

The Shoppes at North Brunswick

650 Shoppes Boulevard
North Brunswick, NJ 08902



LEASING AVAILABILITY:

- 3,143-10,444 SF available

PROPERTY OVERVIEW:

Premium Lifestyle Center with over 35 national brands including fast casual and sit-down restaurants, retailers, fitness centers, and 2nd floor offices.

The property is located in a highly prominent location along Route 1, the main north/south thoroughfare running through North Brunswick, providing access to the NJ Turnpike, Garden State Parkway and I-287.

GLA: 147,054 SF

Layout:

42 tenant spaces ranging in size up to 10,000 SF.

Neighborhood:

Minutes from Rutgers University New Brunswick Campus. Surrounded by a densely populated trade area.

Ideal for:

Eateries, fitness spaces, office, & retail shops.

DEMOGRAPHICS:

| Radius | Population | Median HH Income | Median Age |
|--------|------------|------------------|------------|
| 3 mile | 133,000 | \$ 67,000.00 | 32 |
| 5 mile | 266,000 | \$ 81,000.00 | 34 |
| 8 mile | 510,000 | \$ 92,000.00 | 36 |



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
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201-444-9888 x 103

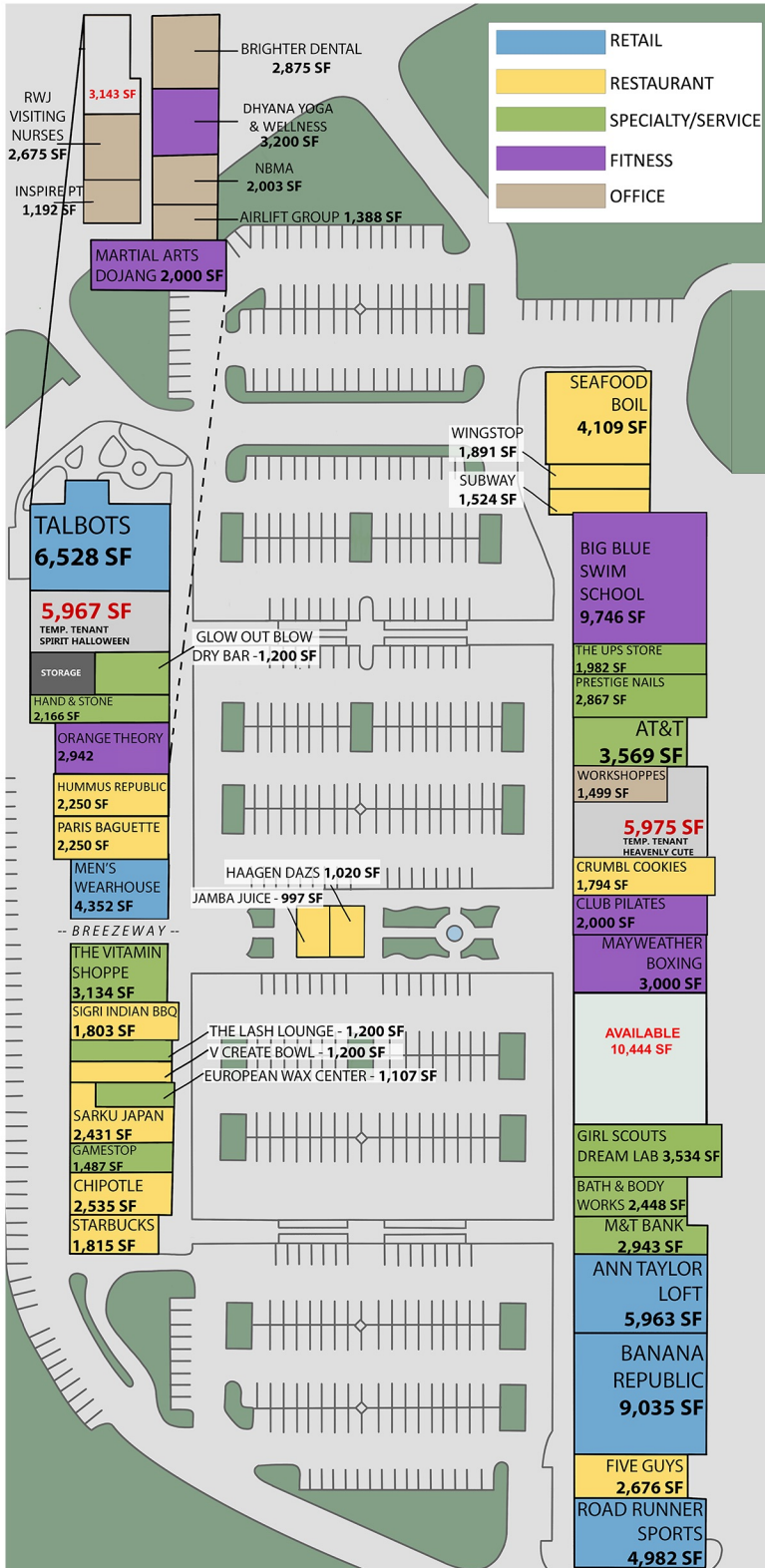


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SITE PLAN:



