

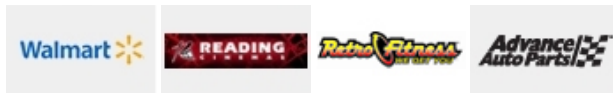
Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



GROSS LEASABLE AREA
294,141 sf

PARKING
2,187

PARKING RATIO
7.4/1,000

Demographics

3 miles 5 miles 10 miles

	3 miles	5 miles	10 miles
Daytime Population	44,769	94,317	314,159
Population	53,876	134,305	577,293
Households	20,721	51,362	200,643
Avg HH Income	\$86,582	\$107,828	\$110,478
Med HH Income	\$71,185	\$86,757	\$85,790



Details

- Located on North Main Street at the intersection of Dukes Parkway.
- Signalized access points into the shopping center.
- Traffic counts of 18,443 vehicles per day at the intersection of N. Main Street and Brrok Blvd.
- Draws customers throughout Somerset County including the Hillsborough and Somerville communities.

Marketplace at Manville

100 N Main Street
Manville, NJ 08835

Space Available

2 4,050 sf

12 15,000 sf

Current Tenants

1 Reading Cinema

3 Leslie's Swimming Pool
Supplies

4 GNC

5 Great Clips

6 Sleepy's

7 Frank's Trattoria

8 Advance Auto Parts

9 Hibachi Grill

10 One Dollar Zone

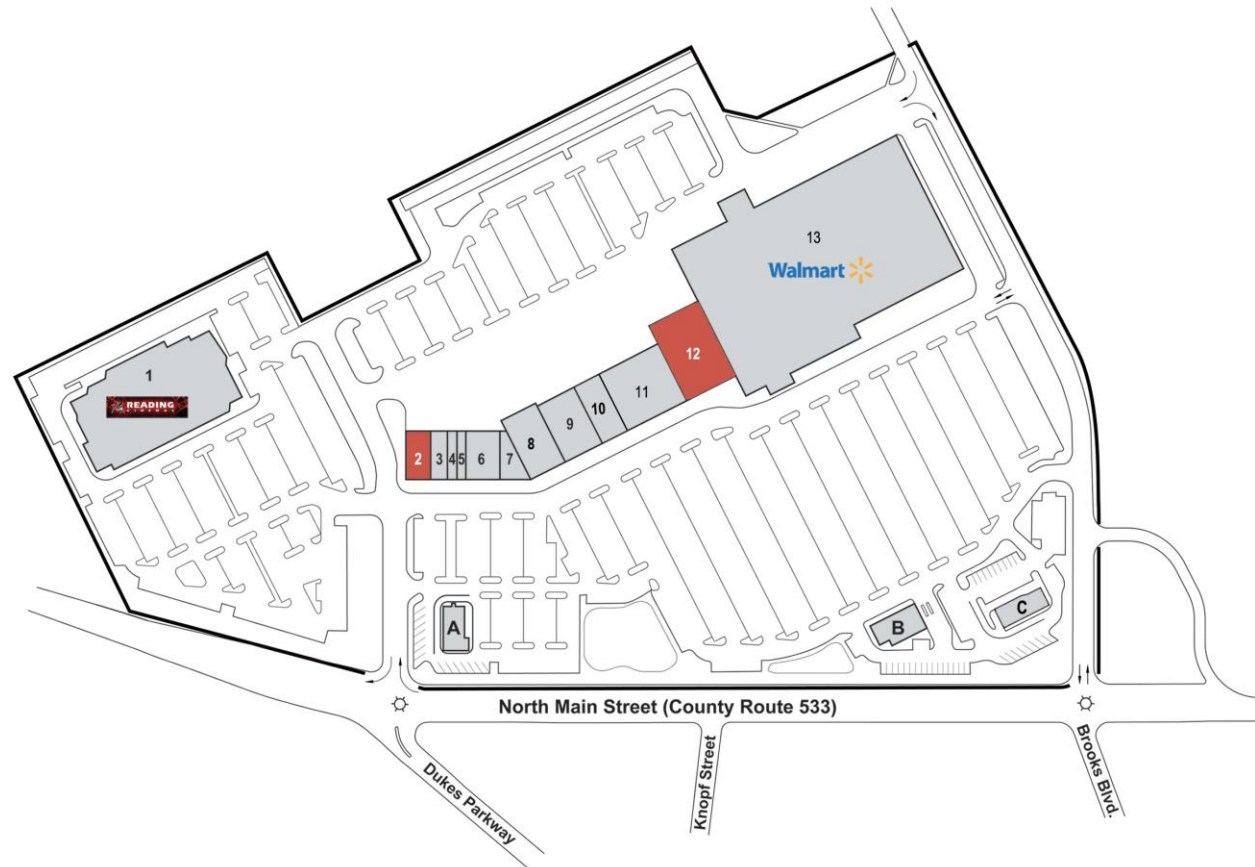
11 Retro Fitness

13 Walmart Supercenter

A McDonald's

B Somerset Valley Bank

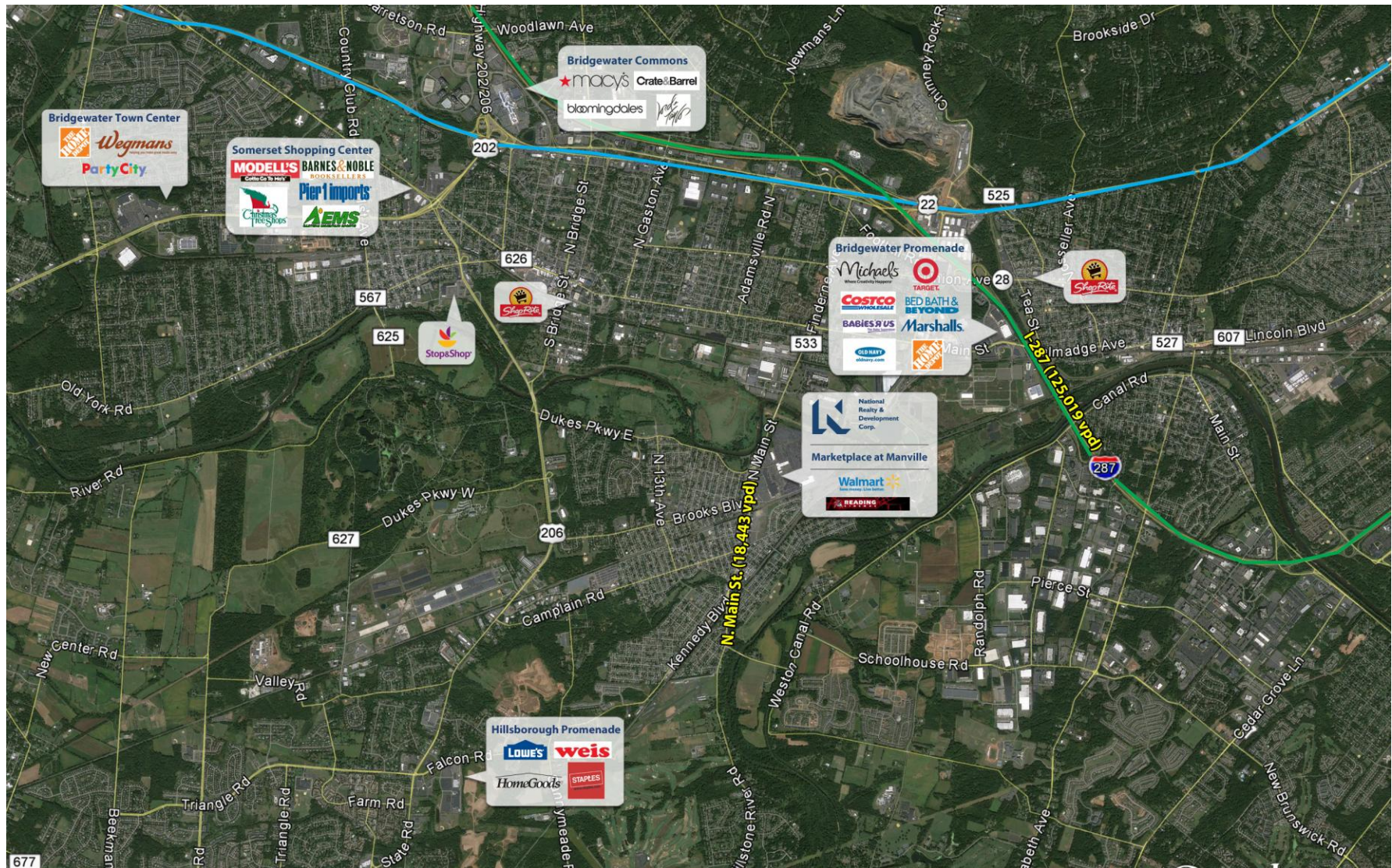
C Popeyes Louisiana Kitchen



Marketplace at Manville

100 N Main Street
Manville, NJ 08835

Trade Area

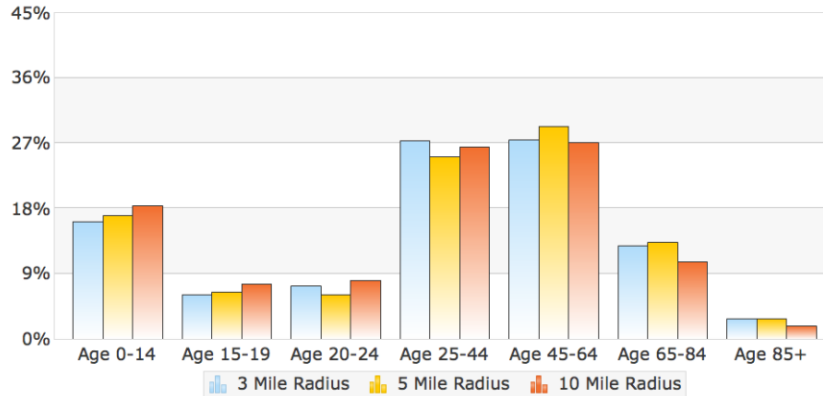


Marketplace at Manville

100 N Main Street
Manville, NJ 08835

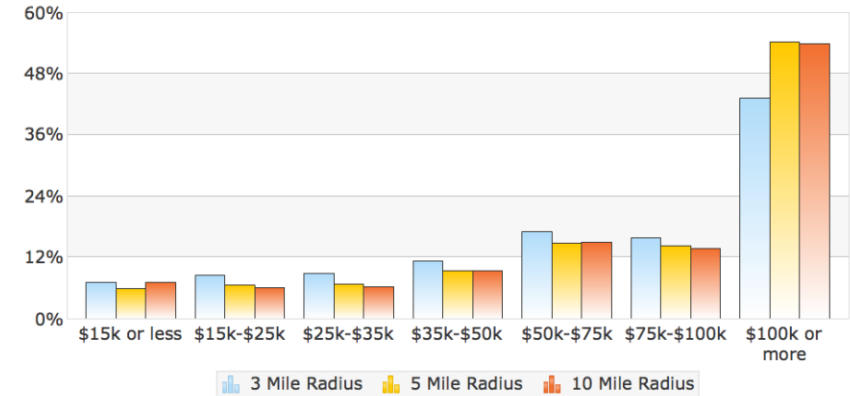
Demographic Summary Report

TOTAL POPULATION (2015)

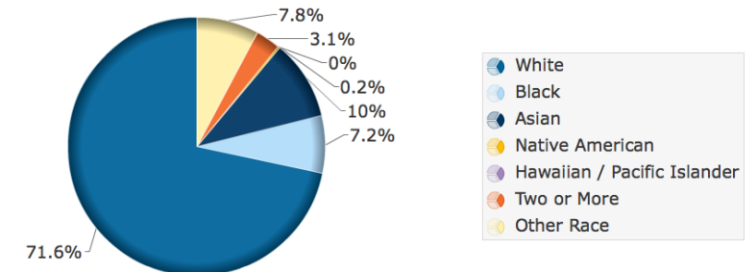


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	49,053	121,259	517,629
2010 Census	50,637	128,950	559,710
2015 Projection	53,876	134,305	577,293
2020 Projection	57,057	141,916	608,509
Growth 2000-2010	3.20%	6.30%	8.10%
Daytime Population	44,769	94,317	314,159
