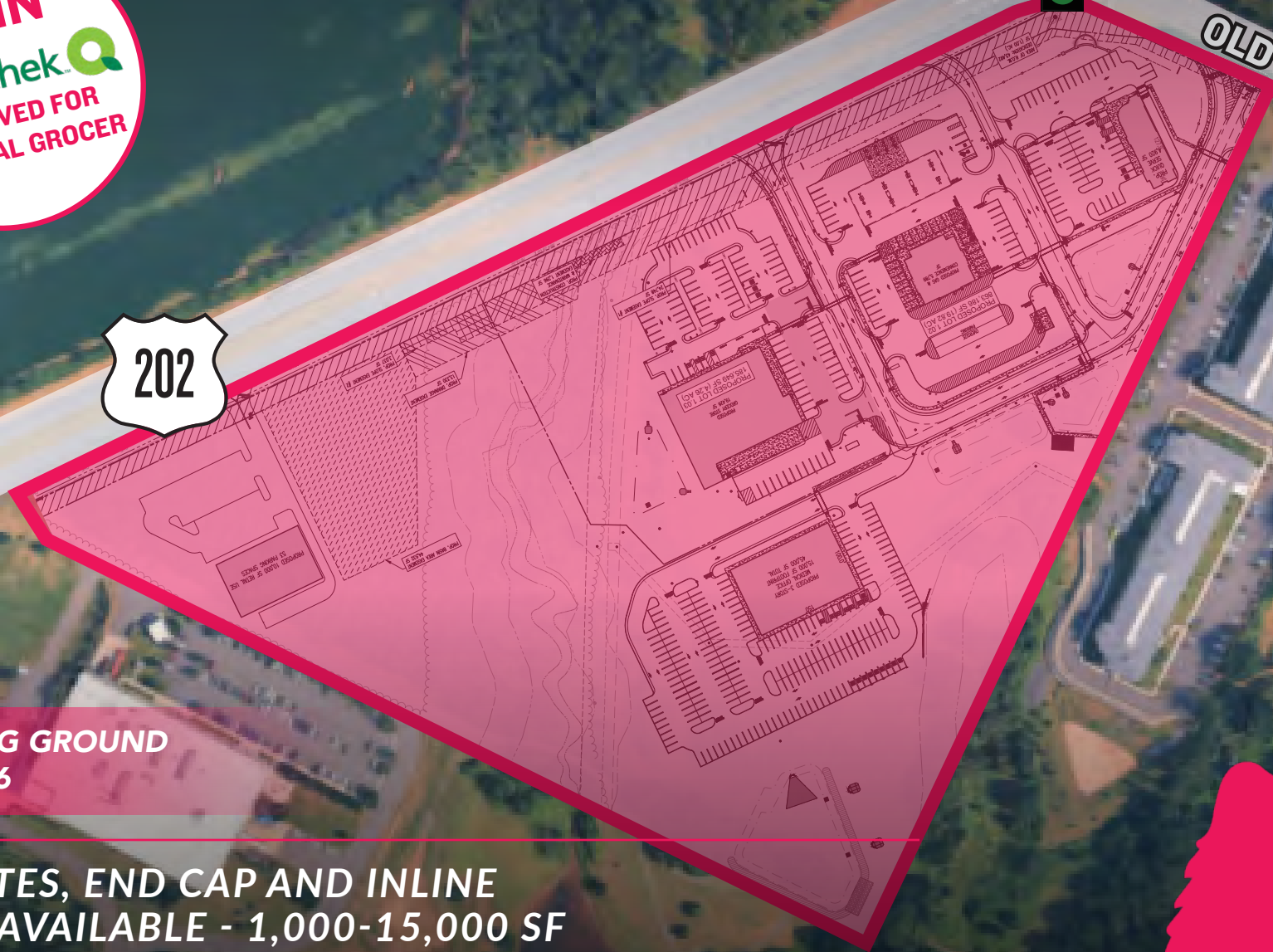


MSC US 202 & OLD YORK RD

BRANCHBURG, NJ



OLD YORK RD



**BREAKING GROUND
FALL 2026**

**PAD SITES, END CAP AND INLINE
SPACE AVAILABLE - 1,000-15,000 SF**



US 202 & OLD YORK RD

DEMOGRAPHICS

EST. POPULATION EST. MED HH INCOME

3 mi **31,613** 3 mi **\$184,707**

5 mi **88,380** 5 mi **\$161,475**

EST. EMPLOYEES EST. MEDIAN AGE

3 mi **11,135** 3 mi **43.8**

5 mi **55,119** 5 mi **41.9**

JOIN THESE TENANTS



