

# 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



## Available Spaces

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

## Property Highlights

Prime Retail Opportunity | Thriving Community Center

- **Exciting Developments: Target Now Open!**
- **239,081 SF community center with 1.9 million annual visits\***
- **Major Anchors: Target, Kohl's, Aldi**
- 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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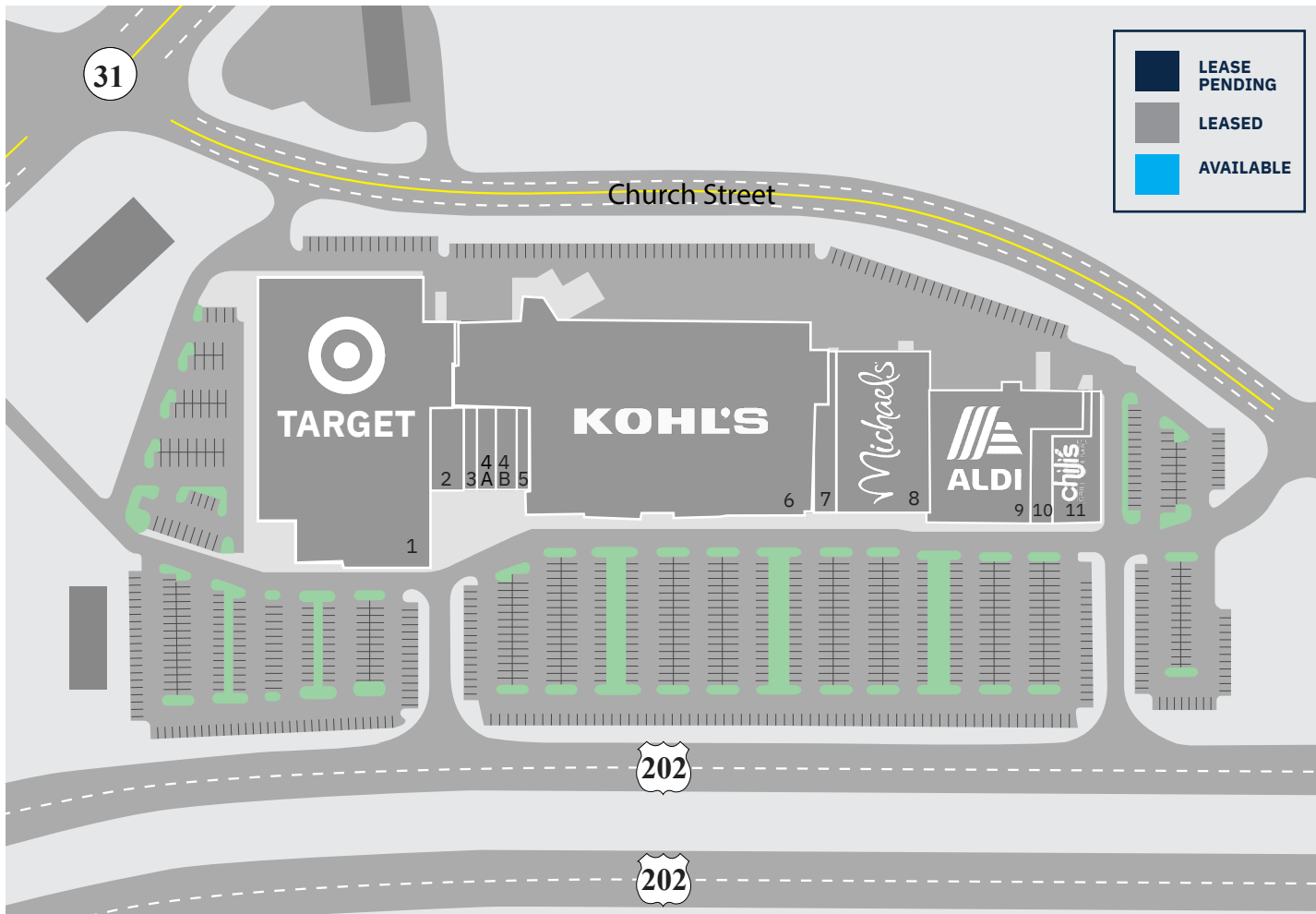
## PHOTO GALLERY



