

Retail | Bridgewater, NJ ±2.782 Acres

CBRE

Freestanding 8,435 SF Building

1271 US Highway 22, Bridgewater, New Jersey, 08807 | Somerset County



Contact

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Join Surrounding Retailers:



The Container Store®



STONE
TAVERN

BAR | GRILL | SEAFOOD | PIZZA

Coming Soon!

L.L.Bean®

Coming Soon!

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For Lease

The Opportunity

Property Information

- + Positioned along Route 22 with 101,066 ADT
- + Super regional hub with strong highway network located at the convergence of Route 202, Route 22, and I-287 with traffic counts in excess of 283,000 ADT
- + Affluent surrounding population with 141,782 residents and 96,184 employees within 5-Miles of the site
- + 370 hotel rooms within 1 mile; proposed Bridgewater Center 230 hotel rooms coming soon
- + Nearby Retailers: Whole Foods, Nordstrom Rack, Saks Off Fifth, The Container Store, LL Bean (Coming Soon), Stone Tavern (Coming Soon) and more



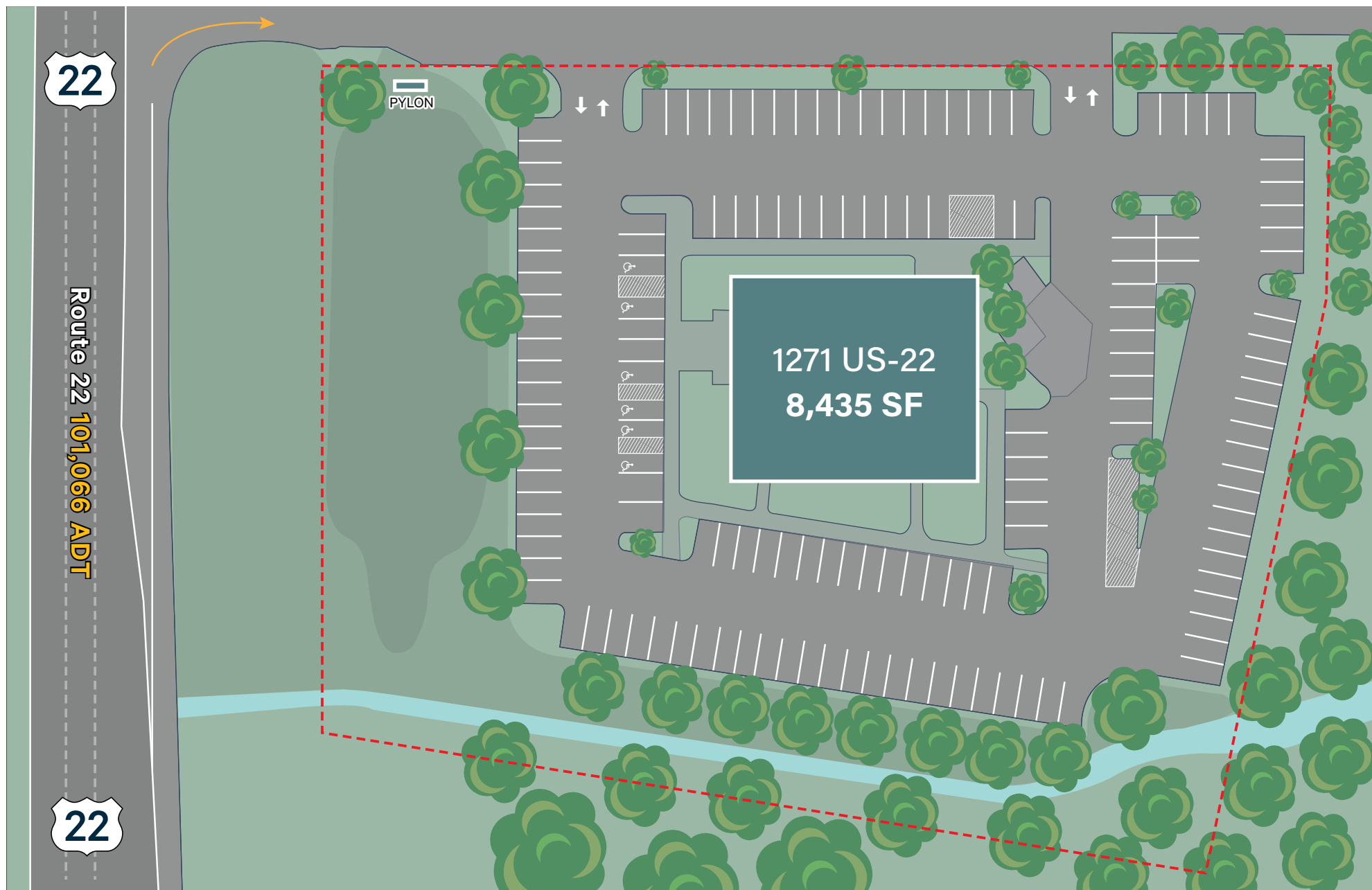
2023 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Employment			
2023 Businesses	362	3,362	6,054
2023 Employees	5,261	48,981	96,184
Population			
2023 Population	5,551	61,558	141,782
Household Income	2,000	22,684	52,822
2023 Median Household Income	\$106,871	\$100,021	\$112,170
2023 Per Capita Income	\$50,127	\$54,231	\$62,510
2023 Unemployed Population 16+	3.7%	3.5%	3.5%
Class of Worker			
2023 Employed Civilian Population 16+	2,875	33,302	75,184
White Collar	2,110	21,787	54,242
Services	387	5,285	9,026
Blue Collar	381	6,230	11,918



