

THE HUB AT METUCHEN

Under
Construction



MIDDLESEX AVENUE — METUCHEN, NJ



CENTER HIGHLIGHTS

- Located directly across from Whole Foods anchored shopping center
- 12,200 square feet of retail space available
- 80 rental apartments
- Traffic count of 32,211 cars per day
- Average household income of \$125,085 within 1 mile radius
- Located at one of the busiest signalized intersection in Middlesex County
- Walking distance to the 9th busiest outlying New Jersey Transit train to Manhattan with over 3,700 riders per weekday

OFFERING SUMMARY

Renaissance Properties and Bluestar Group as joint venture partners are pleased to present The Hub at Metuchen. This 82,500 square foot mixed use retail center consists of 2 distinct retail buildings and an 80 unit apartment building, situated at the heart of Metuchen. In addition to Whole Foods, this property is situated in the center of Metuchen's downtown retail district with outstanding national tenants within walking distance, such as Whole Foods, Verizon, Massage Envy, and Euro Wax.

Within walking distance to the Metuchen train station, which transports commuters directly to Manhattan, New Jersey's main highways are less than 1 mile away. A signalized intersection, ample parking, and full turning movements into the center from busy Middlesex Avenue enhance a thoughtfully designed site plan that is accommodating to both customers and retailers.

For leasing opportunities please call TriState:

Darrin Hiban
732-858-1195



CONSUMER SPENDING

<u>Radius</u>	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	\$193,214	\$1,249,688	\$3,039,447
Total Apparel	\$11,141	\$74,592	\$184,829
Total Entertainment, Hobbies & Pets	\$14,845	\$91,536	\$226,987
Total Food & Alcohol	\$51,749	\$344,984	\$846,227
Total Household	\$31,681	\$191,832	\$464,247
Total Transportation and Maintenance	\$54,915	\$375,005	\$921,233
Total Health Care	\$9,993	\$60,485	\$149,791
Total Education & Day Care	\$16,045	\$97,605	\$232,148

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied as to the accuracy of the information.



HOUSEHOLD INCOME AND TRAFFIC COUNT

Radius	1 Mile Radius	3 Mile Radius	5 Miles Radius
2017 Avg. Household Income:	\$136,228	\$115,396	\$107,912q
2017 Med. Household Income:	\$109,726	\$93,010	\$85,579

Collection Street	Cross Street	Traffic Volume	Count Year
Central Ave	Middlesex Ave	29,494	2016

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HOUSEHOLD INFO

Radius	1 Mile	3 Mile	5 Mile
Households:			
2022 Projection:	5,782	41,088	103,250
2017 Estimate:	5,619	39,867	100,291
2010 Census:	5,405	38,038	96,276
Growth 2017 – 2022:	2.90%	3.06%	2.95%
Growth 2010 – 2017:	3.96%	4.81%	4.17%
Owner Occupied:	4,424	25,469	65,664
Renter Occupied:	1,196	14,399	34,627

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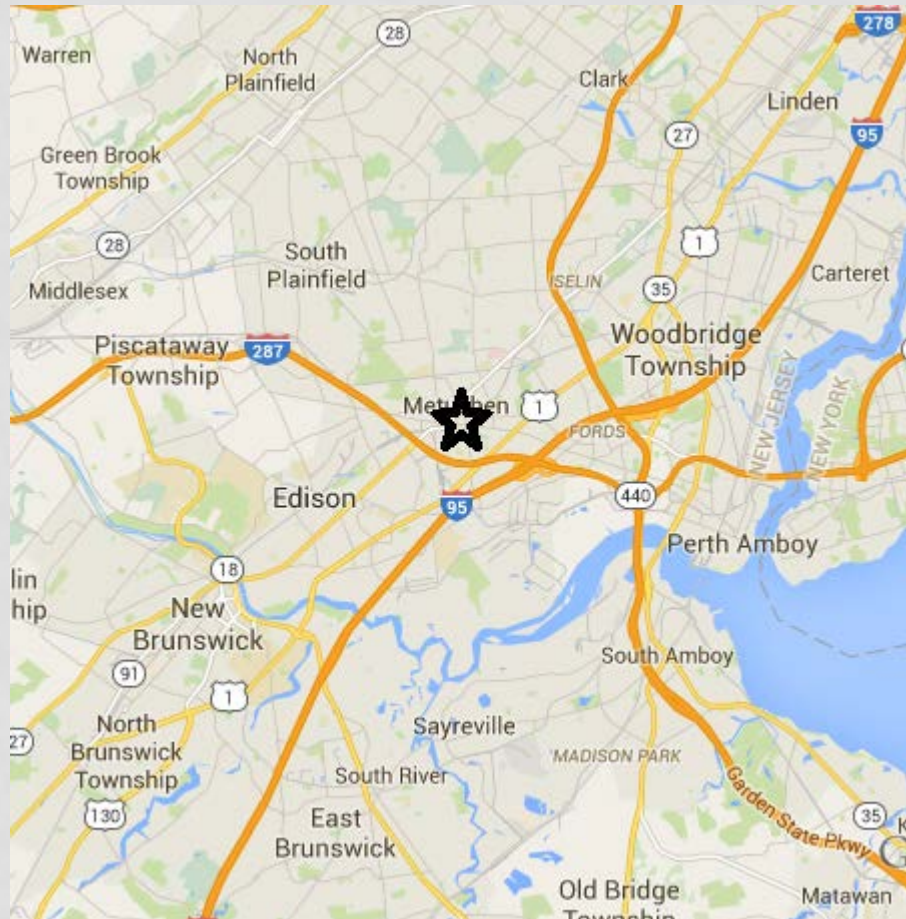
DEMOGRAPHICS

