity at popular center
- Recent leasing activity: DXL Big + Tall is coming soon!
- Nearby retailers include Barnes & Noble, Wegmans, Home Depot, Best Buy
- Close proximity to Bridgewater Commons and Johnson & Johnson with 5K employees
- Bridgewater rated "Best Places to Live in America" by Money Magazine 2020 (#31)
- Pylon signage availability
- **Co-brokers: 5% commission up to 15K SF and 4% commission for 15,001 SF up to 40K SF**

Retailers

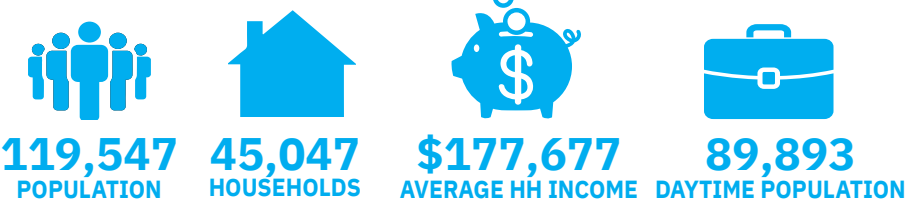


Average Daily Traffic

72,000 US 206/202

Demographics

5-mile radius

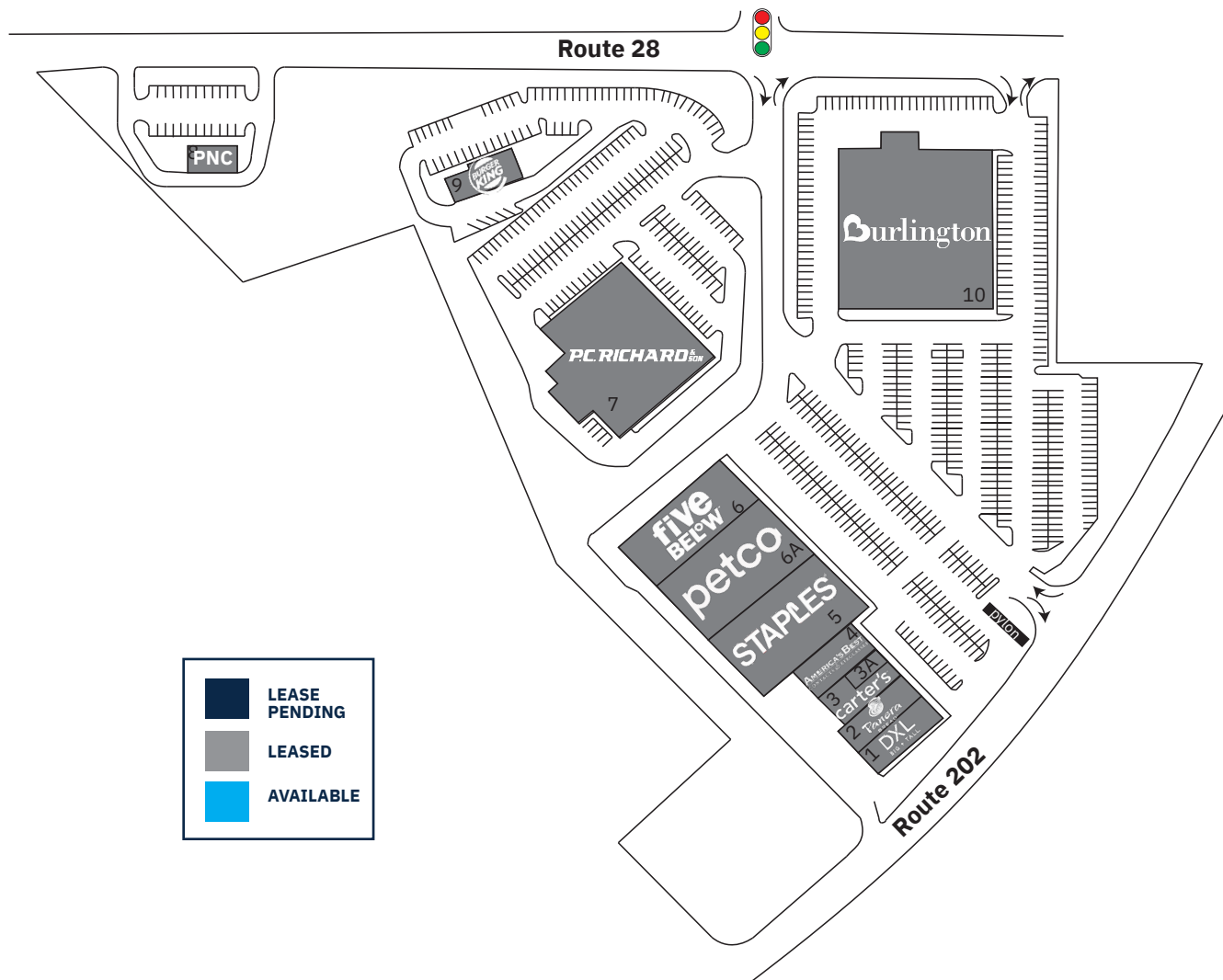


Source: sitesusa.com

Somerville Circle Shopping Center

300 US HWY. 202 (SOMERVILLE CIRCLE) | RARITAN, NJ 08869

SITE PLAN



TENANT ROSTER

SF

1	DXL Big + Tall <i>coming soon!</i>	6,130
2	Panera Bread	4,354
3	Carter's	4,266
3A	Jersey Mike's	1,121
4	America's Best	3,000
5	Staples	23,979
6	Petco	17,906
6A	Five Below	7,975
7	PC Richards & Son	29,800
8	PNC Bank	2,000
9	Burger King	3,000
10	Burlington	45,800