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Site Plan



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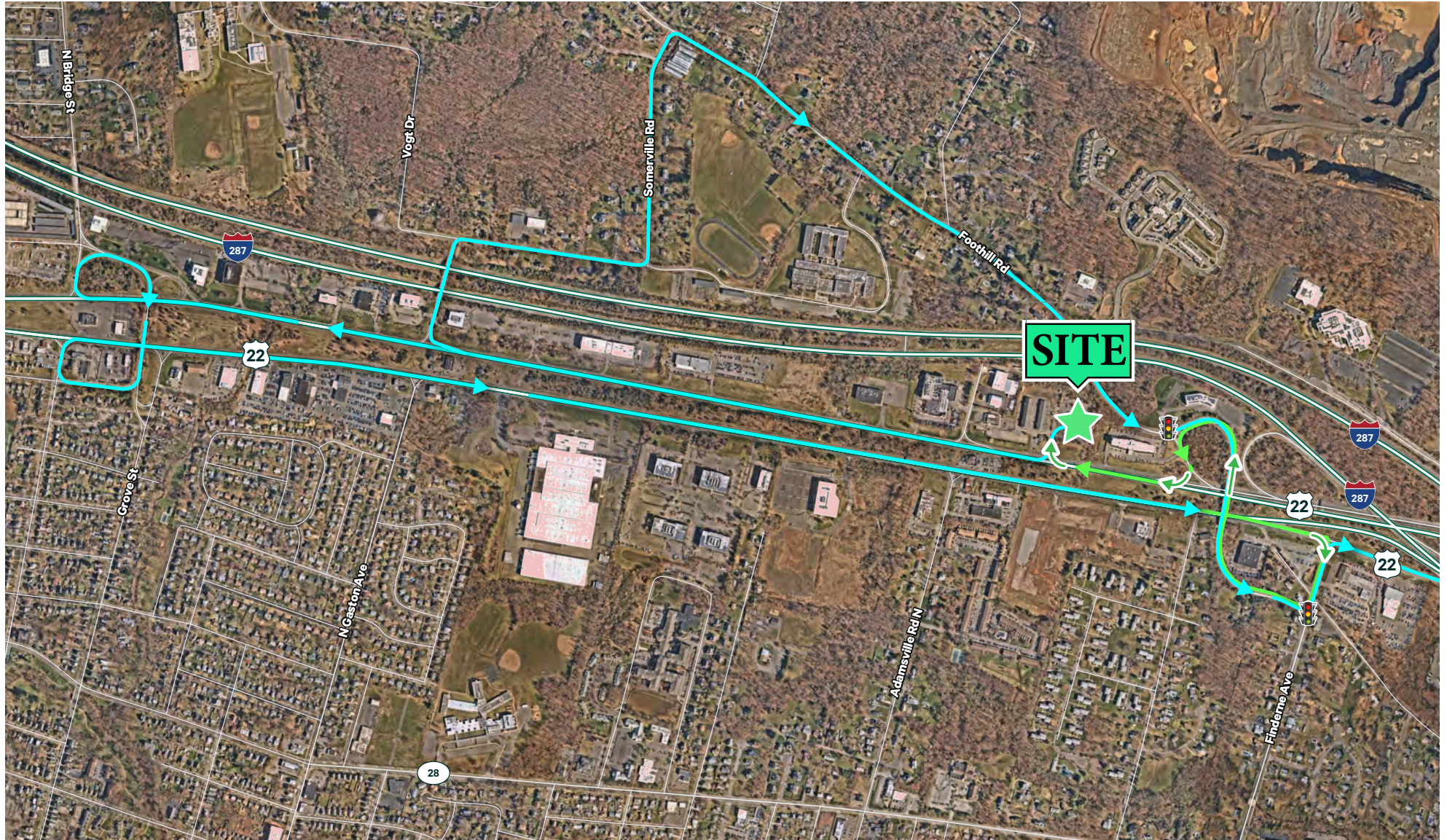
Close-In Aerial



