

# Flemington Marketplace

325 US HIGHWAY 202 (FLEMINGTON CIRCLE) | FLEMINGTON, NJ 08822



**1.9M** visits annually  
**6.25** visit frequency  
**42 min** avg. duration

\*Property Data by Placer.ai

**TARGET**  
coming soon!



## Available Space

1,750 SF - Space Coming Available!

## Property Highlights

- 239,081 SF community center with 1.9 million annual visits\*
- Target coming soon!
- Anchored by Kohl's and Aldi.
- Prime location on highly trafficked US 202 near Flemington Circle, which intersects with Route 12 and 31.
- Households within 5 miles of the center are over \$200K for AHHI.
- Easy access, with direct ingress/egress from Route 202.
- Situated on retail corridor and nearby traffic generators like ShopRite, Costco, BJ's Wholesale Club, HomeGoods, Lowe's, Walmart and Home Depot.

## Retailers

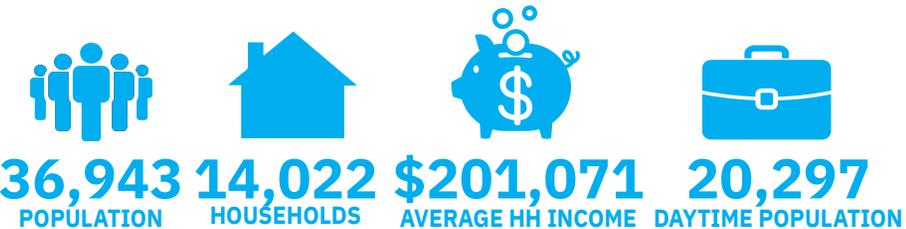


## Average Daily Traffic

**29,373** Route 202  
**32,422** Flemington Circle  
**27,355** Route 31

## Demographics

5-mile radius



Source: sitesusa.com

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**LEVIN**  
MANAGEMENT

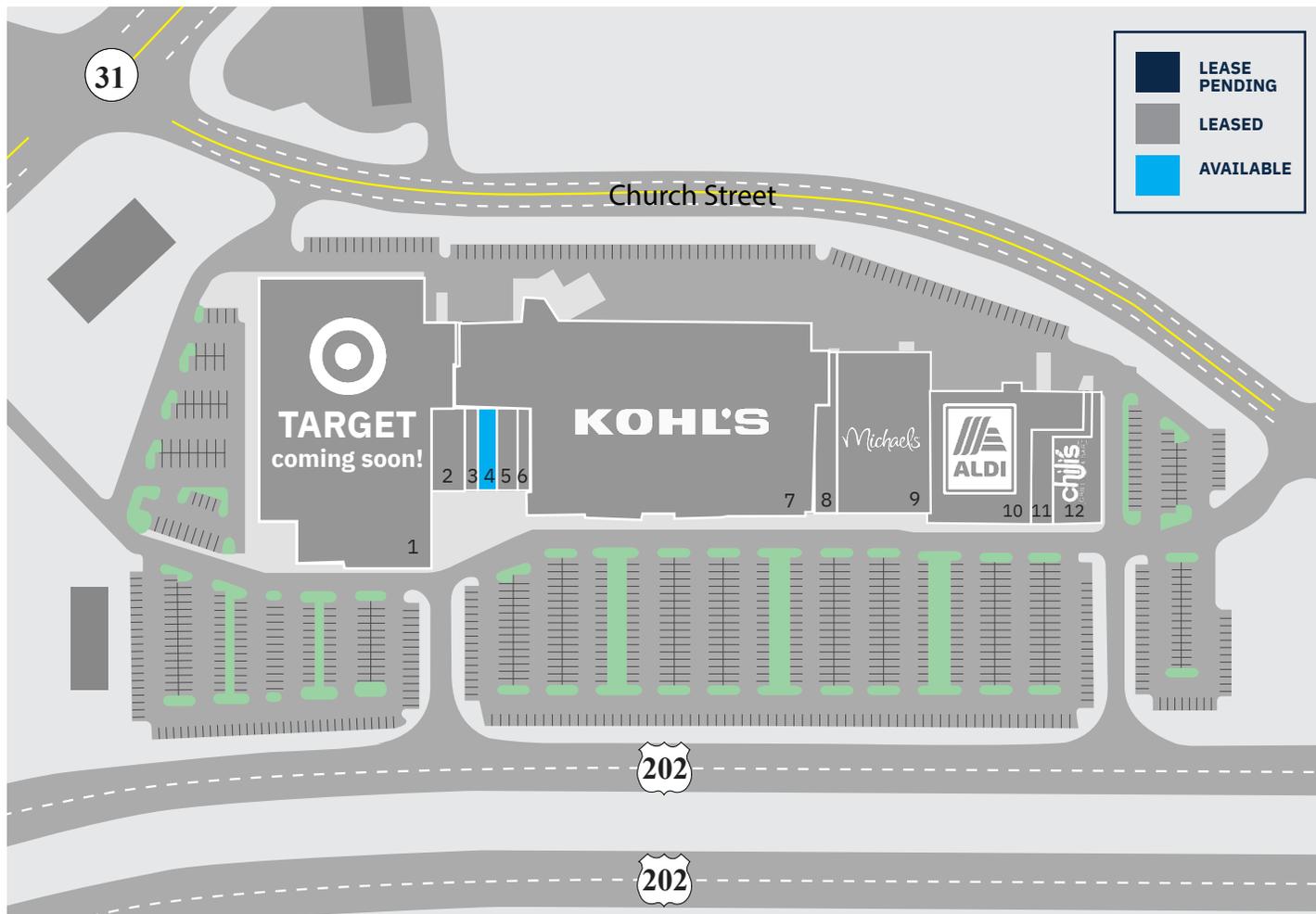
## PHOTO GALLERY



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## SITE PLAN



### TENANT ROSTER

		SF
1	Target coming soon!	75,525
2	Panera Bread	5,000
3	Nail Imagine Nail Spa	2,030
4	Coming Available	1,750
5	Poke Cafe	2,375
6	Cold Stone Creamery	2,063
7	Kohl's	89,088
8	Hallmark	4,129
9	Michaels	24,000
10	ALDI	23,384
11	Verizon Wireless	3,332
12	Chili's	6,170

