

*Source: Placer.ai (Foot Traffic / Location Analytics)

2.2M
visits annually*

6.53
visit frequency*

40 min
avg. visit duration*



Retailers



KOHL'S

verizon^v



Norman's
Hallmark

Michaels

chili's
GRILL & BAR



LEVIN
MANAGEMENT

RETAIL

Flemington Marketplace

325 US HIGHWAY 202 | FLEMINGTON, NJ 08822

Available Spaces

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

Major Anchors

Target, Kohl's, Aldi

Exciting Developments

Target Now Open!

Property Highlights

- 239,081 SF community center with 2.2 million annual visits - up 21.6% YoY*.
- 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
- Average Daily Traffic:** 29,373 Route 202; 32,422 Flemington Circle; 27,355 Route 31
- Sustainability-Focused Addition:** EV charging stations to be installed, reinforcing the center's commitment to modern amenities

Vanessa Kelty | 908.226.5269 | vkelty@levinmgt.com

5-Mile Demographics

37,460
POPULATION

14,294
HOUSEHOLDS

\$207,994
AVERAGE HH INCOME

31,078
DAYTIME POPULATION

levinmgt.com | 70 YEARS

Flemington Marketplace

325 US HIGHWAY 202 | FLEMINGTON, NJ 08822

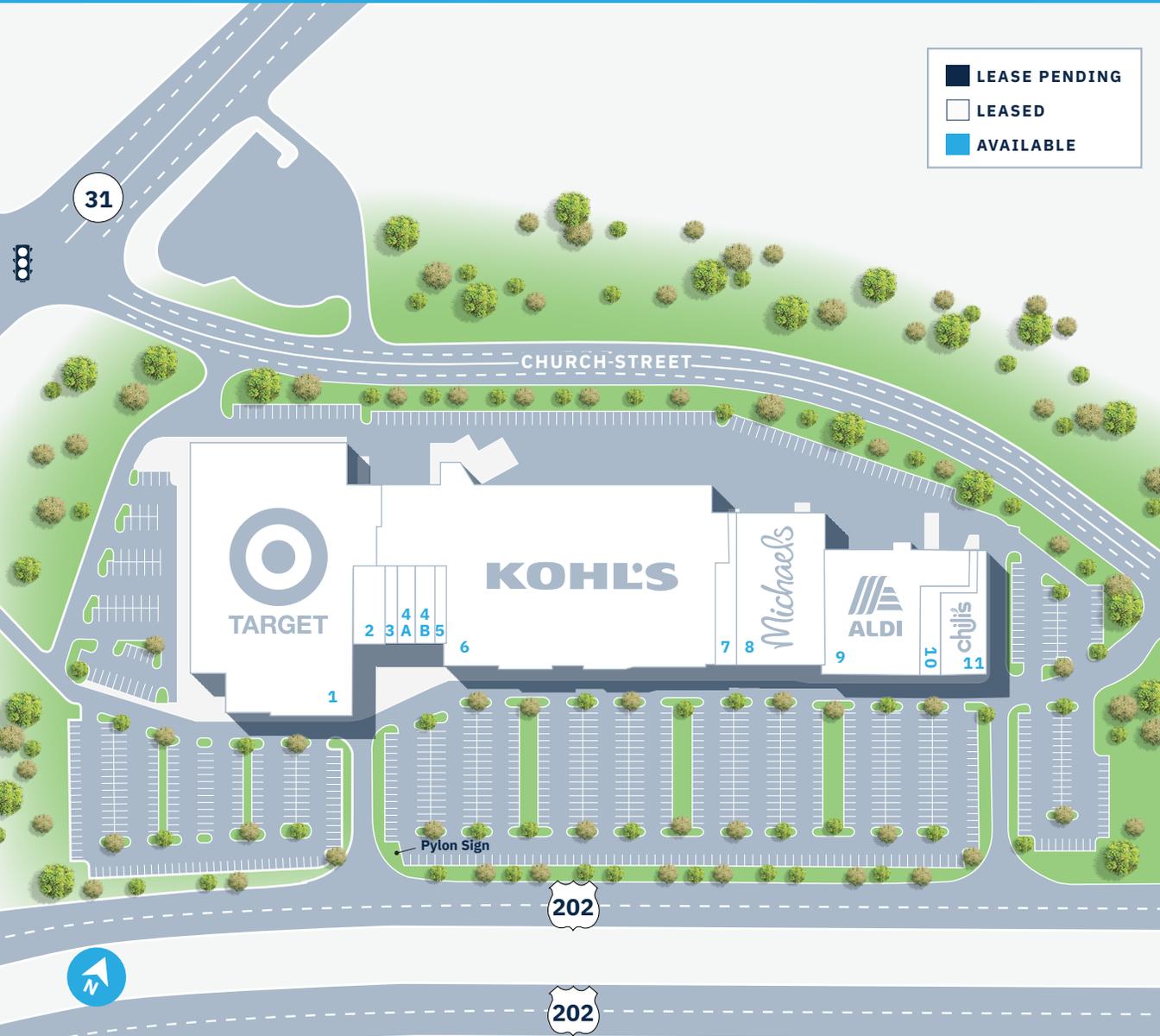
GALLERY



Flemington Marketplace

325 US HIGHWAY 202 | FLEMINGTON, NJ 08822

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

Flemington Marketplace

325 US HIGHWAY 202 | FLEMINGTON, NJ 08822

DEMOGRAPHICS

