

Chatham Plaza

449-465 MAIN STREET (ROUTE 124) | CHATHAM, NJ 07928

LEVIN
MANAGEMENT



Available Space

1,647 SF - 2nd Gen Restaurant
2,601 SF

Property Highlights

- 31,507 SF community center anchored by **CVS Pharmacy**
- Tenants include: JAG Physical Therapy, C2 Education, Bucky's Pizza, Blue Foundry Bank and a new nail salon
- Prime corner location at a four-way signalized intersection on heavily traveled Main Street
- Excellent visibility and access with strong daily traffic counts
- Minutes from downtown Chatham's shops, restaurants, and commuter rail station
- Located in Chatham, an affluent Morris County suburb with average household **incomes exceeding \$200,000**
- Ideal for service, food, and convenience retailers targeting high-income consumers
- **Co-broker Incentive: 5% commission on leases up to 15,000 SF**

Nearby Retailers



Average Daily Traffic

18,964 - Main Street

Demographics

3-mile radius



71,243
POPULATION



25,136
HOUSEHOLDS



\$311,906
AVERAGE HH INCOME



60,331
DAYTIME POPULATION

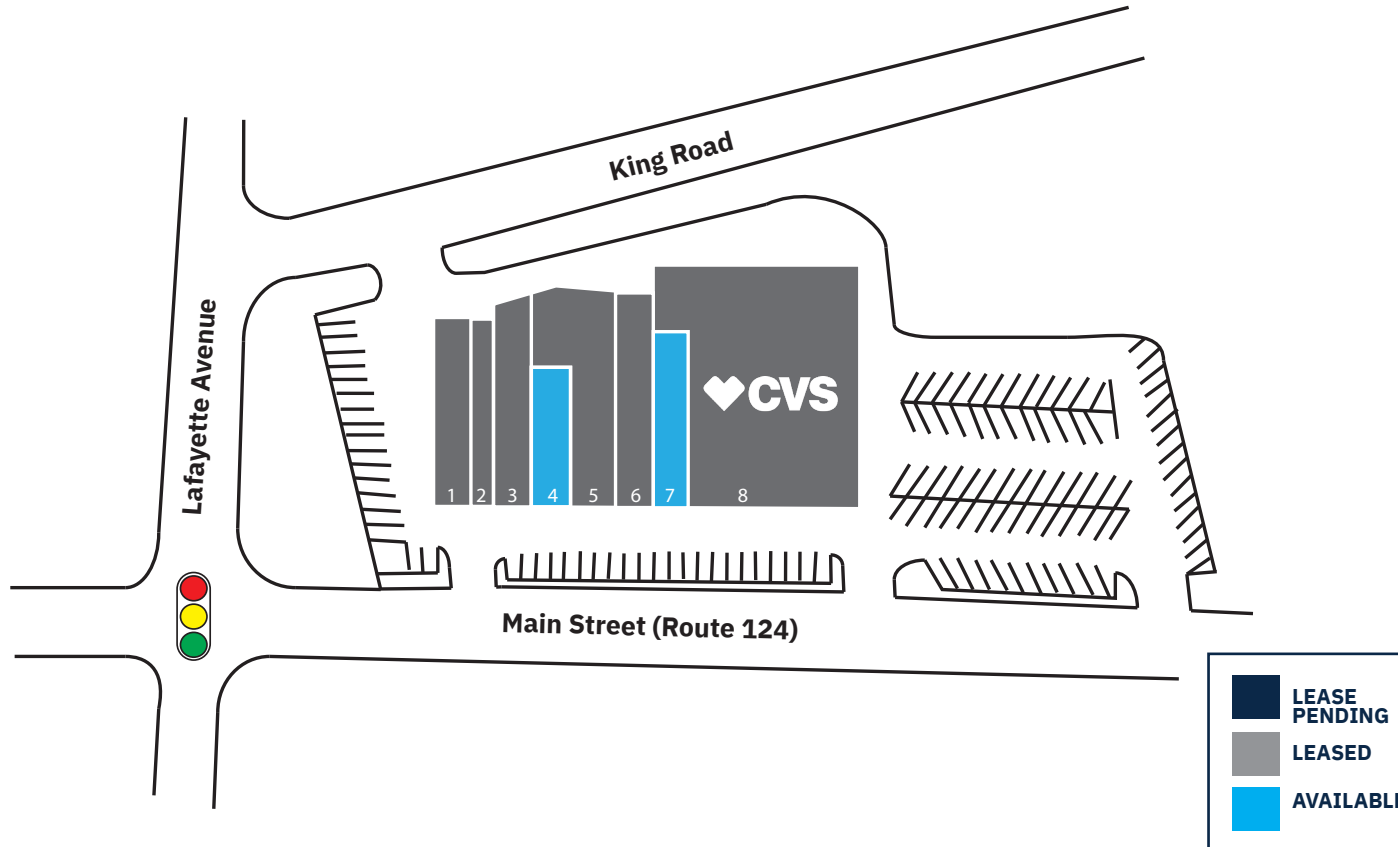
Source: sitesusa.com



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SITE PLAN



TENANT ROSTER

SF

1	Blue Foundry Bank	2,086
2	Nail Salon	1,572
3	Bucky's Pizza	2,334
4	Available - 2nd Gen Restaurant	1,647
5	JAG Physical Therapy	4,640
6	Chatham Cleaners	2,625
7	C2 Education Center - Coming Available	2,601
8	CVS Pharmacy	14,224

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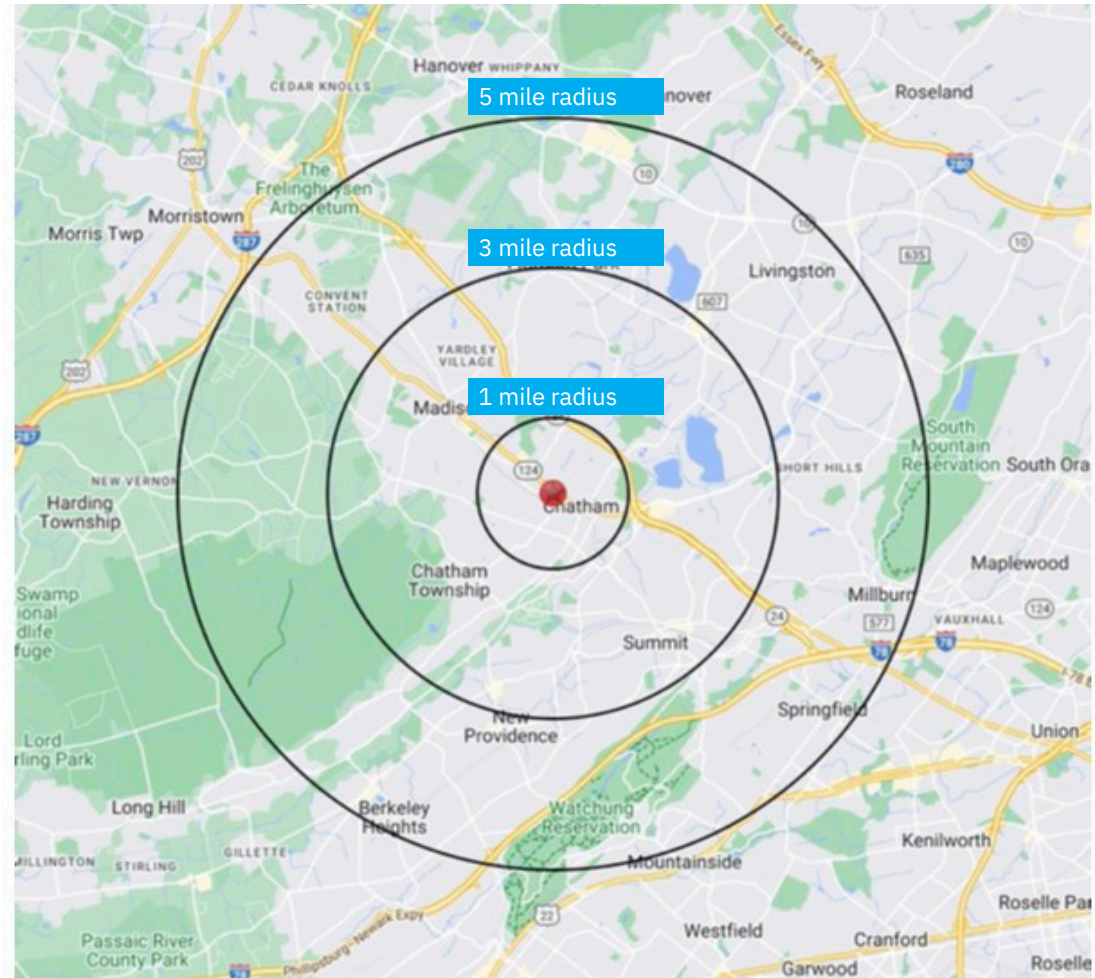
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DEMOGRAPHICS

