

Flemington Marketplace

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

LEVIN
MANAGEMENT



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

*Property Data by Placer.ai

TARGET
coming soon!



Available Spaces

Lease pending on last space

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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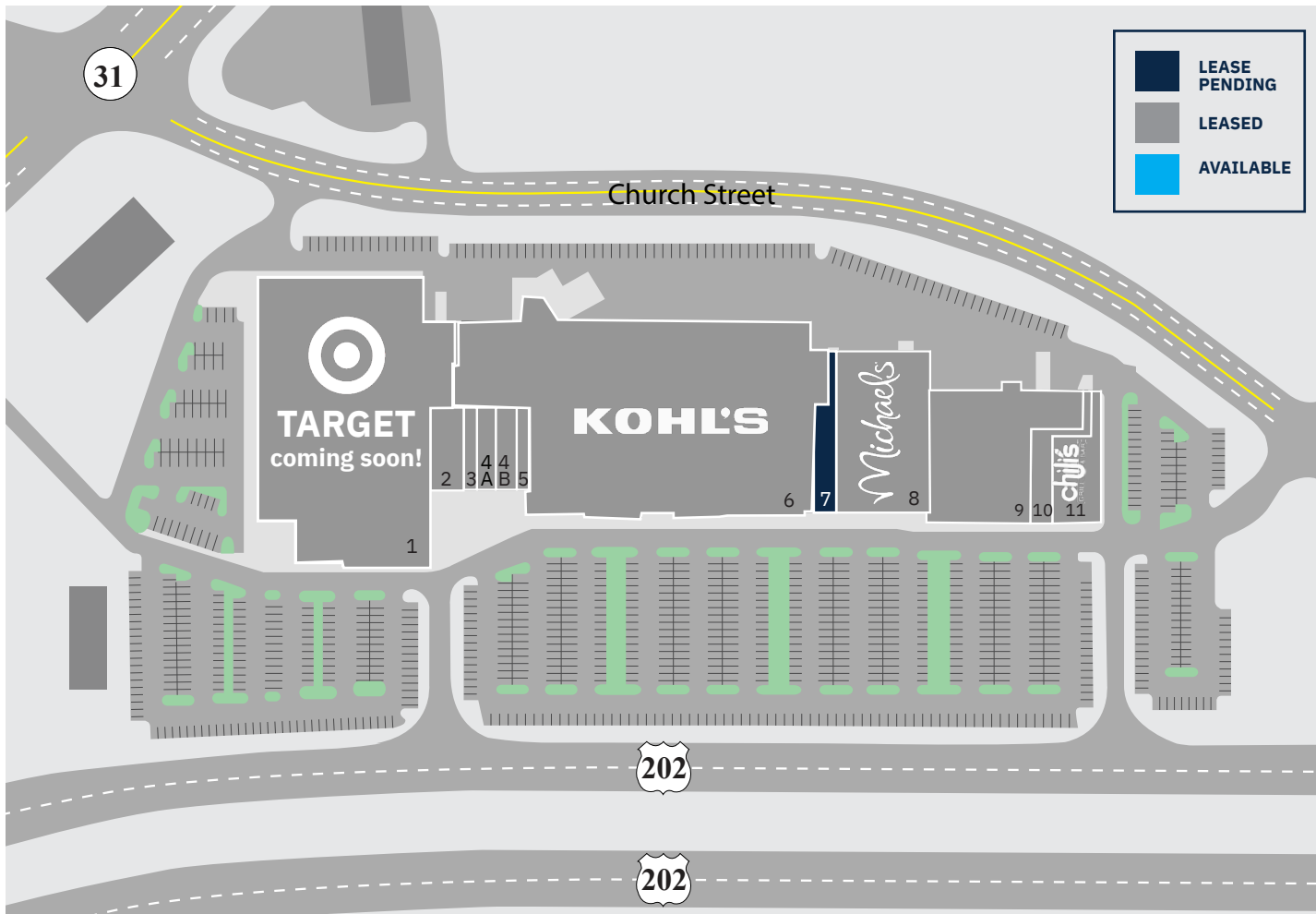
PHOTO GALLERY