JOIN THESE AREA TENANTS



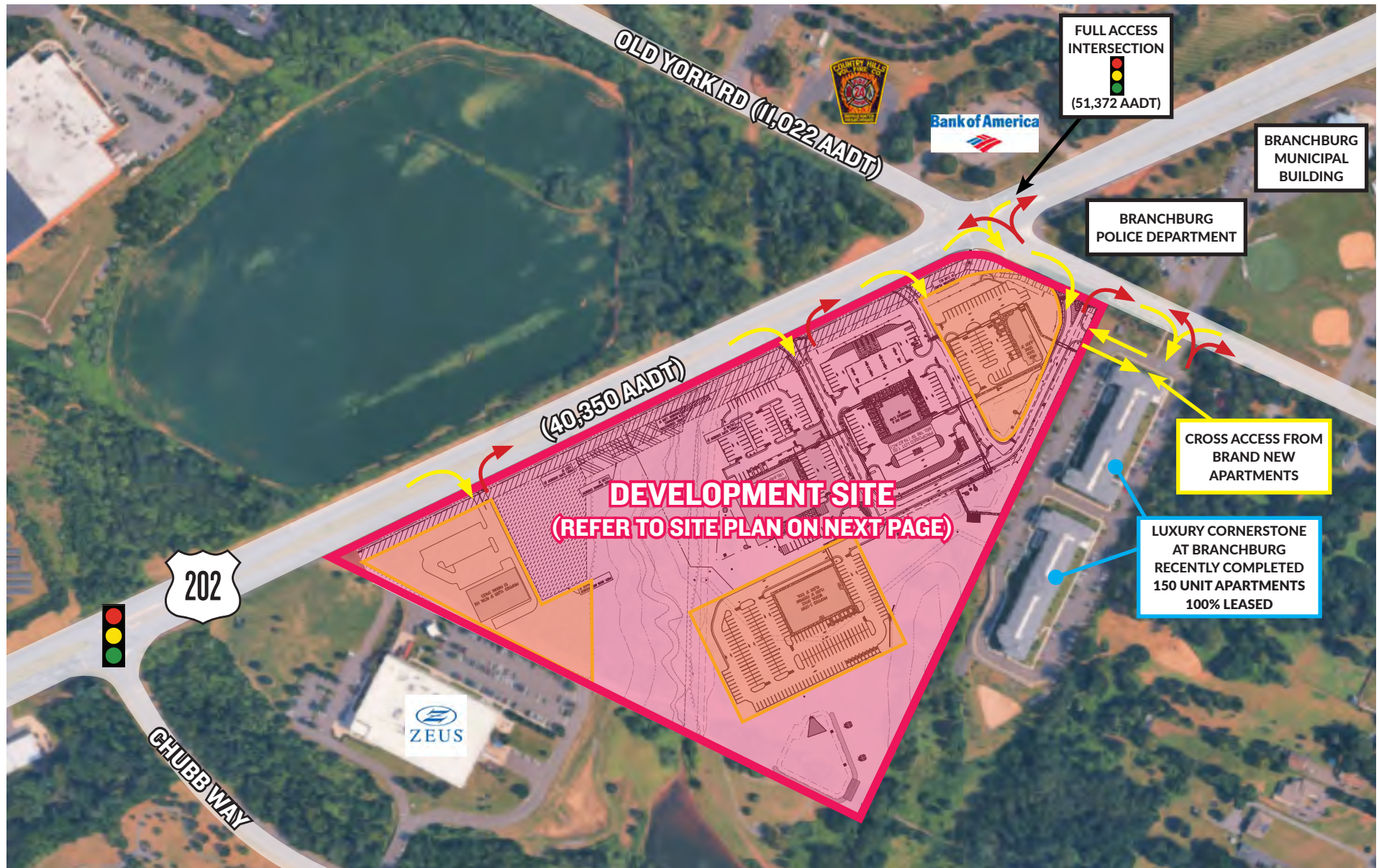
PROPERTY DETAILS

- ▶ High profile Retail Pad opportunities at the prominent intersection of Route 202 and Old York Road in Branchburg Township, Somerset County, NJ
- ▶ Strategic location positioned along a major regional retail and commuter corridor serving Branchburg and surrounding Somerset County communities
- ▶ Excellent visibility and exposure with prominent frontage along Route 202
