



For Lease

RIPCO
RETAIL LEASING

Flemington Circle

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

10,983 SF Sublet Space Available

Join ShopRite, Marshalls, Burlington, & Famous Footwear

Contact
Exclusive Agent

Deborah Stone
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Space Details

ShopRite Sublet
Junior Box



Size	ShopRite Sublet	10,983 SF
Possession	Immediate	
Rent	Upon request	
NNN	\$6.72 PSF (estimated)	
GLA	223,666 SF	
Neighbors	ShopRite, Marshalls, Burlington, Dollar Tree, Famous Footwear, Taco Bell, Goodyear Tires, Playa Bowls, Hand & Stone, Jersey Mike's, Five Guys, America's Best, McDonald's, TD Bank, Five Below, Massage Envy, GNC, HomeGoods, Club Pilates, Aldi, Wawa, Kohl's, European Wax Center, Planet Fitness	
Comments	<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 & access</p> <p>3 signalized traffic lights</p> <p>Strong incomes</p>	

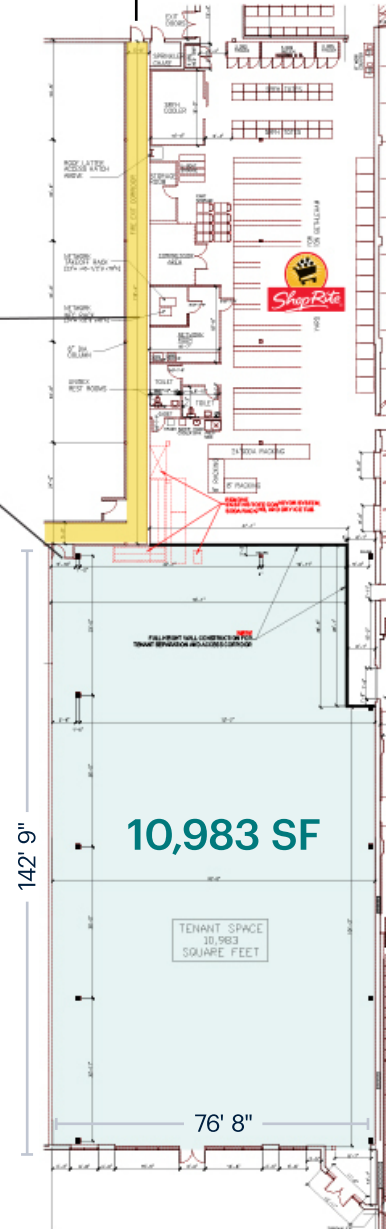
Floor Plan



Delivery area for large trailers to door

Corridor leading to loading area

Door from the space leading to 5' corridor to the loading area



Site Plan



Suite	Tenant	Size SF
1	Basil Bandwagon	6,006
2	Hair Salon	1,395
3	Mathnasium	1,419
4	Dental Office	2,652
5	Vacant	1,800
6	Trinity Rehab	4,000
7	Dollar Tree	10,000
8	Burlington	35,000
9	Marshalls	45,355
10	Famous Footwear	10,150
11	• ShopRite Sublet	10,983
12	ShopRite	80,837
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
	Total	1,427

Market Aerial



Property Close Up



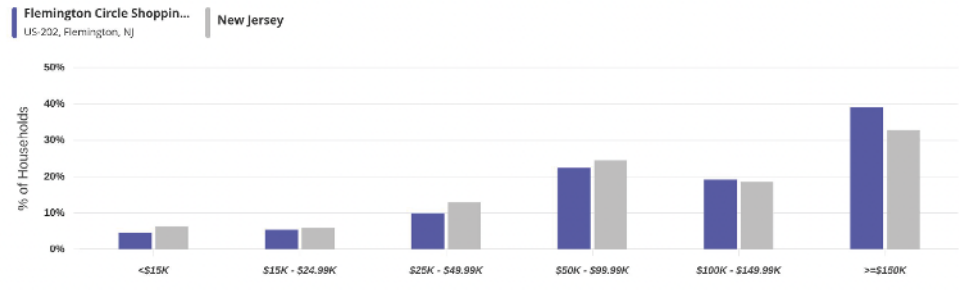
Property Overview

Placer.ai

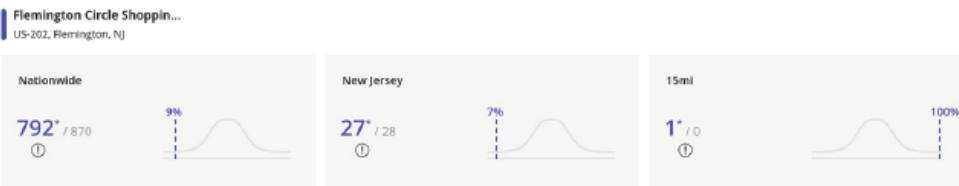
Metrics

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



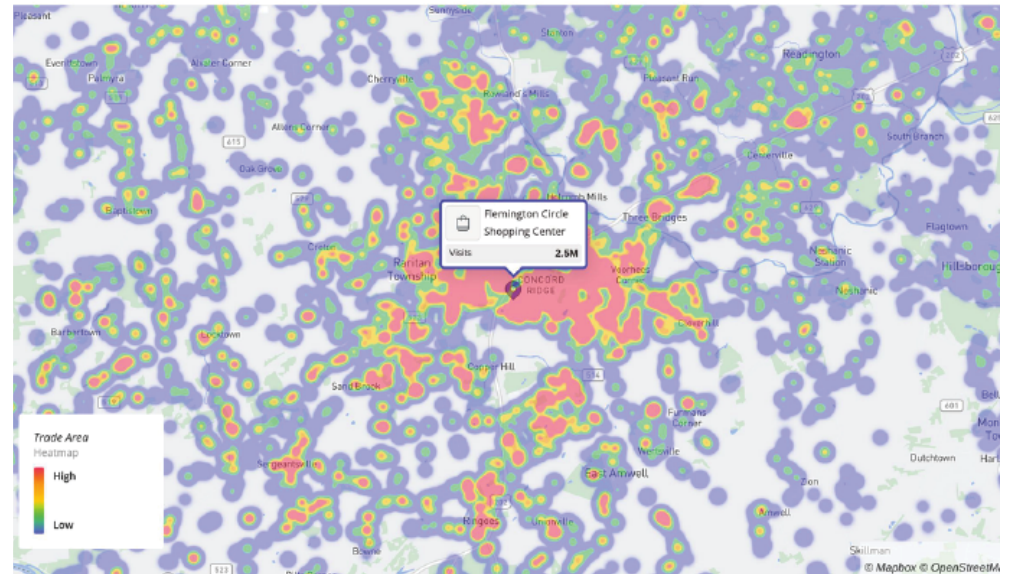
Ranking Overview



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



Market Landscape



Area Demographics



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

2025 estimates