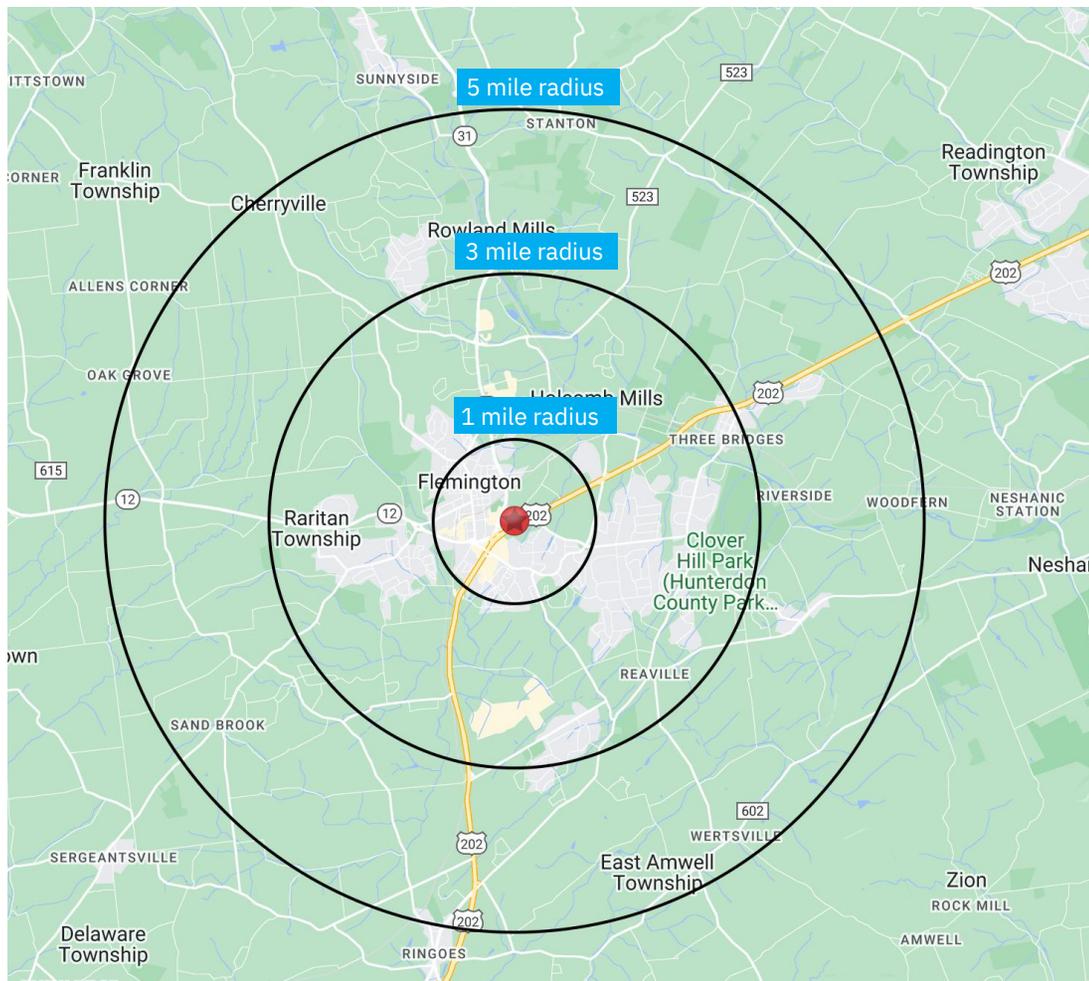
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## DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	8,222	25,145	36,943
Households	3,475	9,646	14,022
Average Household Income	\$138,190	\$183,681	\$201,071
Projected Average Household Income (2028)	\$163,662	\$199,922	\$216,517
Median Household Income	\$106,768	\$151,223	\$161,694
Total Businesses	791	1,641	1,891
Total Employees	5,611	14,759	16,385
Daytime Population	6,577	17,253	20,297
Total Annual Household Expenditure	\$310.56 M	\$1.08 B	\$1.69 B
HH Income \$200K or more	661	3,307	5,180
College Degree + (Bachelor Degree or Higher)	3,131	10,960	16,520

Source: sitesusa.com



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## CLOSE-UP AERIAL



Flemington Circle

Pylon

Walgreens

ROUTE 31 - 27,355 vpd

Flemington Circle Shopping Center

- ShopRite
- Marshalls
- Five Guys
- Famous
- Dollar Tree
- Hand & Stone

The Shoppes at Flemington

- HomeGoods
- Ulta
- Loft
- Five Below
- Talbots
- Sally Beauty
- State Farm
- The Lash Lounge
- GNC
- ME Message Entry

TARGET coming soon!

- Panera BREAD
- KOHL'S
- Michaels
- ALDI
- chili's GRILL & BAR

ROUTE 202 - 29,373 vpd

CHURCH STREET

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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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