TENANTS INCLUDE:



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NEIGHBORING TENANTS



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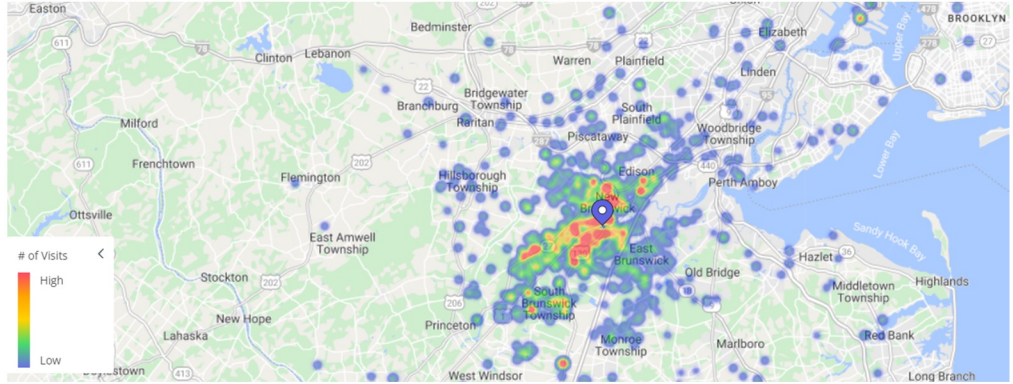
AZARIAN
REALTY CO.

SHOPPER DEMOGRAPHICS

Trade Area

- Middlesex County
- North Brunswick
 - New Brunswick
 - East Brunswick
 - Edison
 - South Brunswick

Avg. Shopper Household Income:
200K-215K

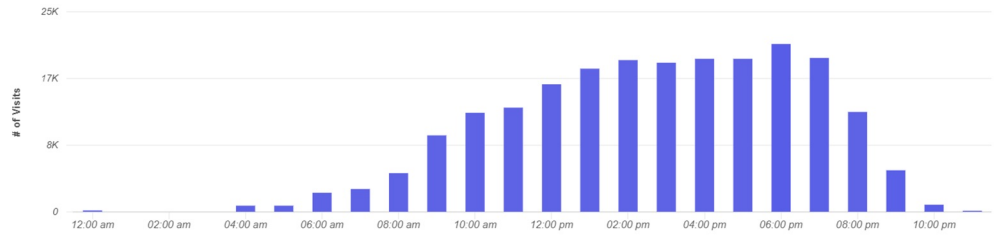


Hourly Visits

Busiest Hours:

- 6:00 PM (21k)*
- 7:00 PM (19.2k)*
- 5:00 PM (19.1k)*
- 4:00 PM (19.1k)*

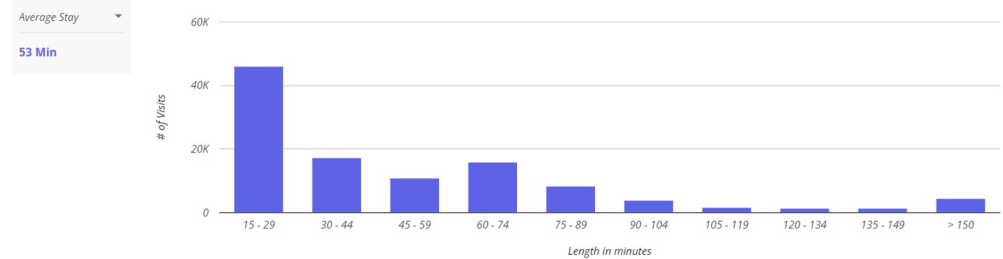
*Based on avg. weekly visits.



Duration of Visits

Average Stay:
53 Minutes

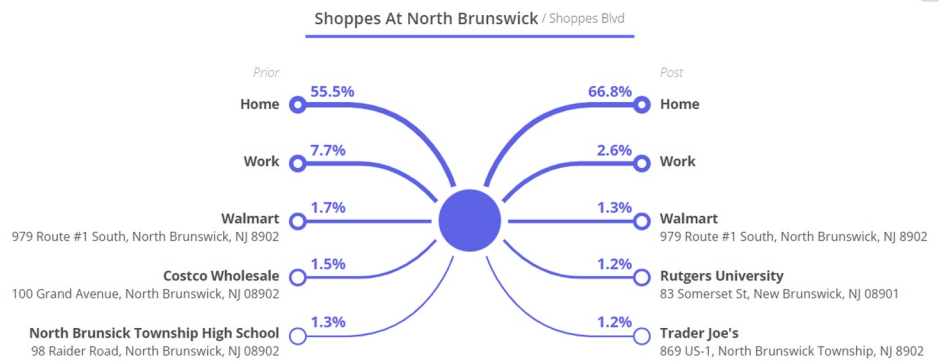
Average Weekly Visits:
30k



Visitor Journey

55.5% of visitors travel from home and 66.5% of visitors return home after shopping.

12.2% of visitors come from a nearby location (work, school, or another business.)



Demographics via Placer.ai, 2022

AREA DEMOGRAPHICS

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