

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

- Recently renovated 31,507-square-foot 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



73,967
POPULATION



25,827
HOUSEHOLDS



\$308,014
AVERAGE HH INCOME



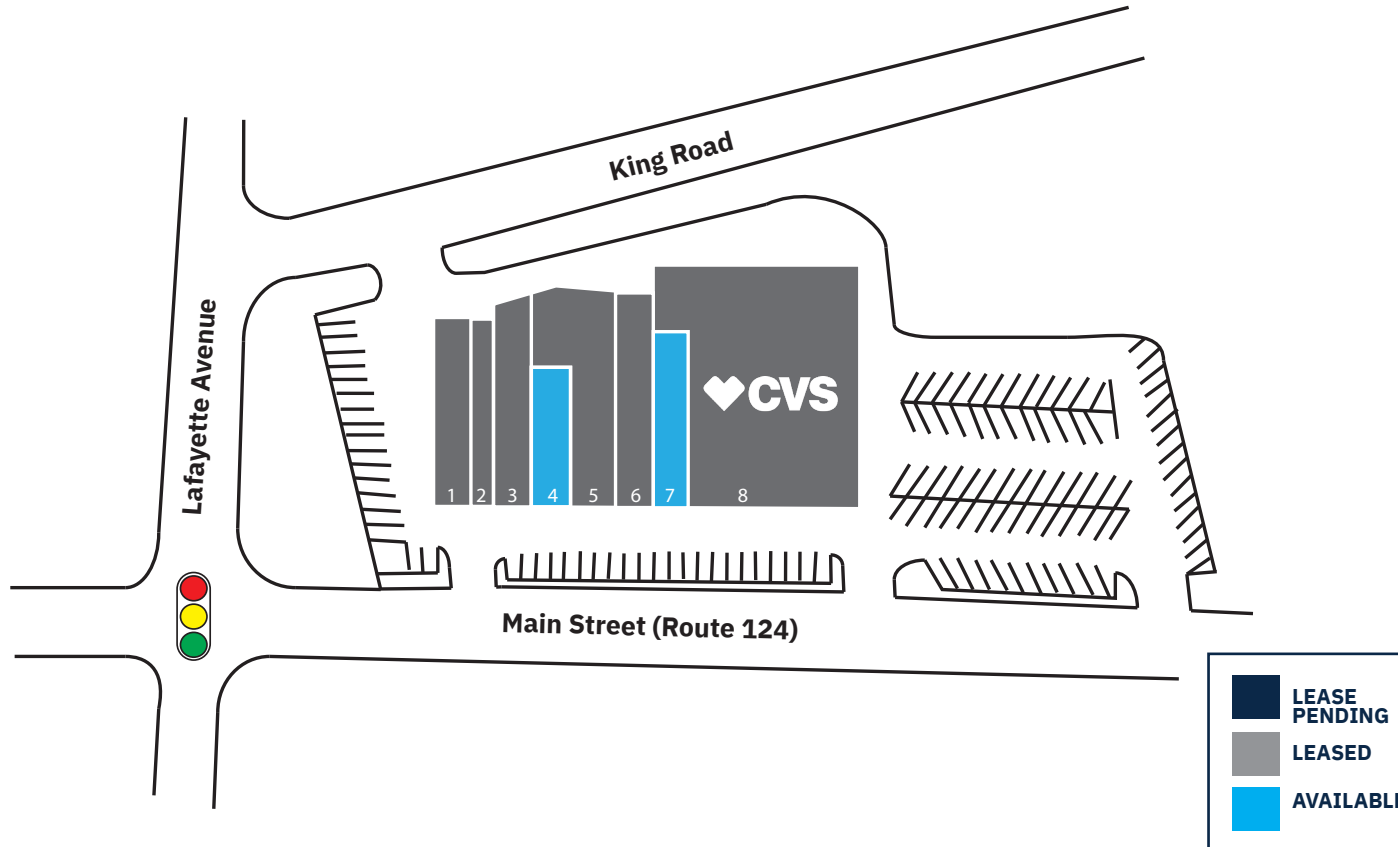
65,336
DAYTIME POPULATION

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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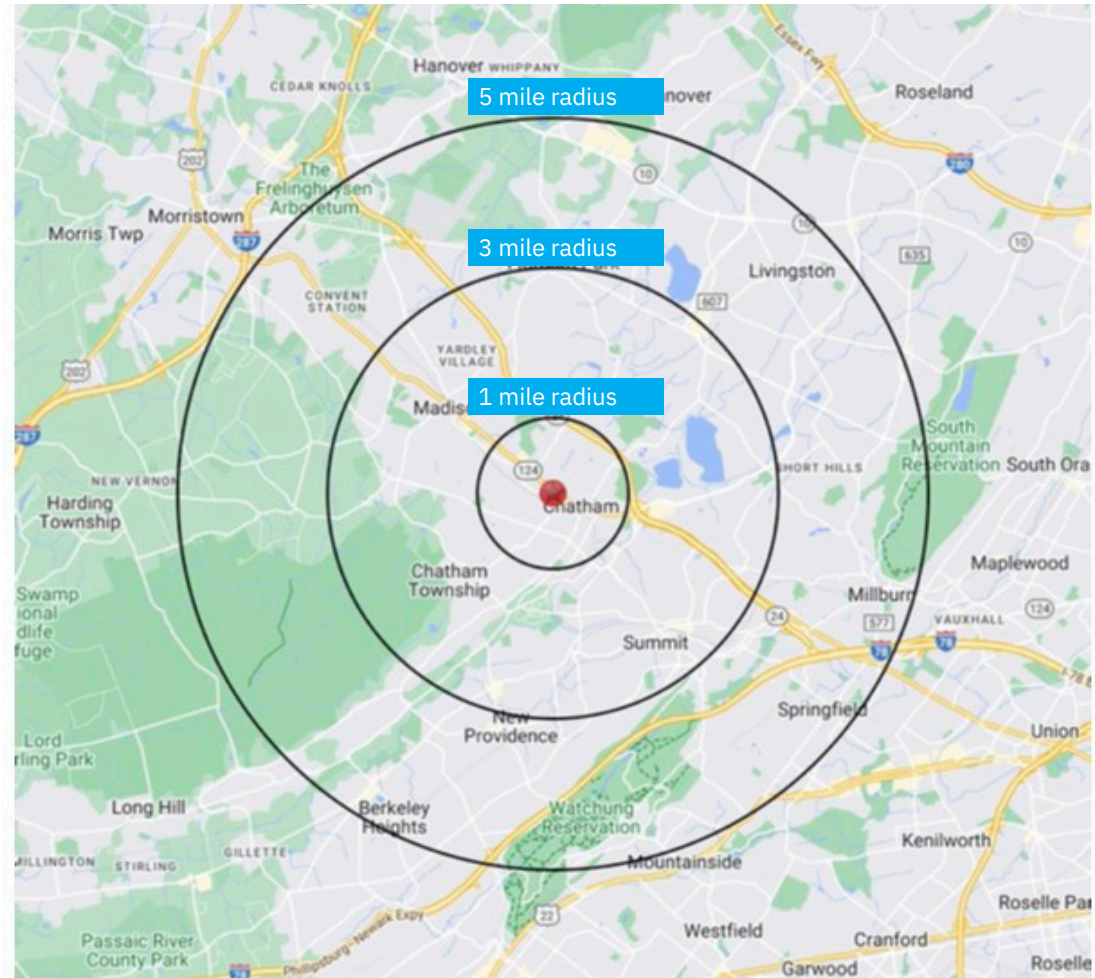
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DEMOGRAPHICS

| 2010-2020 Census, 2025 Estimates | 1 mile radius | 3 mile radius | 5 mile radius |
|--|---------------|---------------|---------------|
| Population | 12,496 | 73,967 | 165,775 |
| Households | 4,270 | 25,827 | 59,714 |
| Average Household Income | \$334,368 | \$308,014 | \$288,828 |
| Projected Average Household Income (2030) | \$330,248 | \$302,612 | \$283,642 |
| Median Household Income | \$250,397 | \$207,658 | \$200,742 |
| Total Businesses | 692 | 3,839 | 9,121 |
| Total Employees | 6,073 | 46,490 | 122,895 |
| Daytime Population | 12,268 | 65,336 | 155,397 |
| Total Annual Household Expenditure | \$775.38 M | \$4.32 B | \$9.83 B |
| HH Income \$200K or more | 2,592 | 13,168 | 29,402 |
| College Degree + (Bachelor Degree or Higher) | 6,941 | 37,024 | 82,753 |