Radius	1 Mile Radius	3 Mile Radius	5 Miles Radius
Population:			
2022 Projection:	15,166	114,417	295,623
2017 Estimate:	14,738	111,106	287,399
2010 Census:	14,153	106,288	276,698
Growth 2017 – 2022:	2.90%	2.98%	2.86%
Growth 2010 – 2017:	4.13%	4.53%	3.87%

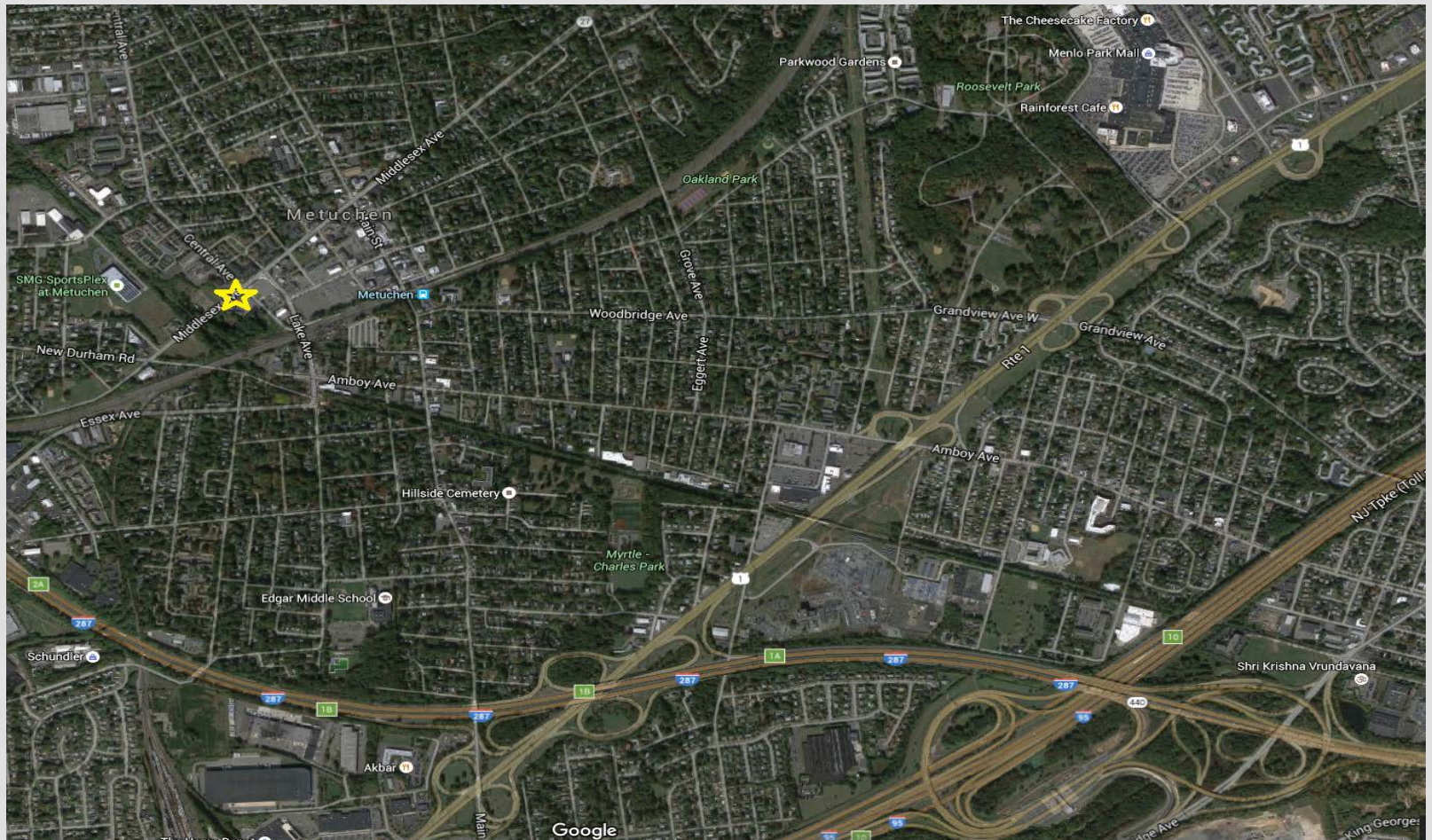
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GENERAL LOCATION MAP