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$86,582	\$107,828	\$110,478
Median Household Income	\$71,185	\$86,757	\$85,790
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2015 Projection	20,721	51,362	200,643
2020 Projection	21,928	54,183	210,910
HOUSEHOLDS BY TENURE (2015)	3 MILES	5 MILES	10 MILES
Owner Occupied	12,315	37,192	134,902
Renter Occupied	8,407	14,171	65,741
Vacant	550	1,265	4,828
Total	21,272	52,628	205,471

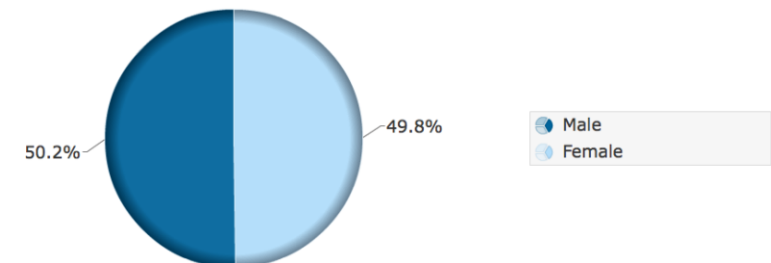
HOUSEHOLDS BY INCOME (2015)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



Tactician Corporation 1 978-475-4475 © 2026 Tactician Corporation.

Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835

unit 2: 4,050 SF
Available for
Lease



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



Marketplace at Manville

100 N Main Street
Manville, NJ 08835



About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

