

**Bridgewater Towne Centre**  
**726 Route 202**  
**Bridgewater, NJ**

Available for Lease  
**8,843 SF; 2,000 SF; &**  
**4,500 SF**



- Join Wegmans, Home Depot, Party City, Jos A Bank, Rita's Ice, European Wax Center, Smoothie King, Great Clips, Woof Gang, Chick-fil-A (coming soon), and others.
- Within a 10 minute drive time of the subject site, there are 53,608 employees and 64,400 people with an Average Household Income of \$169,000!
- Within 3 miles of the subject site, there is a daytime population of more than 3,588 employees.
- Located at a traffic signal on Route 202 with traffic counts of 59,263 cars per day!
- Estimated NNN: Taxes Approx. \$2.53/SF and CAM/Insurance Approx. \$3.27/SF.
- The Bridgewater Towne Centre received 2.9 million visits in the last 12 months. \*
- Seeking restaurants, shoe store, apparel, jewelry, card and gifts store, children's accessories, beauty supplies, med spa, and massage therapy.

\*Per Placer a.i.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

**DEMOGRAPHICS 2023**

MILES	1	3	5
POPULATION	8,985	44,262	108,156
HH INCOME	\$192,750	\$175,788	\$170,580
DAYTIME POP	8,466	53,069	125,984

**TOTAL GLA** 565,000 SF  
**TRAFFIC COUNT** ROUTE 202 - 59,263 CARS PER DAY

**Danielle Brunelli** / President

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**R.J. Brunelli & Co., LLC**  
 400 Perrine Rd, Ste 405  
 Old Bridge, NJ 08857

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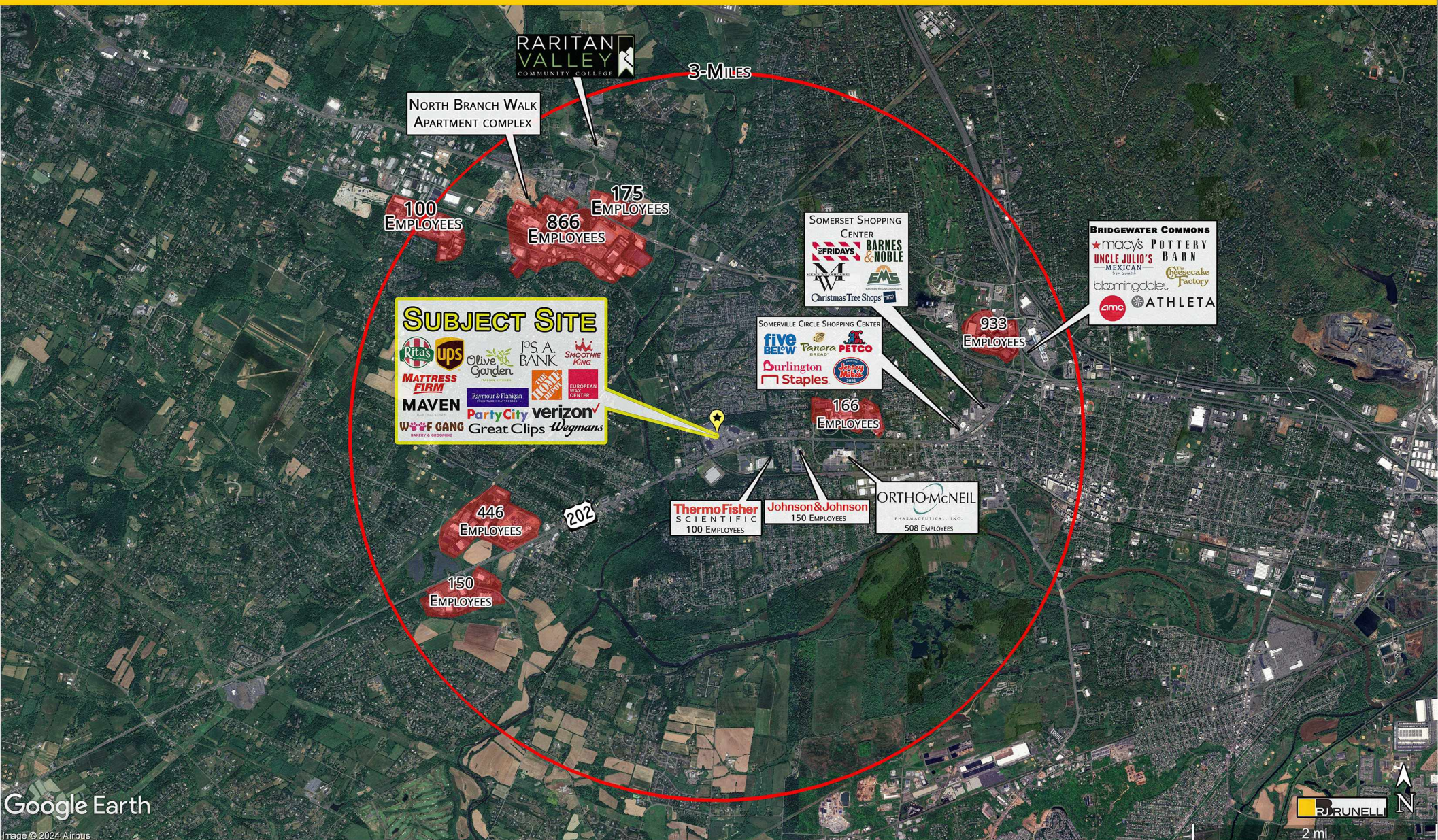
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Google Earth

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