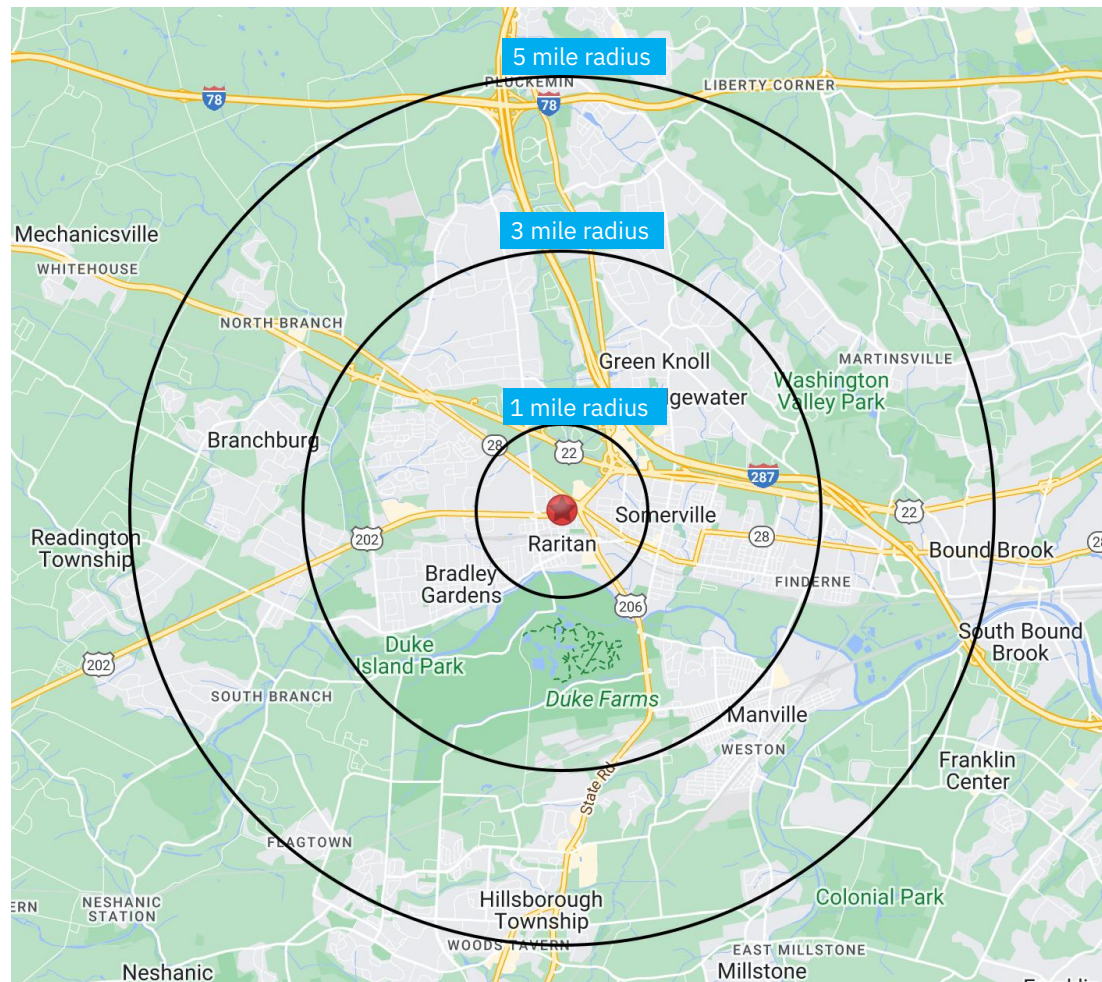
Somerville Circle Shopping Center

300 US HWY. 202 (SOMERVILLE CIRCLE) | RARITAN, NJ 08869

DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	11,384	57,101	119,547
Households	4,754	21,507	45,047
Average Household Income	\$134,323	\$170,083	\$177,677
Projected Average Household Income (2029)	\$126,840	\$169,657	\$179,519
Median Household Income	\$103,542	\$137,947	\$140,910
Total Businesses	594	2,862	5,130
Total Employees	10,434	41,022	72,463
Daytime Population	11,804	49,638	89,893
Total Annual Household Expenditure	\$319.74 M	\$1.81 B	\$3.91 B
HH Income \$200K or more	818	5,804	12,922
College Degree + (Bachelor Degree or Higher)	3,584	22,303	46,539

Source: sitesusa.com



Somerville Circle Shopping Center

300 US HWY. 202 (SOMERVILLE CIRCLE) | RARITAN, NJ 08869

CLOSE-UP AERIAL



Somerville Circle Shopping Center

300 US HWY. 202 (SOMERVILLE CIRCLE) | RARITAN, NJ 08869

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

VANESSA KELTY

Senior Leasing Representative

t. 908.226.5269 m. 609.972.1385

vkelly@levinmgt.com



Main Office

975 US Highway 22
North Plainfield, NJ 07060
800.488.0768

levinmgt.com | 70 YEARS