



±1,810 SF

For Lease

RIPCO  
RETAIL LEASING

# Flemington Circle

276 US-202/NJ Route 31, Northbound at Reaville Avenue  
Flemington, NJ

±1,810 SF Available

Retail, Medical, Fitness, Food Space  
Shopping Center anchored by ShopRite, Marshalls, and Burlington

# Space Details

## Unit 5

±1,810 SF



<b>Size</b>	Unit 5	±1,810 SF
<b>Virtual Tour</b>	<a href="#">Click here for Unit 5 tour</a>	
<b>Possession</b>	Immediate	
<b>Rent</b>	Upon request	
<b>NNN</b>	\$6.81 PSF (est.)	
<b>GLA</b>	223,666 SF	
<b>Ceiling Heights</b>	See link to ID plans for details above	
<b>Neighbors</b>	ShopRite, Marshalls, Burlington, Dollar Tree, Famous Footwear, Taco Bell, Goodyear Tires, GNC, Playa Bowls, Hand & Stone, Aldi, Jersey Mike's, Five Guys, TD Bank America's Best, McDonald's, Kohl's, Five Below, Massage Envy, HomeGoods, Club Pilates, Wawa, European Wax Center, Planet Fitness	
<b>Comments</b>	<p>Super regional market</p> <p>Located in the heart of the retail corridor</p> <p>Strong traffic count - 47,607 VPD</p> <p>Great co-tenancy, parking &amp; access</p> <p>3 signalized traffic lights</p> <p>Strong incomes</p>	

# Floor Plan



# Site Plan



Suite	Tenant	Size
1	Basil Bandwagon	6,006
2	Hair Salon	1,395
3	Mathnasium	1,419
4	Dental Office	2,652
<b>5</b>	<b>Available</b>	<b>±1,810</b>
6	Trinity Rehab	4,000
7	Dollar Tree	10,000
8	Burlington	35,000
9	Marshalls	45,355
10	Famous Footwear	10,150
12	ShopRite	91,820
13	Hand & Stone	3,200
14	America's Best	4,000
15	Playa Bowls	2,089
16	Jersey Mike's Subs	2,180
17	Five Guys Burgers	2,600
	<b>Total</b>	<b>223,666</b>



# Property Overview

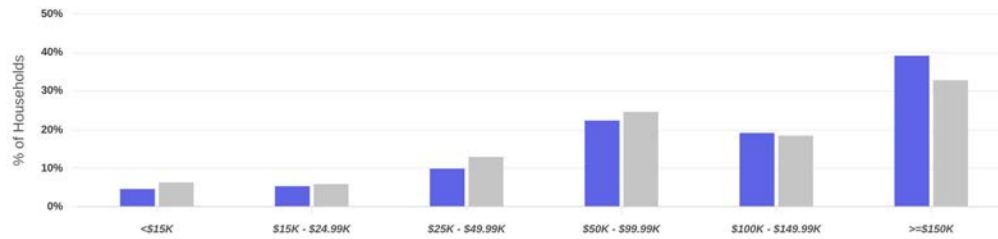
## Metrics

Flemington Circle Shoppin...  
US-202, Flemington, NJ

Visits	2.7M	Avg. Dwell Time	34 Min
Visits / sq ft	2.96	Panel Visits	158.1K
Size - sq ft	913K	Visits YoY	-1.9%
Visitors	279.1K	Visits Yo2Y	<+0.5%
Visit Frequency	9.69	Visits Yo3Y	+1.2%

## Household Income

Flemington Circle Shoppin...  
US-202, Flemington, NJ



## Ranking Overview

Flemington Circle Shoppin...  
US-202, Flemington, NJ



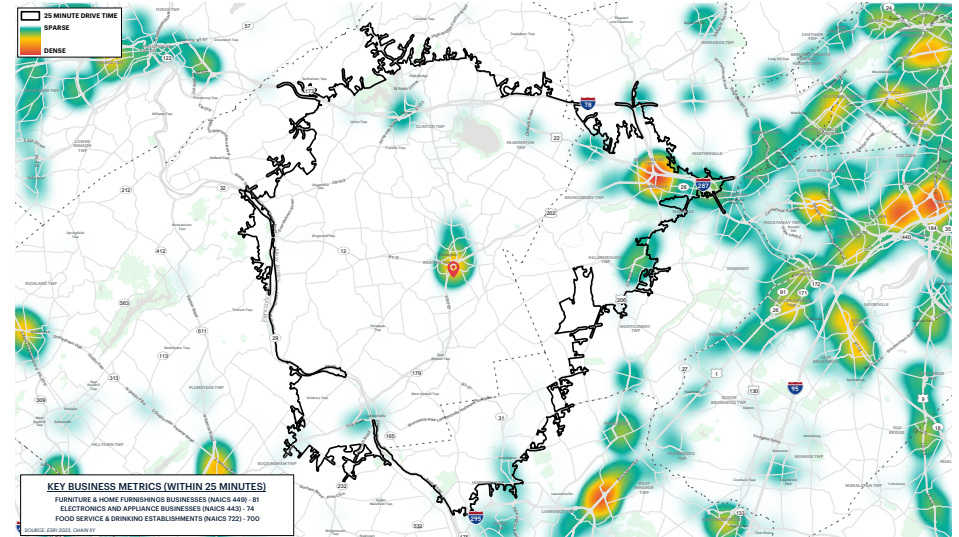
Category: Power Centers | Visits | Nov 1st, 2024 - Oct 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



