

● AVAILABLE



MIDSTATE MALL
EAST BRUNSWICK, NJ

ACADIA Realty. Trust.

Midstate Mall is an established, dominant shopping center, prominently positioned along Route 18 in East Brunswick, NJ, one mile from I95. Located in one of the busiest retail corridors in the state, Midstate Mall receives over 3.5 million visits per year, making it the most trafficked Shopping Center on Route 18.* The center is anchored by ShopRite, PetSmart, DSW, Best Buy, Floor & Decor, Ross Dress for Less, and also features a number of small shops and restaurants, attracting both a local and regional customer base.

*Per Placer.ai

ADDRESS

300 NJ-18 N
East Brunswick, NJ 08816

GLA

± 370,620 SF

ANCHORS

ShopRite, Best Buy, DSW, PetSmart,
Floor & Decor, Ross Dress for Less

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MARKET AERIAL



Easy access from NJ Tpke

MIDSTATE MALL

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RUTGERS

120K
CAR ONLY

SHOPPERS WORLD
Amazing Savings

Miracle Mall
HARBOR FREIGHT
Lakeshore
BIG DOLLAR LOTS
DOLLAR TREE

64K
CAR ONLY

Walmart

East Brunswick SC
DICK'S SPORTS
TJ-MAXX
KOHL'S
PC RICHARD & SON

LOWE'S
SPORTS

CVS
Advance Auto Parts

Ryders Crossing

ACME
HAIR CUTTERY

TARGET
URBAN 429
EVERETT FRIED
petco
DOLLAR TREE

HomeGoods
DAVIDS BRIDAL
ROCK-AIR
FIVE BELOW

StopsShop
CUBESMART
self storage & logistics
DOLLAR TREE

Burlington
ALDI
AutoZone
FIVE GUYS
BURGER KING
STARBUCKS

Brunswick Square
macy's
JCPenney
BARNES & NOBLE
FOREVER 21
amo
OLD NAVY

Guitar Center

Route 18 SC
Planet Fitness
BRUNSWICK HILLS TENNIS CENTER



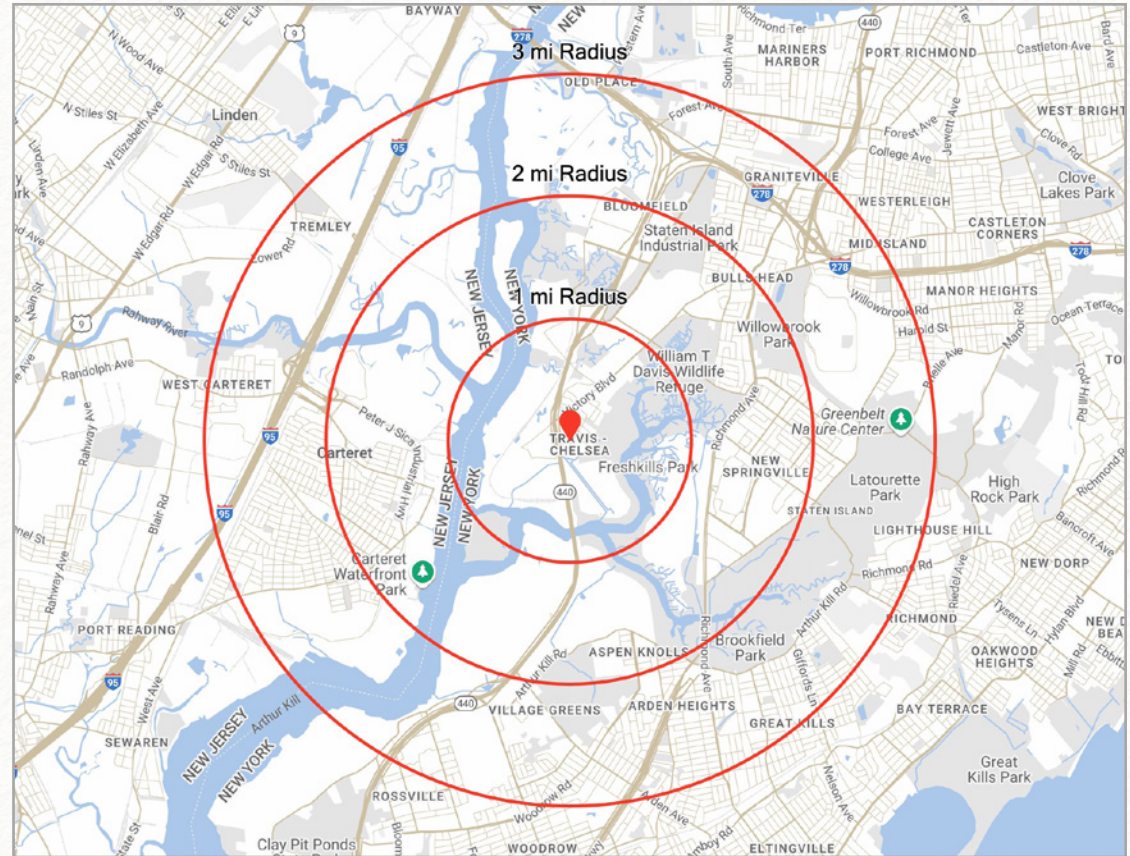
SITE PLAN



TENANT ROSTER

| | |
|------------------------------------|------------------|
