

PYLON SIGNAGE AVAILABLE



724 ROUTE 202
BRIDGEWATER TOWNE CENTRE
BRIDGEWATER, NEW JERSEY

JOIN WEGMANS, HOME DEPOT & RAYMOUR & FLANIGAN

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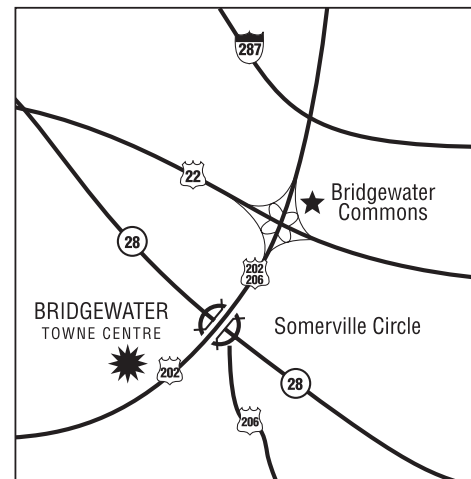


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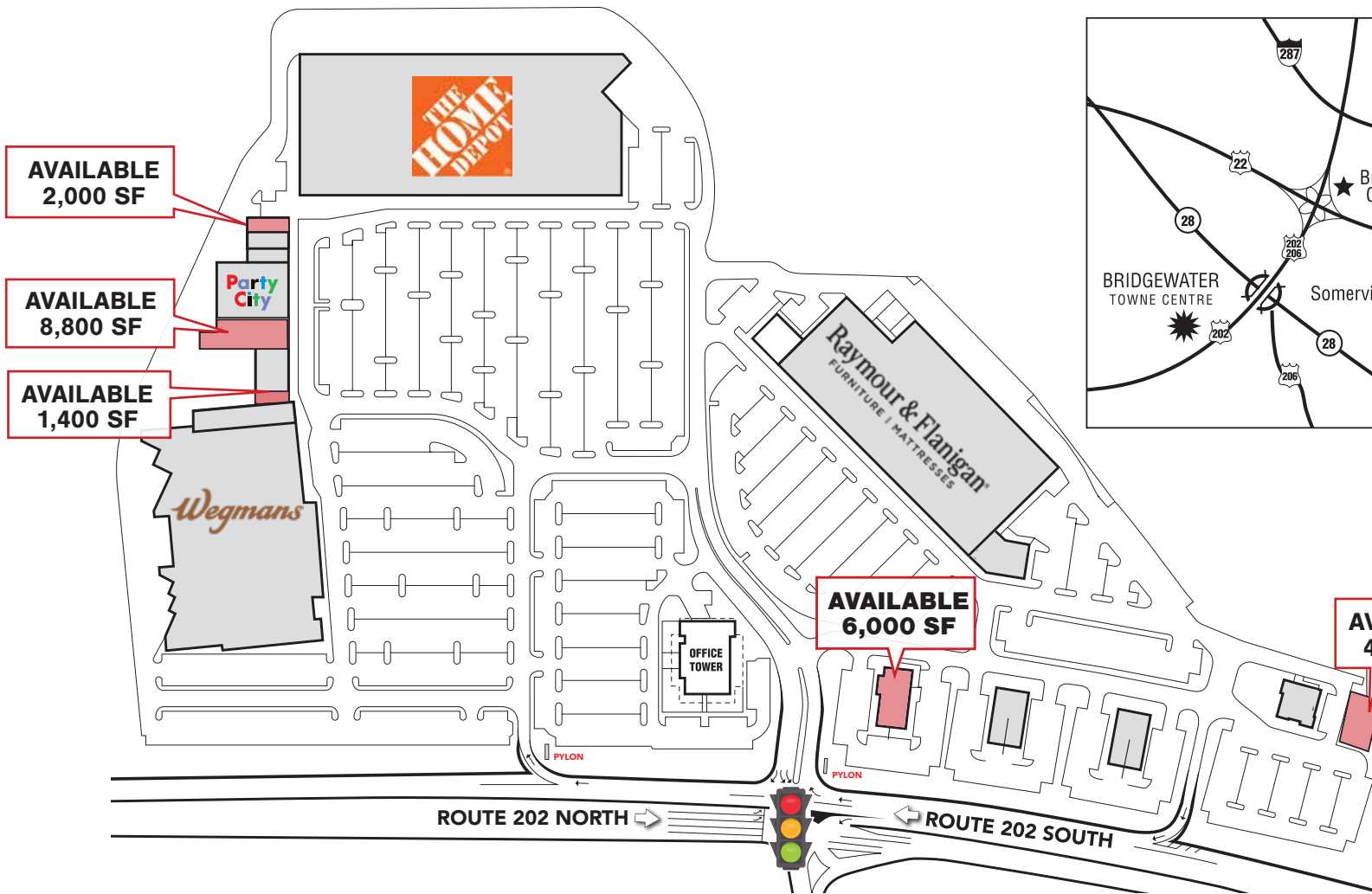


TENANT ROSTER

Wegmans
 Home Depot
 Raymour & Flanigan
 Jos.A.Bank,
 Olive Garden
 Mattress Firm
 Verizon
 Wells Fargo
 UPS Store,
 European Wax Center
 Great Clips
 Smoothie King
 Party City
 Woolf Gang Bakery
 Maven Nails



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SITE INFORMATION

AVAILABLE: 1,400 SF ADJACENT TO WEGMANS
 2,084 SF END-CAP
 4,500 SF PAD BUILDING
 6,000 SF PAD BUILDING
 8,800 SF IN-LINE

GLA: 460,000 SF INCLUDING
 6 STORY CLASS A OFFICE BUILDING

PARKING: 5/1,000 SF

TRAFFIC: 54,864 VPD ON RT. 202


- NOTES:**
- At a full intersection of Rt. 202 & Milltown Rd. two miles south of the Somerville Circle
 - Easy access from I-287, Rt. 206, Rt. 22 and Rt. 28
 - Four miles south of the Bridgewater Commons Mall.



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MARKET AERIAL



 DEMOGRAPHICS	3 MILE	5 MILE	10 MILE
Total Population	40,356	100,418	269,285
Average HHI	\$155,672	\$154,417	\$171,553
Households	15,143	38,018	102,159

NEIGHBORING RETAILERS:

Walgreens, 711, Char Steakhouse, McDonalds, Jersey Mike's, The Vitamin Shoppe, Burlington Coat Factory, PC Richard & Son, Staples, Guitar Center, Petco, Panera, Fridays, GAP, Eastern Mountain Sports, Buy Buy Baby, Men's Warehouse, Barnes & Noble, QuickChek, Tim Hortons