Source: sitesusa.com

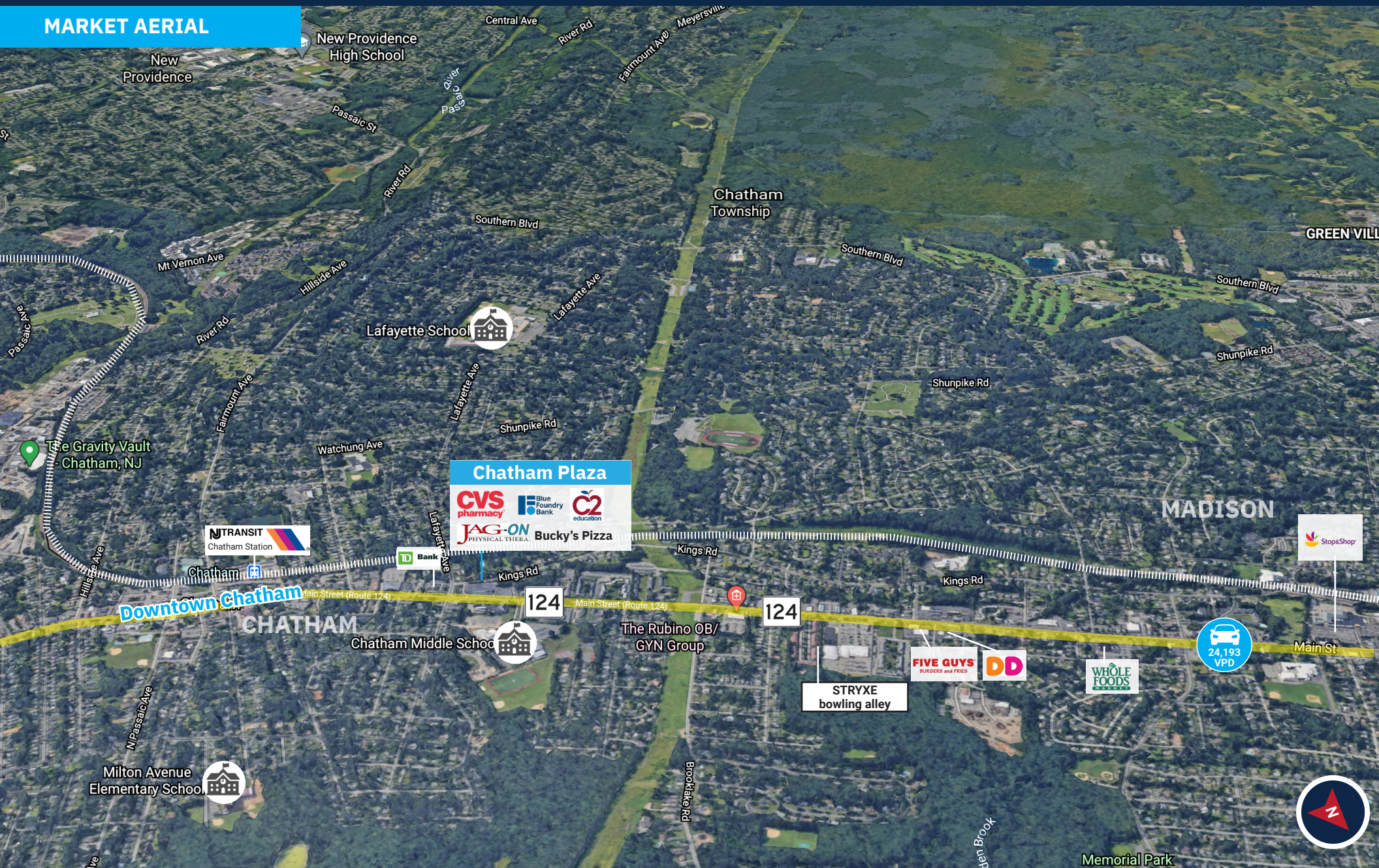


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LEVIN
MANAGEMENT

MARKET AERIAL



CONTACT EXCLUSIVE AGENT

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