| 1. CAVA..... | 3,636 SF |
| 2. PetSmart..... | 25,156 SF |
| 3. K Pot Hot Pot & Korean BBQ..... | 8,750 SF |
| 5. Golden East Garden..... | 1,600 SF |
| 7. European Wax Center..... | 2,500 SF |
| 8. Floor & Decor..... | 68,507 SF |
| 13. Phenix Salon Suites..... | 9,000 SF |
| 15. Available..... | 10,000 SF |
| 16. Ross Dress for Less..... | 24,000 SF |
| 17. Fine Wines & Liquors..... | 9,501 SF |
| 18. East Hana Japanese Rest..... | 1,700 SF |
| 25. ShopRite..... | 75,300 SF |
| 26. Dollar Zone..... | 5,700 SF |
| 28. AC Dental..... | 2,640 SF |
| 29. Great Clips..... | 894 SF |
| 30. SalonCentric..... | 1,800 SF |
| 31. Frank's Pizza..... | 3,400 SF |
| 32a. Duck Donuts..... | 1,500 SF |
| 32b. Lviv Croissants..... | 1,650 SF |
| 32aa. Art of Salad..... | 1,650 SF |
| 33b. L.A. Perfection Nails..... | 1,500 SF |
| 33a. Rai Rai Ramen..... | 1,800 SF |
| 35. DSW..... | 22,546 SF |
| 37. Best Buy..... | 48,805 SF |
| 38b. Tex's Chicken & Burgers..... | 2,240 SF |
| 39A. Kids Empire..... | 10,723 SF |
| 39B. Sun Run..... | 5,750 SF |
| 39C. Alloy Personal Training..... | 1,961 SF |
| 39D. The Little Gym..... | 4,068 SF |
| 39E. Five Star Swim School..... | 7,984 SF |
| 39F. Rita's..... | 1,677 SF |
| 39G. Massage Envy..... | 3,000 SF |
| 40. GOLFTec..... | 2,146 SF |
| 40a. Weight Watchers..... | 2,135 SF |
| 41. Wells Fargo..... | 4,000 SF |
| 42a. Meineke..... | 4,200 SF |
| 43. Starbucks..... | 2,000 SF |

DEMOGRAPHICS



| DEMOGRAPHICS | 1 MI. | 3 MI. | 5 MI. |
|--------------|-----------|-----------|-----------|
| POPULATION | 11,582 | 86,119 | 272,281 |
| HOUSEHOLDS | 4,355 | 29,983 | 93,729 |
| AVERAGE HHI | \$135,510 | \$158,254 | \$140,997 |