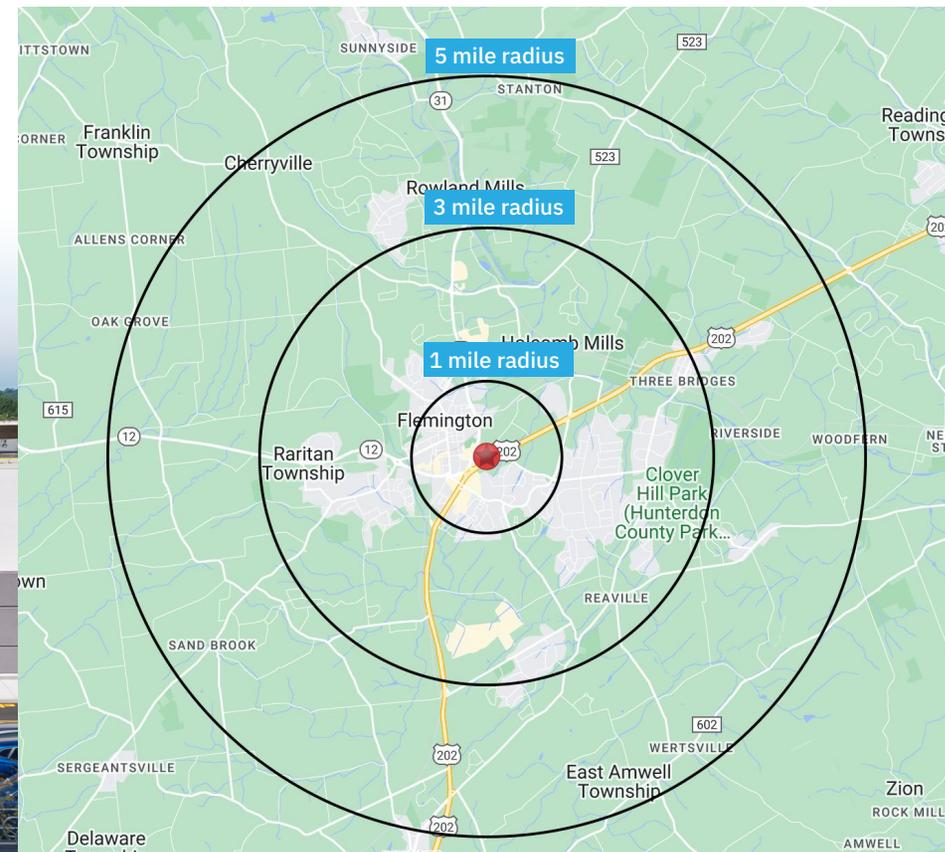
2010-2020 Census, 2025 Estimates	1 mile radius	3 mile radius	5 mile radius
Population	8,511	25,992	37,460
Households	3,664	9,986	14,294
Average Household Income	\$140,159	\$189,164	\$207,994
Projected Average Household Income (2030)	\$138,069	\$187,340	\$205,571
Median Household Income	\$108,561	\$147,844	\$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

2.2M
visits annually*

6.53
visit frequency*

40 min
avg. visit duration*



Flemington Marketplace

325 US HIGHWAY 202 | FLEMINGTON, NJ 08822

LEVIN
MANAGEMENT

CLOSE AERIAL



Flemington Marketplace



TARGET

KOHL'S



Panera
BREAD



ALDI

Michaels

chili's
GRILL & BAR

Norman's
Hallmark

verizon

NOTHING bundt CAKES

Flemington Marketplace

325 US HIGHWAY 202 | FLEMINGTON, NJ 08822

MARKET AERIAL





Our History is Strong.
Our Vision, *Stronger.*

Over 70 years of trusted expertise in commercial real estate.

Contact Exclusive Agent

Vanessa Kelty

SENIOR LEASING REPRESENTATIVE

t. 908.226.5269 m. 609.972.1385

vkelly@levinmgt.com

levinmgt.com | 70 YEARS

Main Office

975 US Highway 22

North Plainfield, NJ 07060

800.488.0768

All information is furnished without any warranty, representation or agreement and is subject to errors, omissions, changes or withdrawal without notice.
The reader is responsible for verifying any information. Licensed Real Estate Broker.