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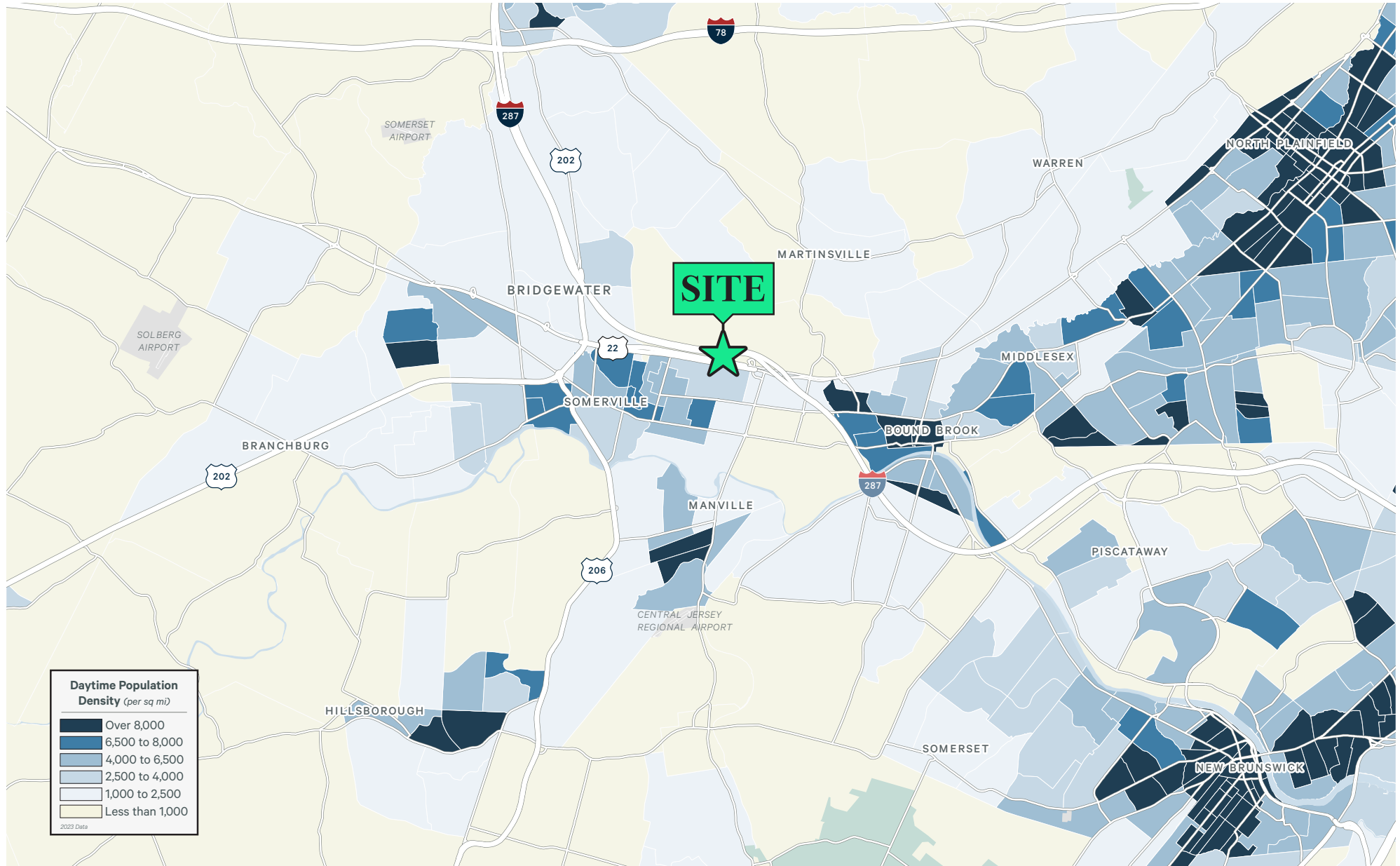
Access Aerial



