

# 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

4,129 SF (former Hallmark) - Space Coming Available!

## Property Highlights

Prime Retail Opportunity | Thriving Community Center

Exciting Developments: Target Coming Soon!

239,081 SF community center with 1.9 million annual visits\*

Major Anchors: Kohl's, Aldi, and the highly anticipated arrival of Target

Positioned along US Route 202, near Flemington Circle, with seamless access to Routes 12 and 31

Affluent Market: Within a 5-mile radius, average household income (AHHI) exceeds \$200K

Direct ingress/egress from Route 202 ensures high visibility and shopper convenience

Retail Corridor Powerhouse: Close proximity to major national retailers including ShopRite, Costco, BJ's Wholesale Club, HomeGoods, Lowe's, Walmart, and Home Depot

Property Enhancements Underway: Ongoing upgrades to elevate the shopping experience

Sustainability-Focused Addition: EV charging stations to be installed, reinforcing the center's commitment to modern amenities

## Retailers



## Average Daily Traffic

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

## Demographics

5-mile radius



36,943  
POPULATION



14,022  
HOUSEHOLDS



\$201,071  
AVERAGE HH INCOME



20,297  
DAYTIME POPULATION

Source: sitesusa.com

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**LEVIN**  
MANAGEMENT

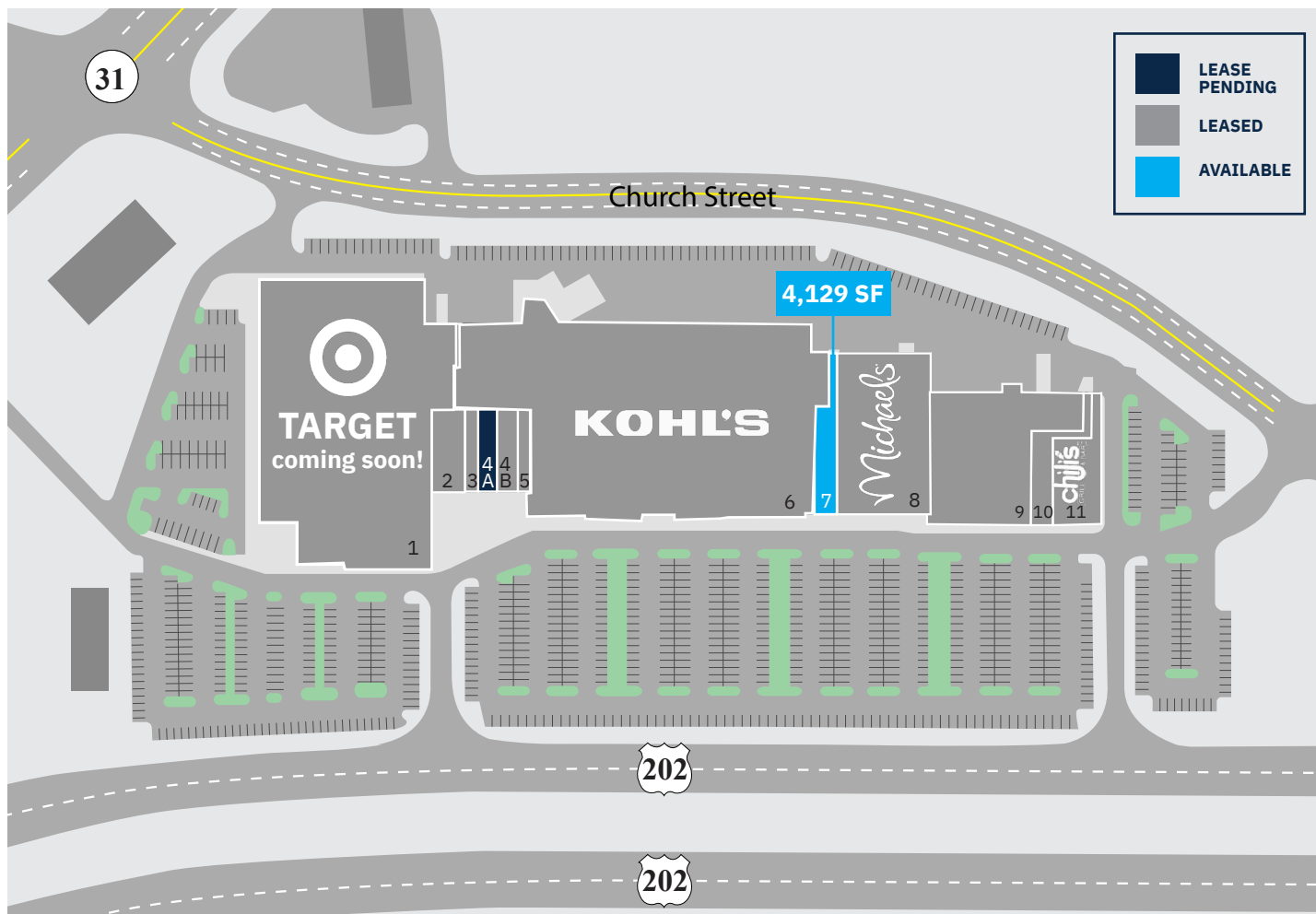
## PHOTO GALLERY



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## SITE PLAN



### TENANT ROSTER

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

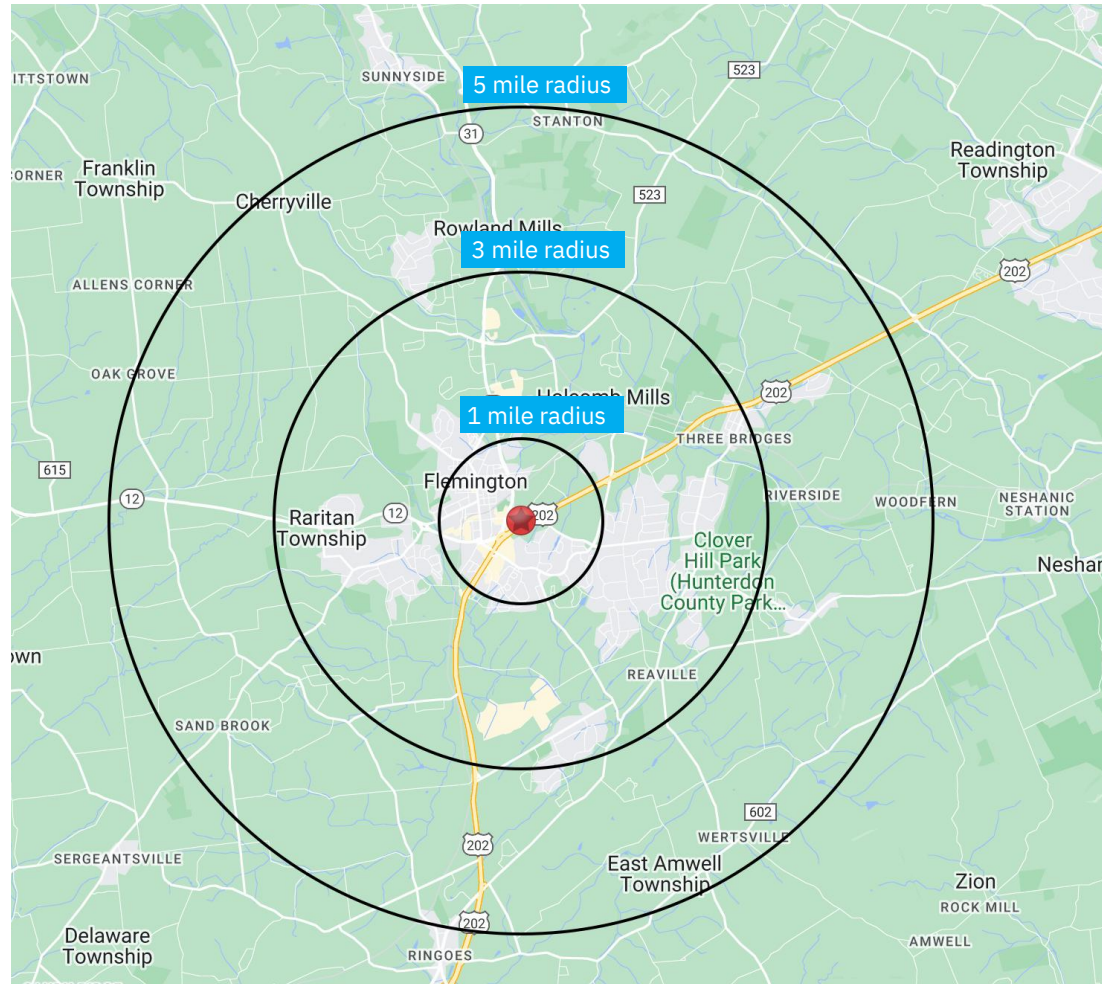
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## DEMOGRAPHICS

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

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
- Great Clips
- ME Message Entry

ROUTE 202 - 29,373 vpd

Pylon

TARGET  
coming soon!

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

CHURCH STREET

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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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