- ▶ Affluent trade area benefiting from established residential communities and strong household demographics
- ▶ Zoning and Approvals in place providing a streamlined path toward development
- ▶ Site delivered with off-site improvements, internal roadways, and utility stubs already in place, minimizing tenant site work and shortening time to open

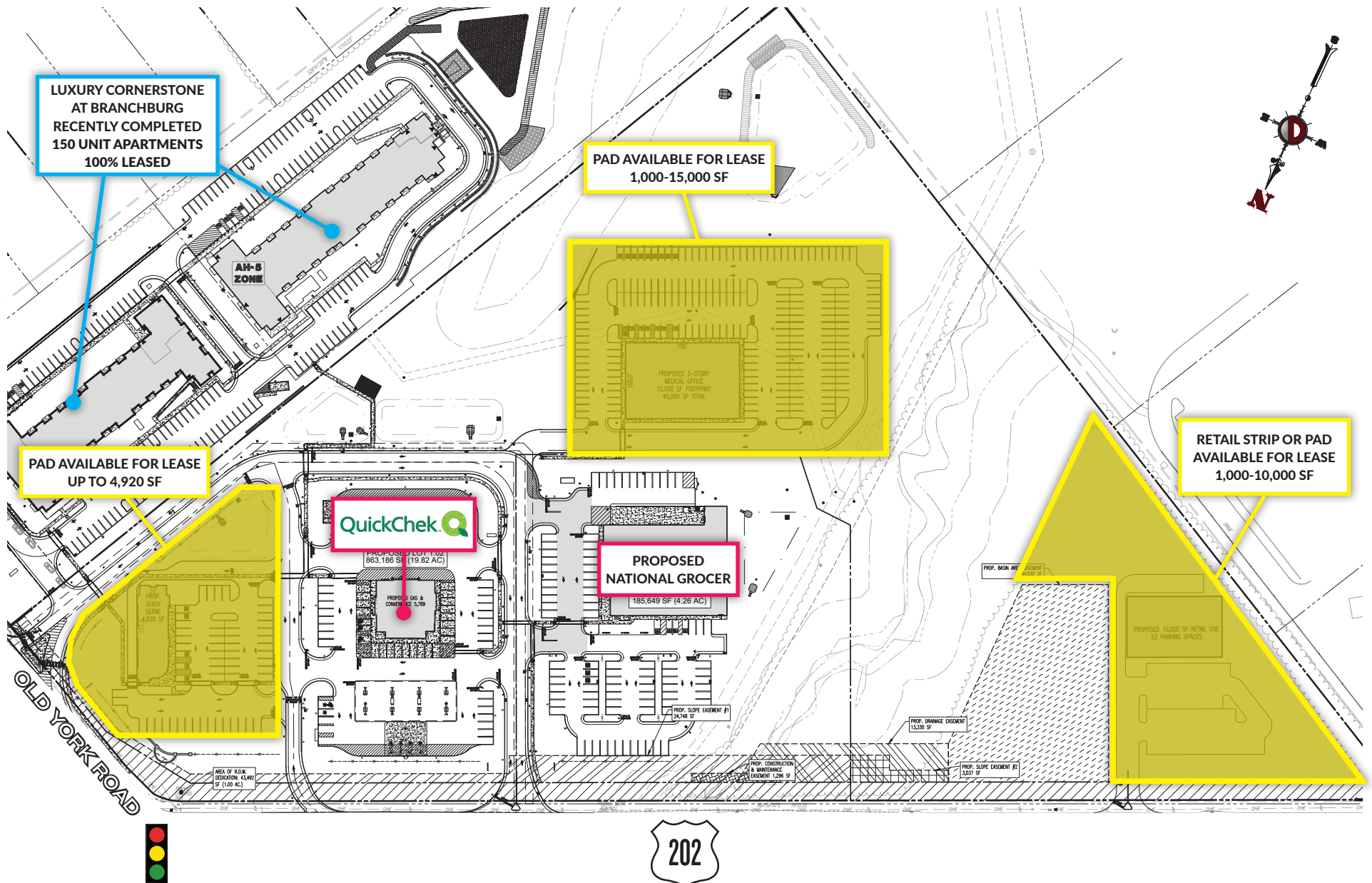
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MSC

