

# 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

100% Leased | Get on the waiting list for coming available spaces

## 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



37,460  
POPULATION



14,294  
HOUSEHOLDS



\$207,994  
AVERAGE HH INCOME



31,078  
DAYTIME POPULATION

Source: sitesusa.com



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## PHOTO GALLERY

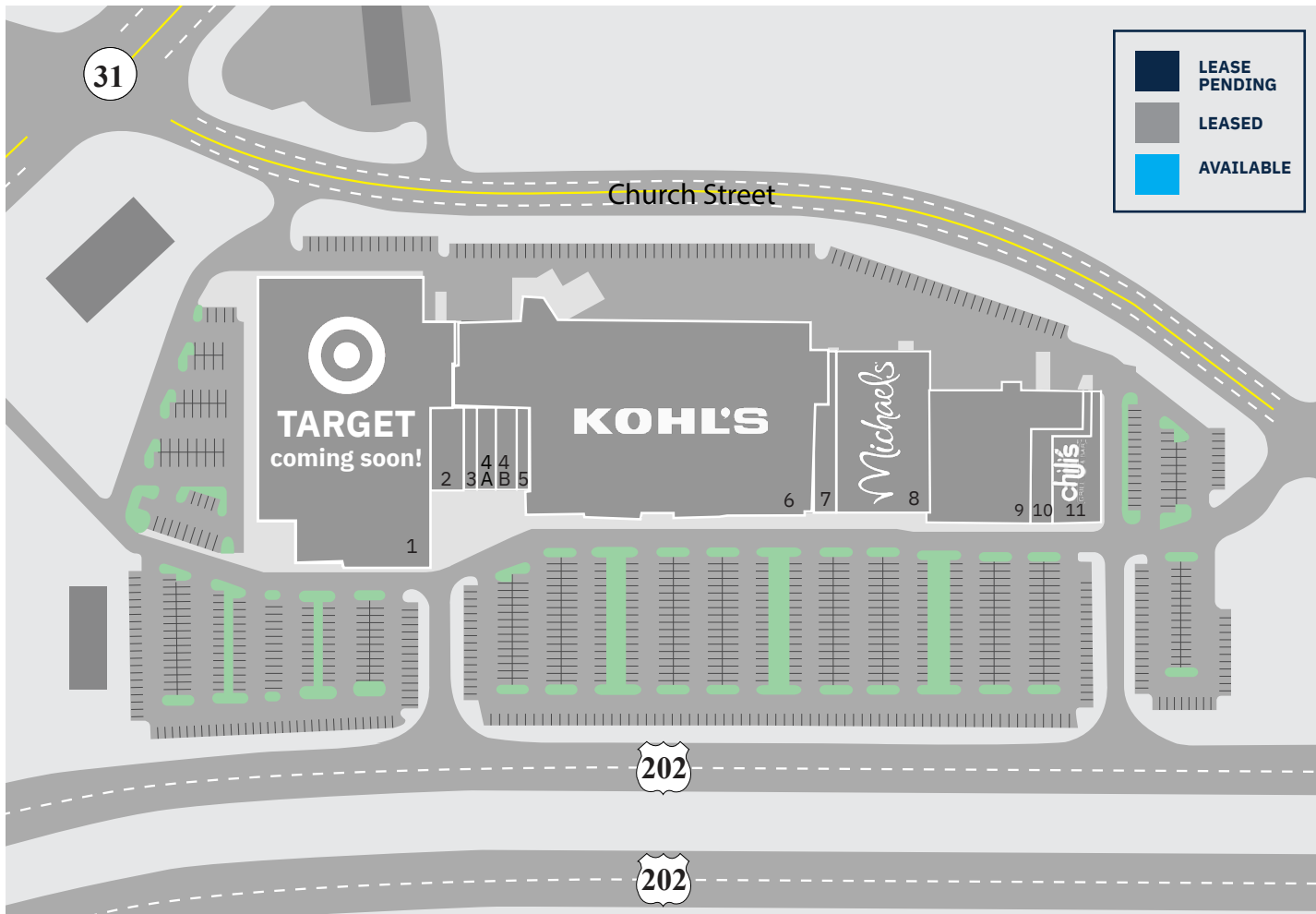




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## SITE PLAN



## TENANT ROSTER

		SF
1	Target coming soon!	75,525
2	Panera Bread	5,000
3	Nail Imagine Nail Salon	2,030
4A	Nothing Bundt Cakes	1,750
4B	Poke Cafe	2,375
5	Cold Stone Creamery	2,063
6	Kohl's	89,088
7	Norman's Hallmark	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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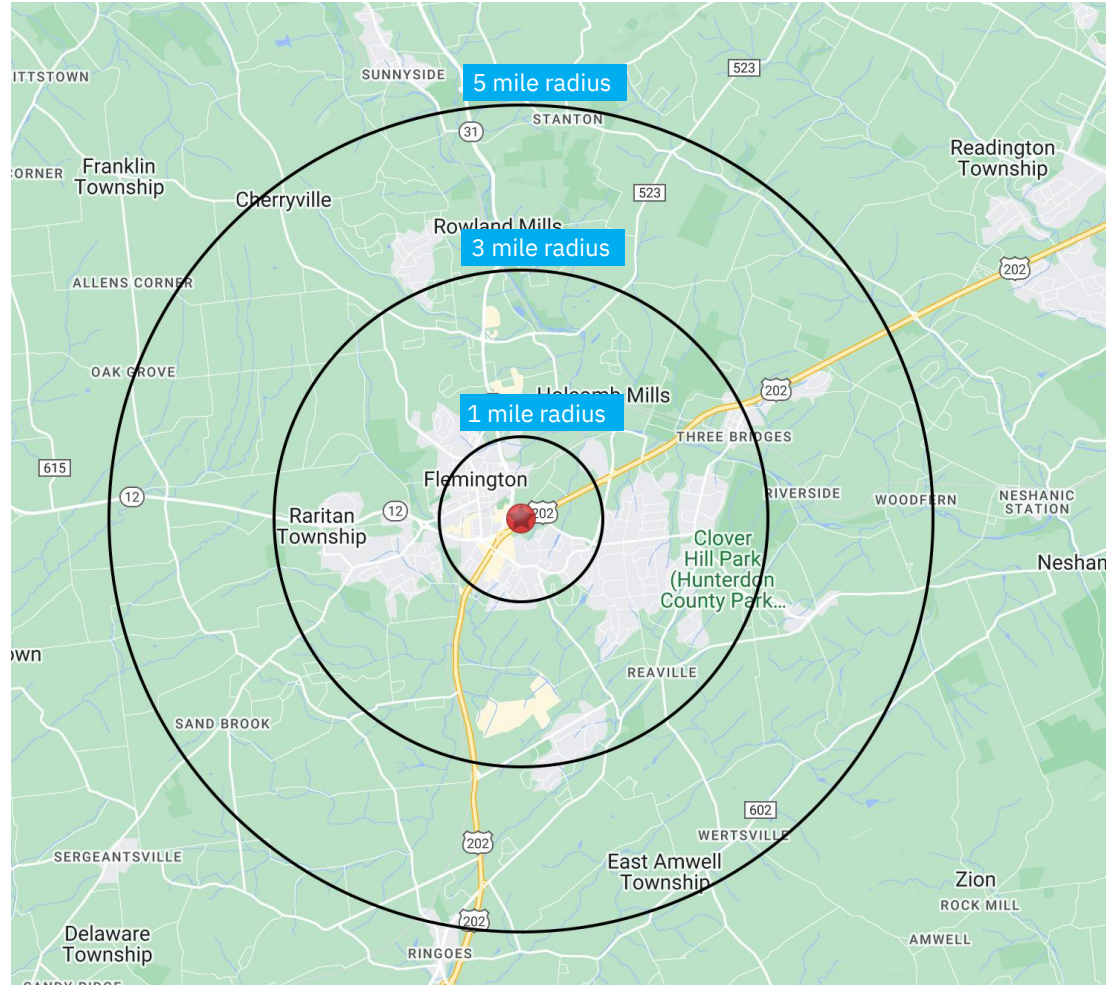
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## DEMOGRAPHICS

2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	8,511	25,992	37,460
Households	3,664	9,986	14,294
Average Household Income	\$140,159	\$189,164	\$207,994
Projected Average Household Income (2030)	\$138,069	\$187,340	\$205,571
Median Household Income	\$108,561	\$147,844	\$161,795
Total Businesses	875	1,742	2,038
Total Employees	6,238	15,574	17,544
Daytime Population	8,774	22,119	31,078
Total Annual Household Expenditure	\$437.51 M	\$1.43 B	\$2.14 B
HH Income \$200K or more	642	3,253	5,207
College Degree + (Bachelor Degree or Higher)	3,410	11,042	16,280

Source: sitesusa.com





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## CLOSE-UP AERIAL





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## MARKET AERIAL





## CONTACT EXCLUSIVE AGENT

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