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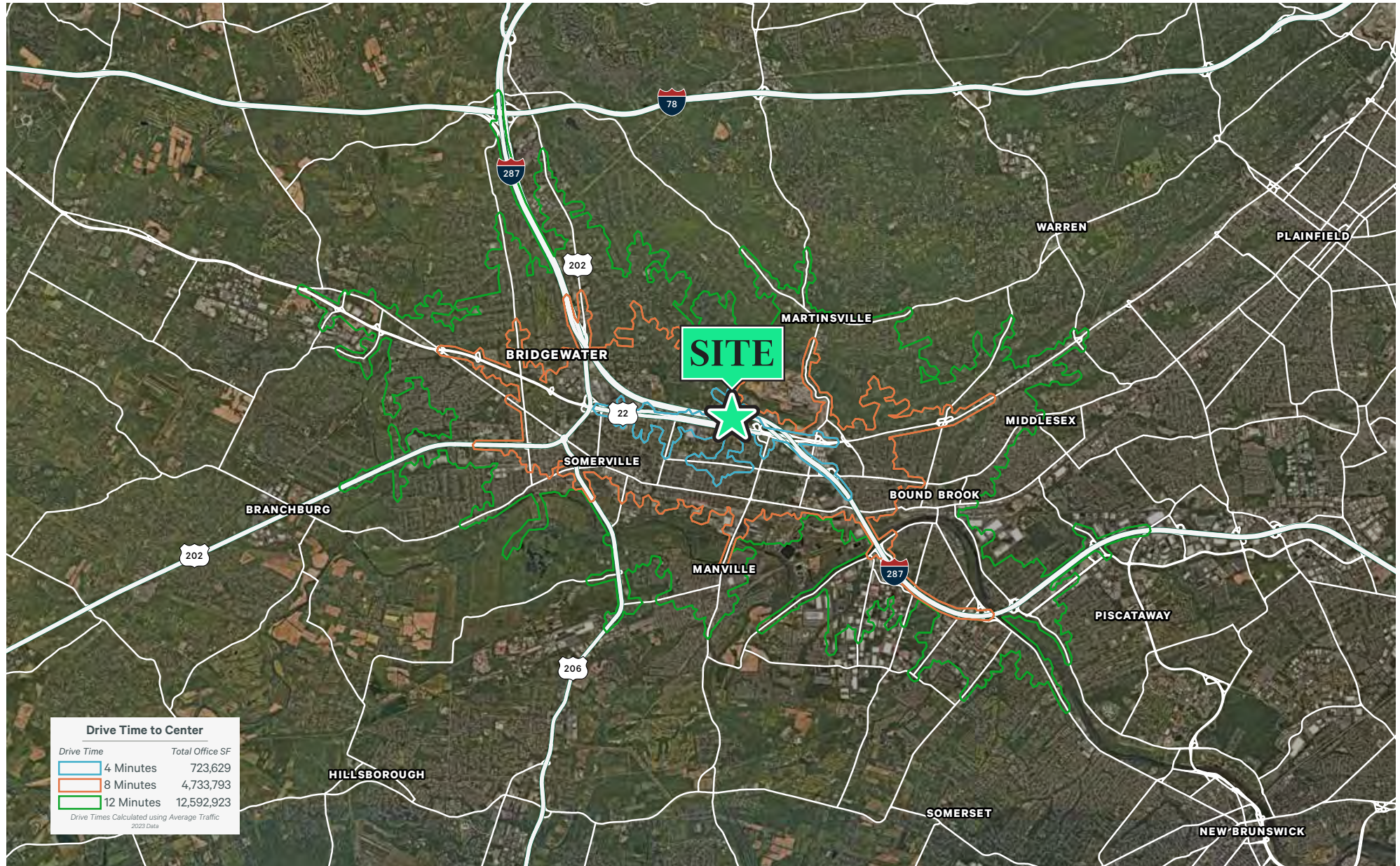
Daytime Population Analysis



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Drive Time Analysis: Total Office Space



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Market Aerial