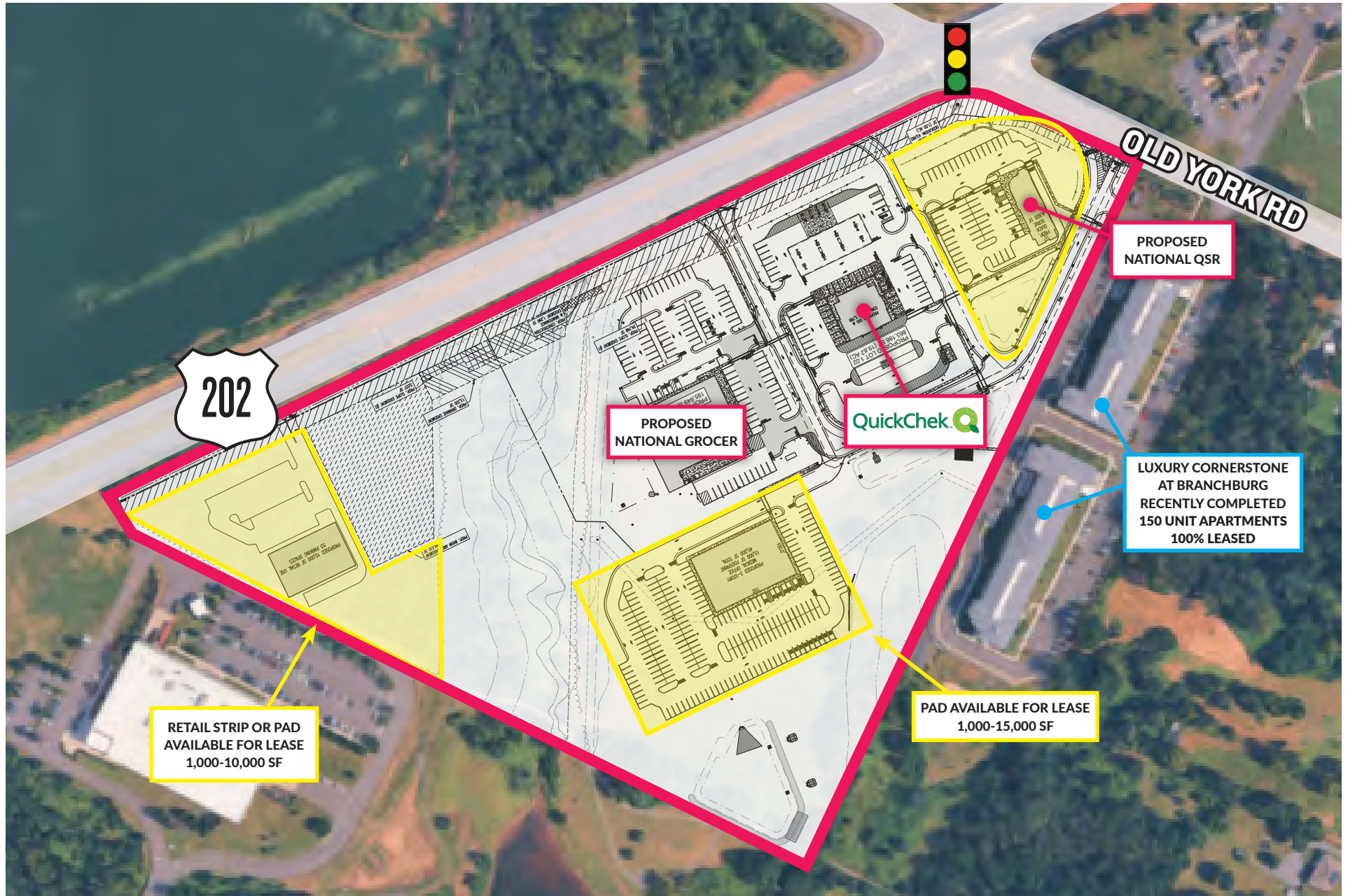
TRAFFIC FLOW/TRAFFIC COUNTS



SITE PLAN



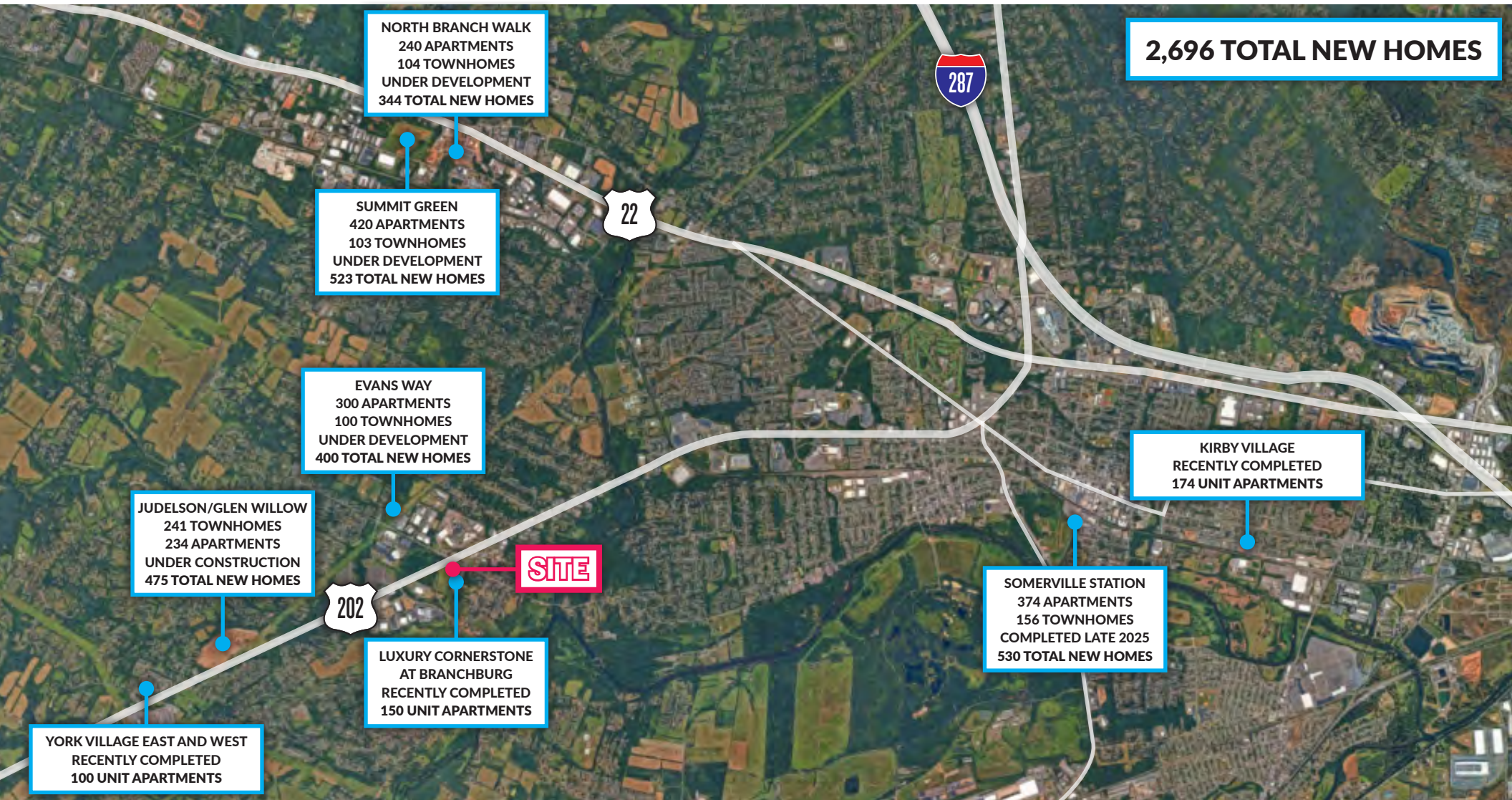
SITE PLAN AERIAL



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MSC

HOUSING STUDY



MARKET AERIAL





OLD YORK RD

DEVELOPMENT SITE

MSC

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