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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	Nothing Bunt Cakes	1,750
4B	Poke Cafe	2,375
5	Cold Stone Creamery	2,063
6	Kohl's	89,088
7	Lease Pending	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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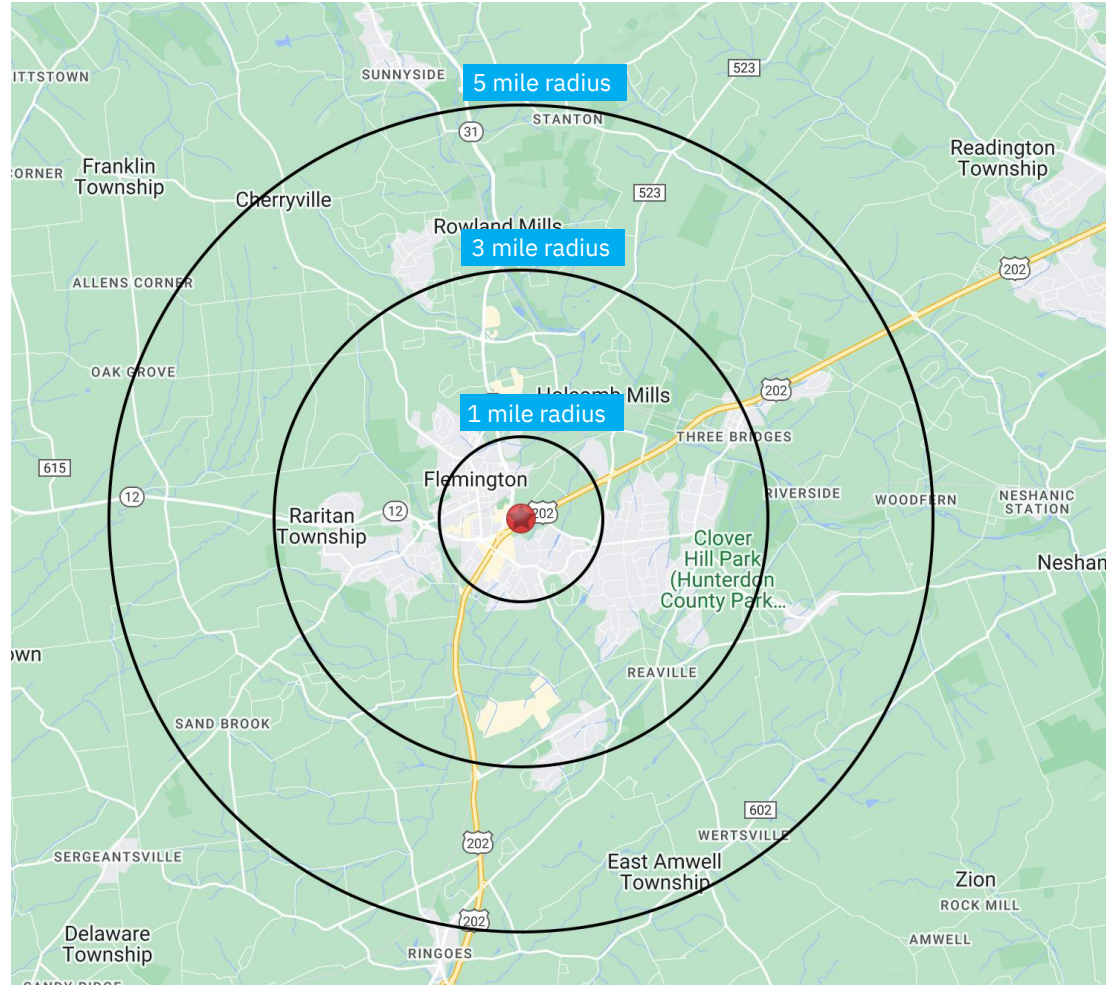
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DEMOGRAPHICS

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



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MARKET AERIAL



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