

● 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

RUTGERS

120K
CASH ONLY

SHOPPERS WORLD
Amazing Savings

Miracle Mall

HARBOR FREIGHT
Lakeshore

BIG DOLLAR LOTS
DOLLAR TREE

64K
CASH 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

95

TARGET
URBAN 429
petco
DOLLAR TREE

HomeGoods
DAVIDS BRIDAL
ROCK-AIR
FIVE BELOW

ROUTE 18

StopsShop
CUBE SMART
self storage & logistics
DOLLAR TREE

18

Guitar Center

Burlington
ALDI
AutoZone
FIVE GUYS
STARBUCKS

Brunswick Square

macy's
JCPenney
BARNES & NOBLE
FOREVER 21
Old Navy

Route 18 SC

Planet Fitness
BRUNSWICK HILLS TENNIS CENTER



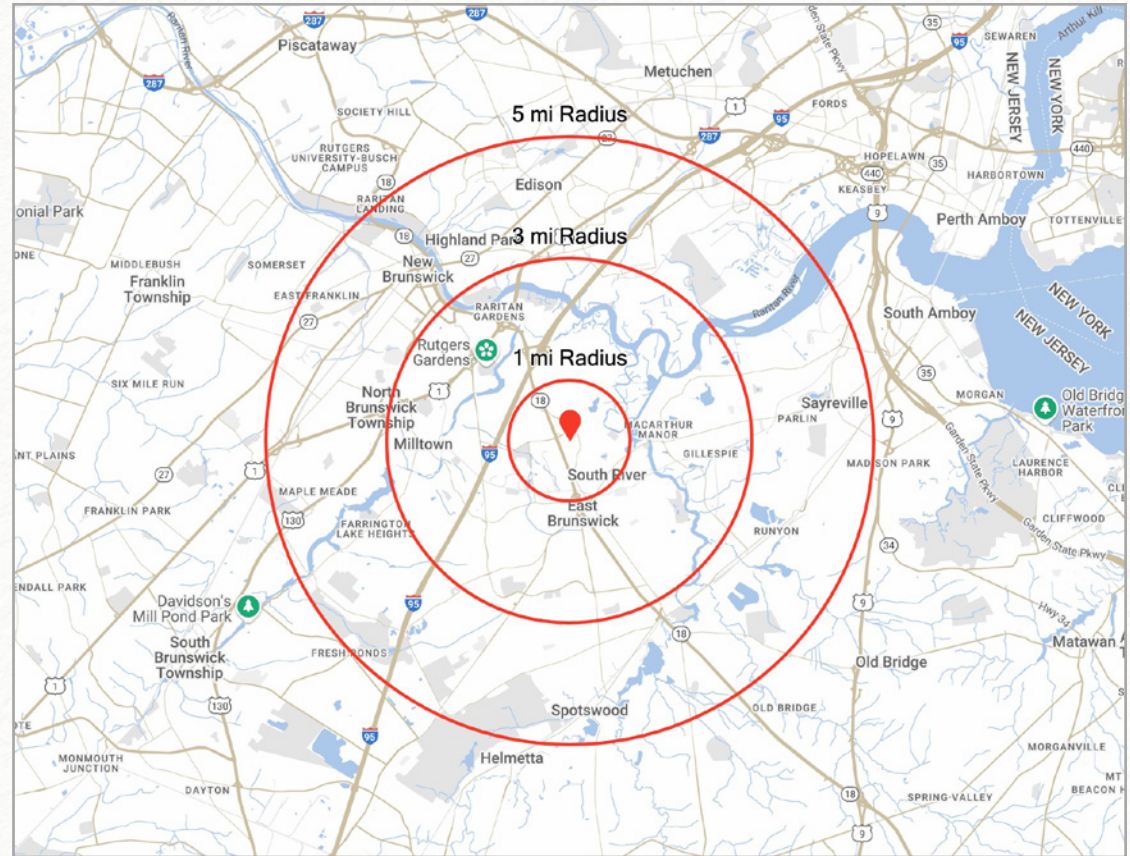
SITE PLAN



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. Burrito Bowl Mexican Grill.....	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