

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, 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

732-721-5800, ext. 29

dbrunelli@rjbrunelli.com

March 25, 24 / Page #1



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

732-721-5800
www.rjbrunelli.com

Bridgewater Towne Centre
726 Route 202
Bridgewater, NJ

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



Danielle Brunelli/ President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com

March 25, 24 / Page #2



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

732-721-5800
www.rjbrunelli.com

Bridgewater Towne Centre
726 Route 202
Bridgewater, NJ

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



Danielle Brunelli/ President

732-721-5800, ext. 29

dbrunelli@rjbrunelli.com

March 25, 24 / Page #3



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

732-721-5800
www.rjbrunelli.com

Bridgewater Towne Centre
726 Route 202
Bridgewater, NJ

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



Danielle Brunelli/ President

732-721-5800, ext. 29

dbrunelli@rjbrunelli.com

March 25, 24 / Page #4

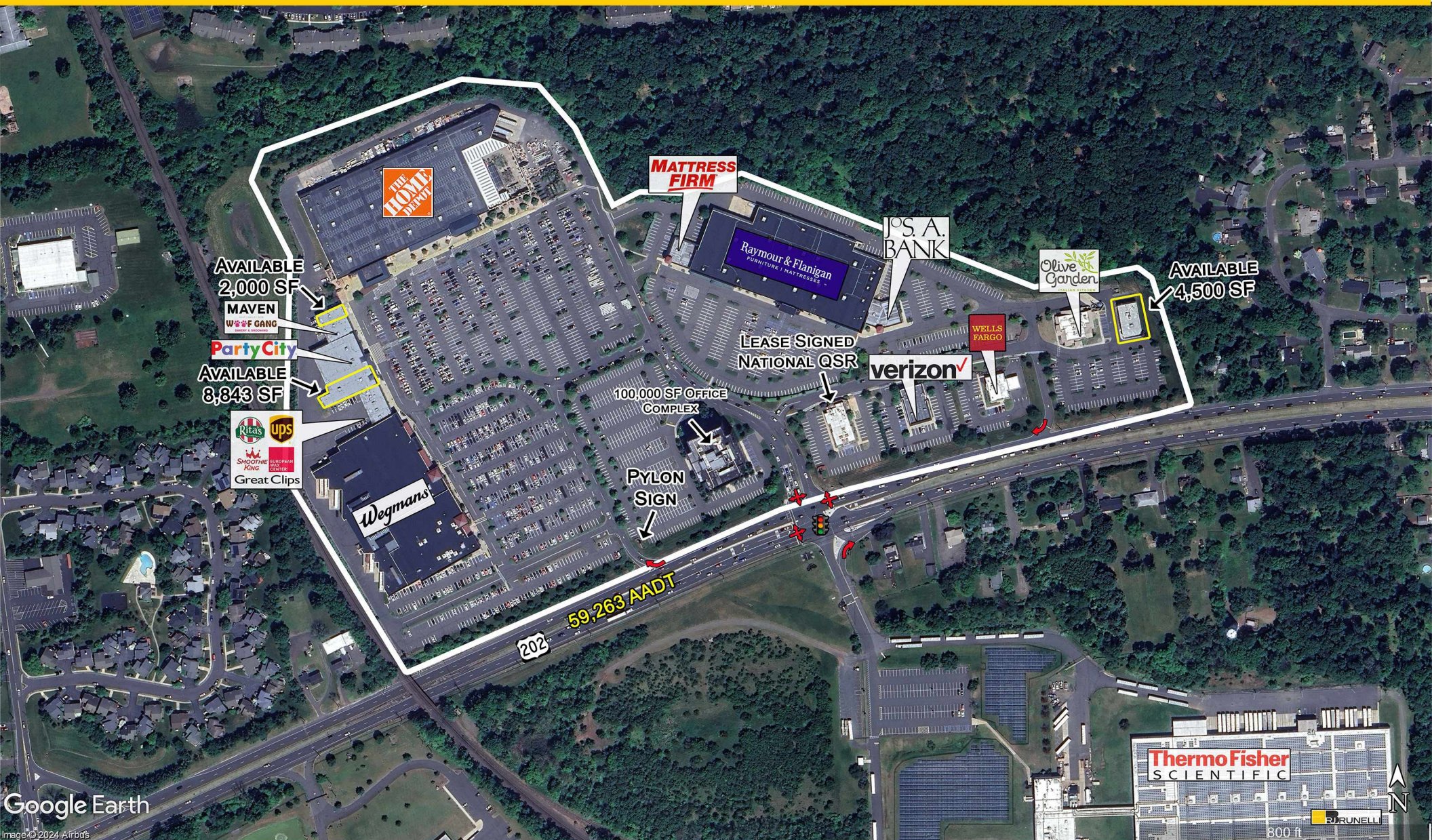


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

Bridgewater Towne Centre
726 Route 202
Bridgewater, NJ

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



Danielle Brunelli/ President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com