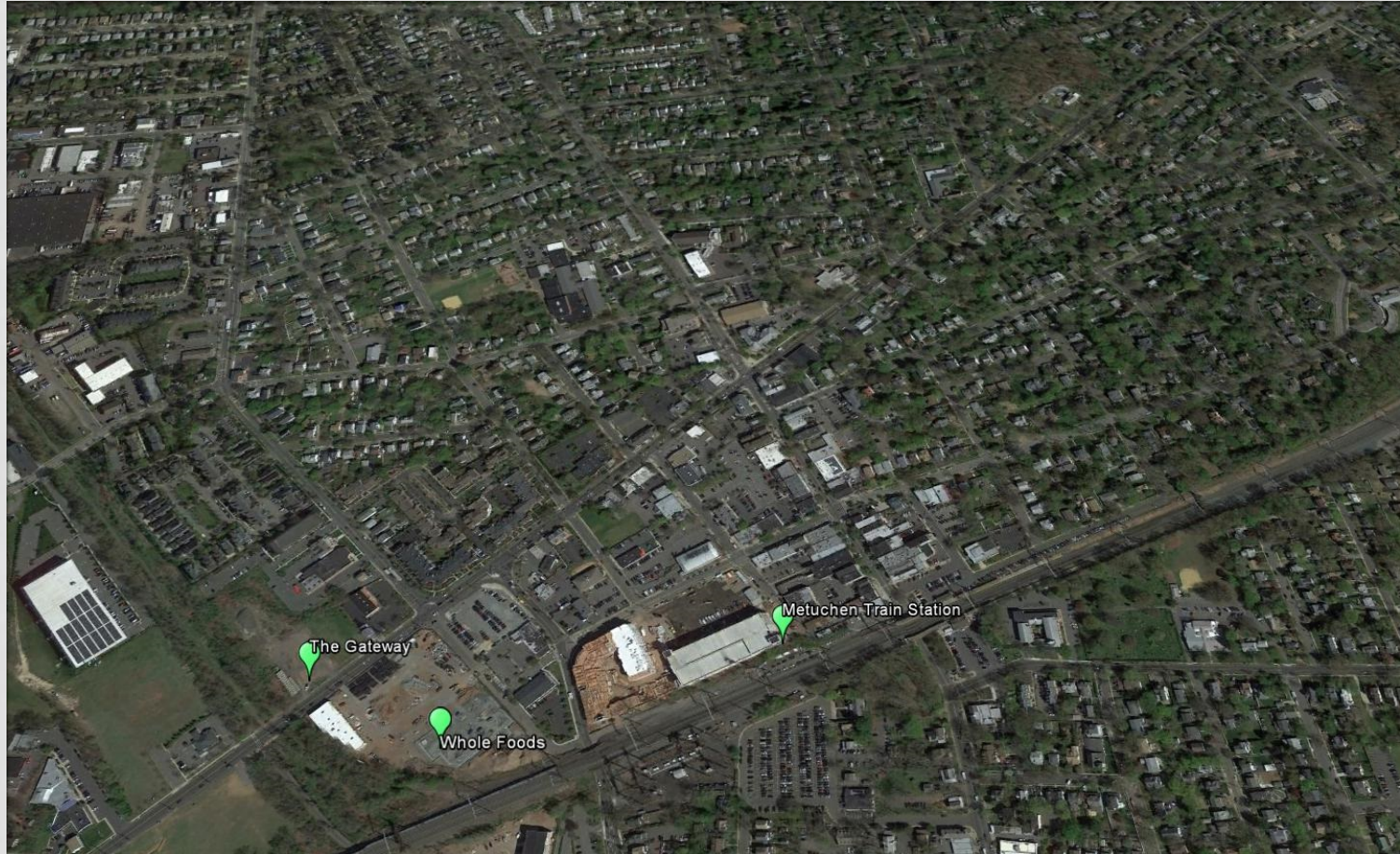


LOCATION MAP



LOCATION MAP

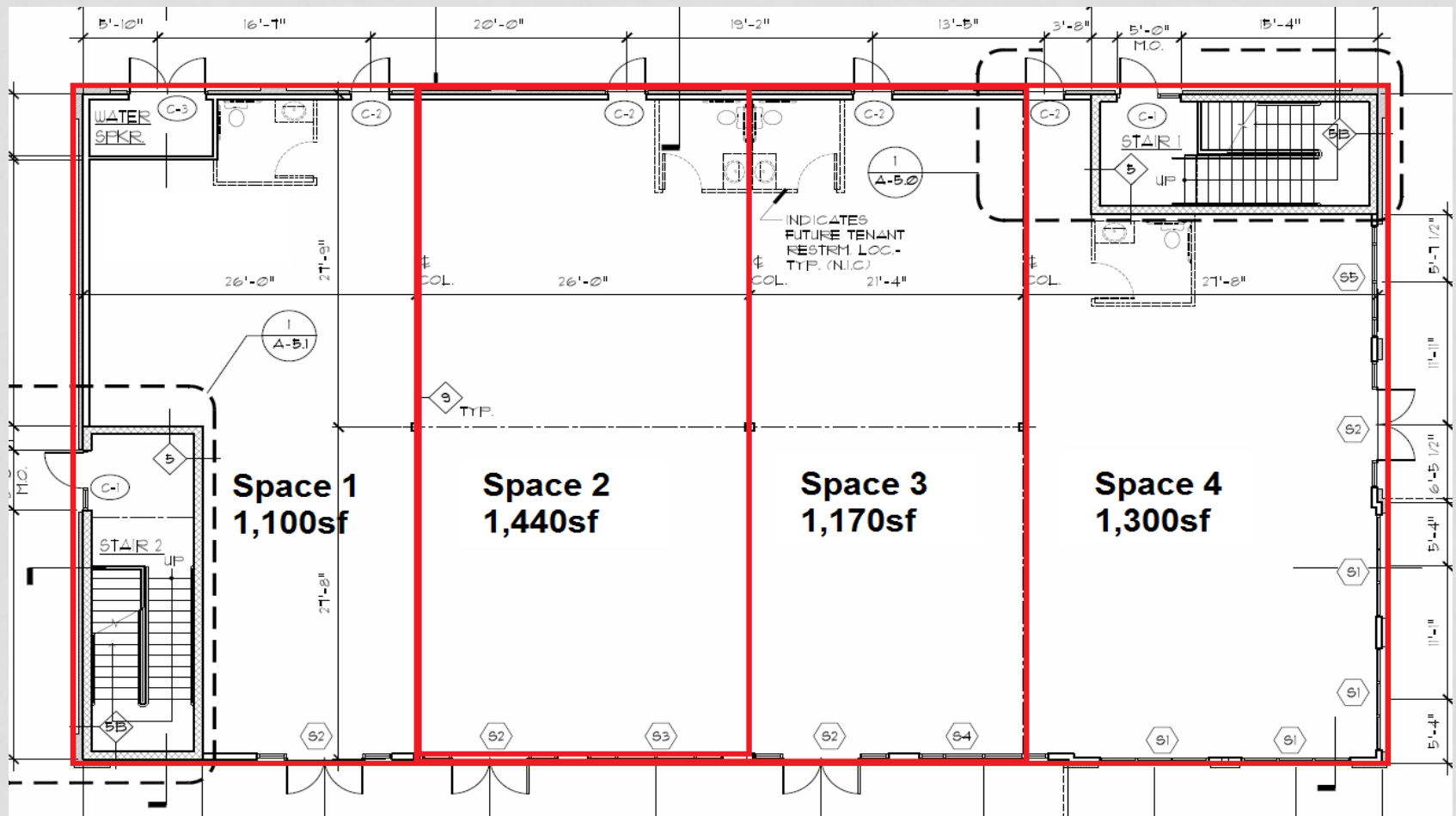
WALKING DISTANCE TO TRAIN



THE HUB SITE PLAN



BUILDING 1 FLOOR PLAN



BUILDING 2 FLOOR PLAN