## Market Landscape

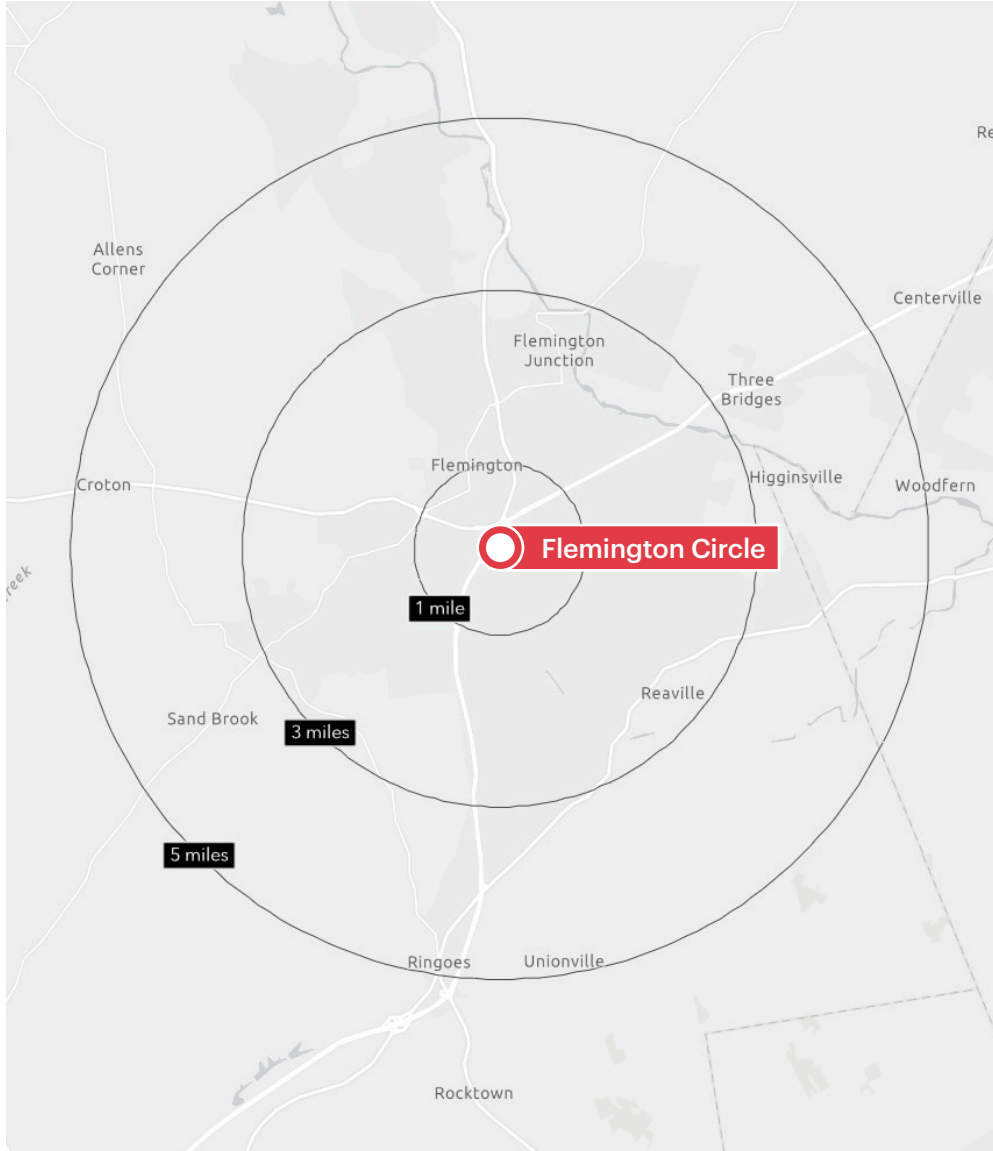


## Retail Supply Map



# Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
<b>Total Population</b>	7,122	25,653	37,832
<b>Total Households</b>	3,243	9,844	14,381
<b>Average Household Income</b>	\$136,237	\$182,802	\$196,452
<b>Median Household Income</b>	\$98,118	\$136,189	\$147,933
<b>% Population with Bachelors +</b>	57.3%	61.2%	61.2%
<b>Daytime Population</b>	9,209	28,101	36,431
<b>Total Daytime Employees</b>	6,018	16,210	18,862
<b>Total Businesses</b>	690	1,550	1,852