March 25, 24/ Page #5

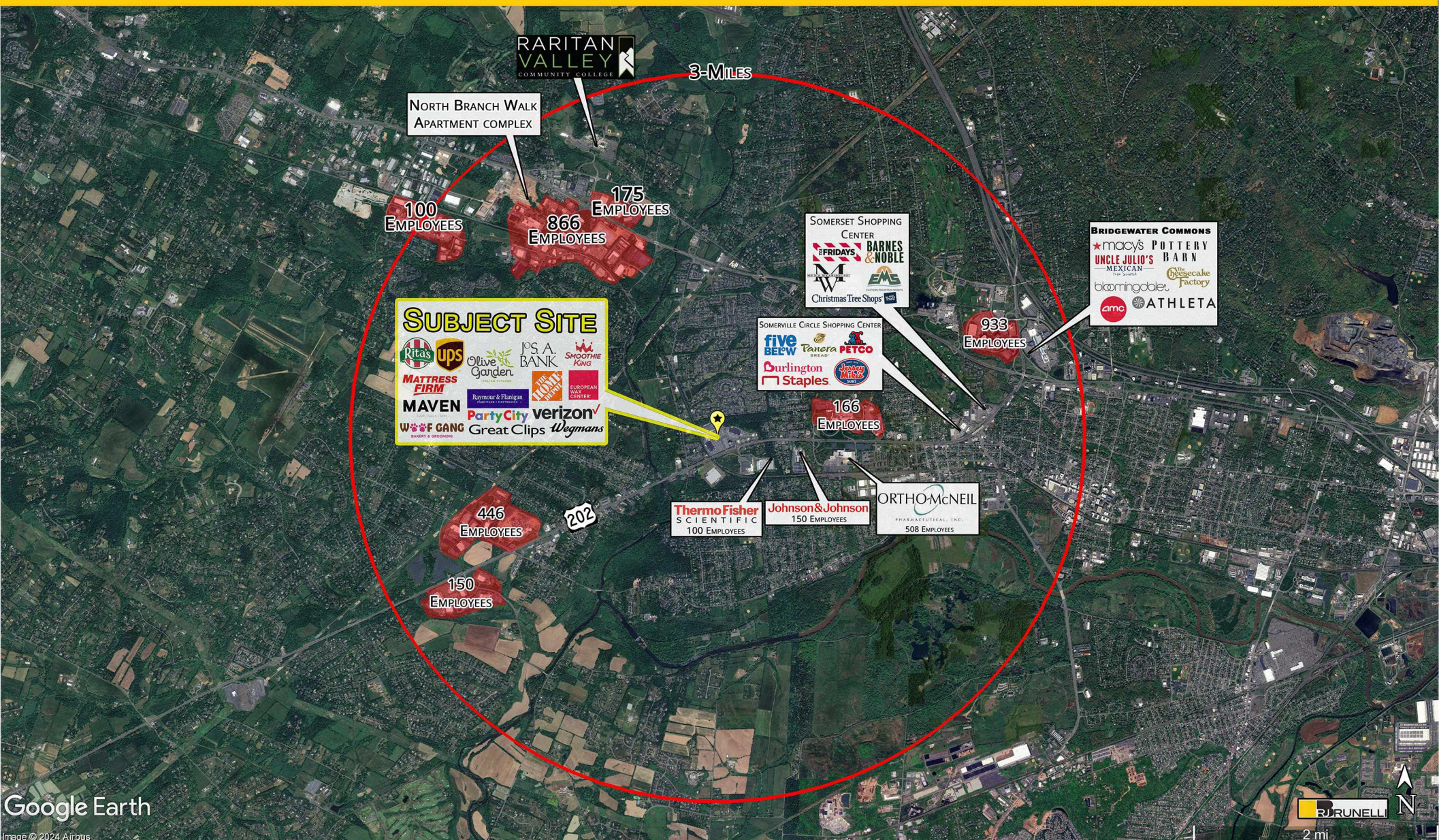


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

Bridgewater Towne Centre
726 Route 202
Bridgewater, NJ

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



Danielle Brunelli / President

732-721-5800, ext. 29

dbrunelli@rjbrunelli.com

March 25, 24 / Page #6



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

732-721-5800

www.rjbrunelli.com