2010-2020 Census, 2024 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	12,418	71,243	162,640
Households	4,161	25,136	58,675
Average Household Income	\$344,855	\$311,906	\$282,708
Projected Average Household Income (2028)	\$401,682	\$341,453	\$302,185
Median Household Income	\$240,216	\$200,349	\$195,499
Total Businesses	592	3,588	8,559
Total Employees	5,255	43,851	119,251
Daytime Population	8,372	60,331	155,538
Total Annual Household Expenditure	\$808.56 M	\$4.48 B	\$9.55 B
HH Income \$200K or more	2,402	12,437	27,819
College Degree + (Bachelor Degree or Higher)	6,711	36,449	83,398

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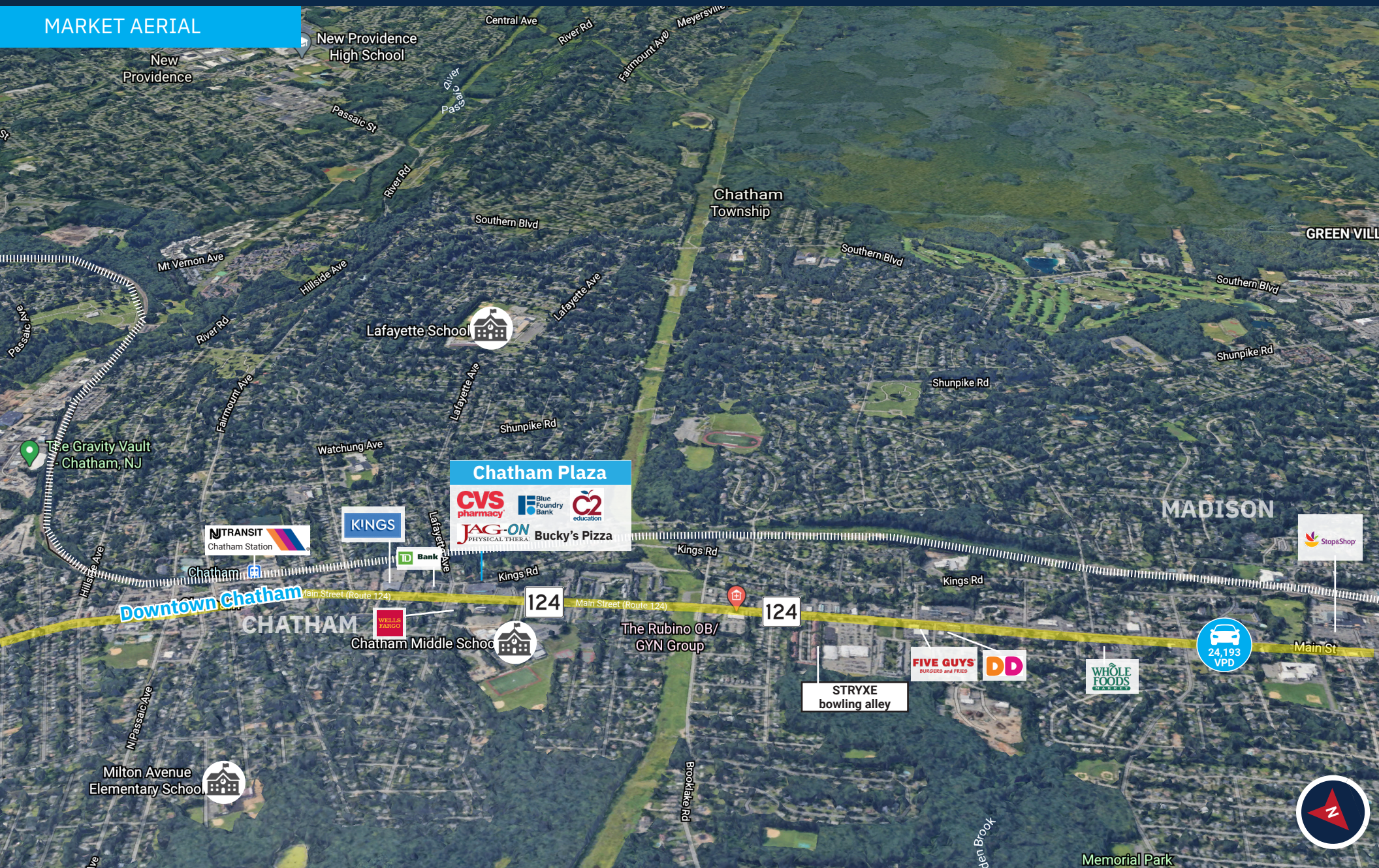


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MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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