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## SITE PLAN



## TENANT ROSTER

|    |                         | SF     |
|----|-------------------------|--------|
| 1  | Target                  | 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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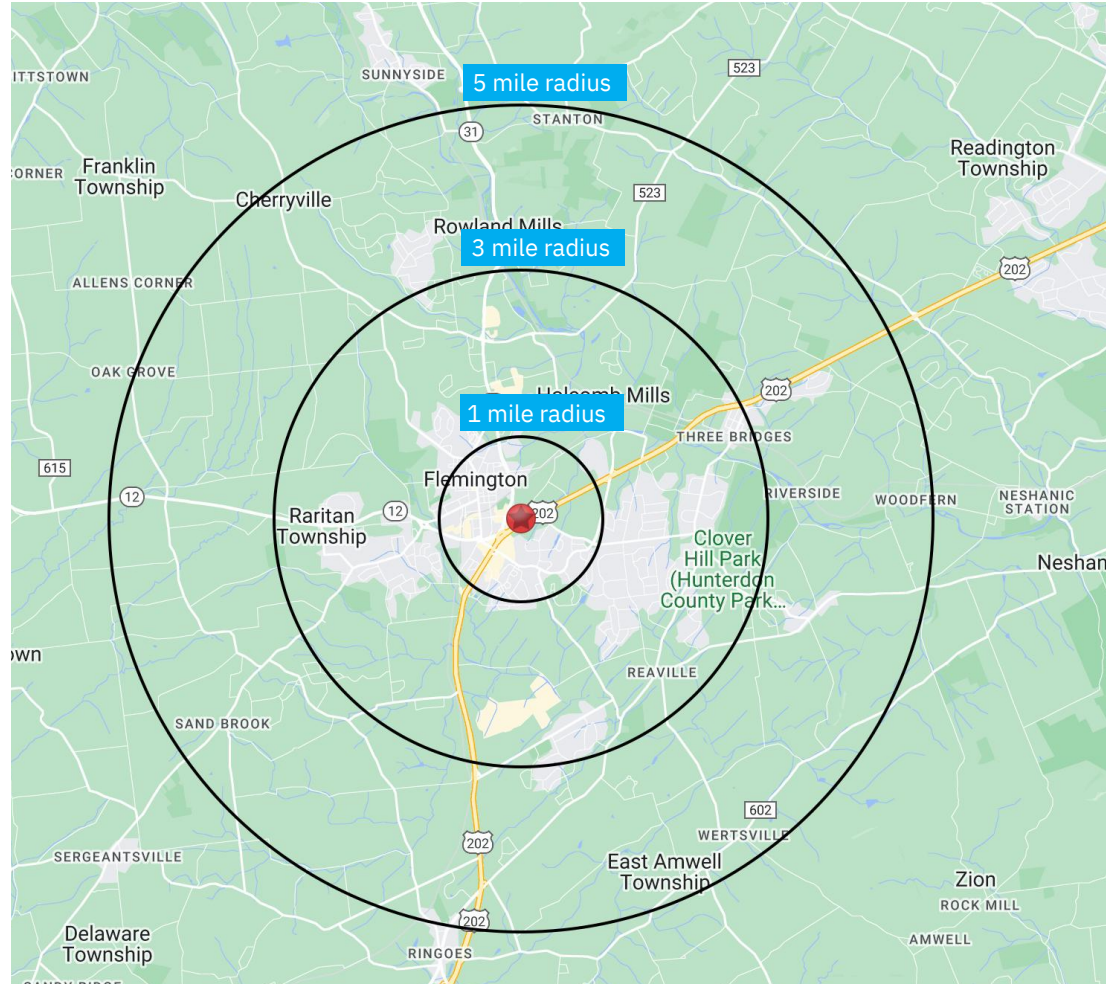
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## DEMOGRAPHICS

| 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



### Flemington Marketplace



TARGET

KOHL'S

Panera  
BREAD

ALDI

Michaels

chili's  
GRILL & BAR

Norman's  
Hallmark

verizon

NOTHING bundt CAKES

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## MARKET AERIAL



## CONTACT EXCLUSIVE AGENT

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