


AVAILABLE:

4,000 SF (2nd Generation Restaurant)

Prime corner location on South Main Rd and E. Chestnut Ave with a total car count of 30,400 cars per day.

High visibility with monument and building signage.

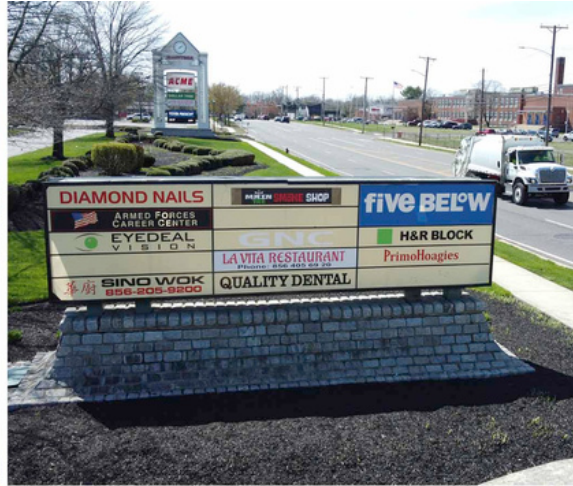
Easy ingress/egress with ample surface parking.

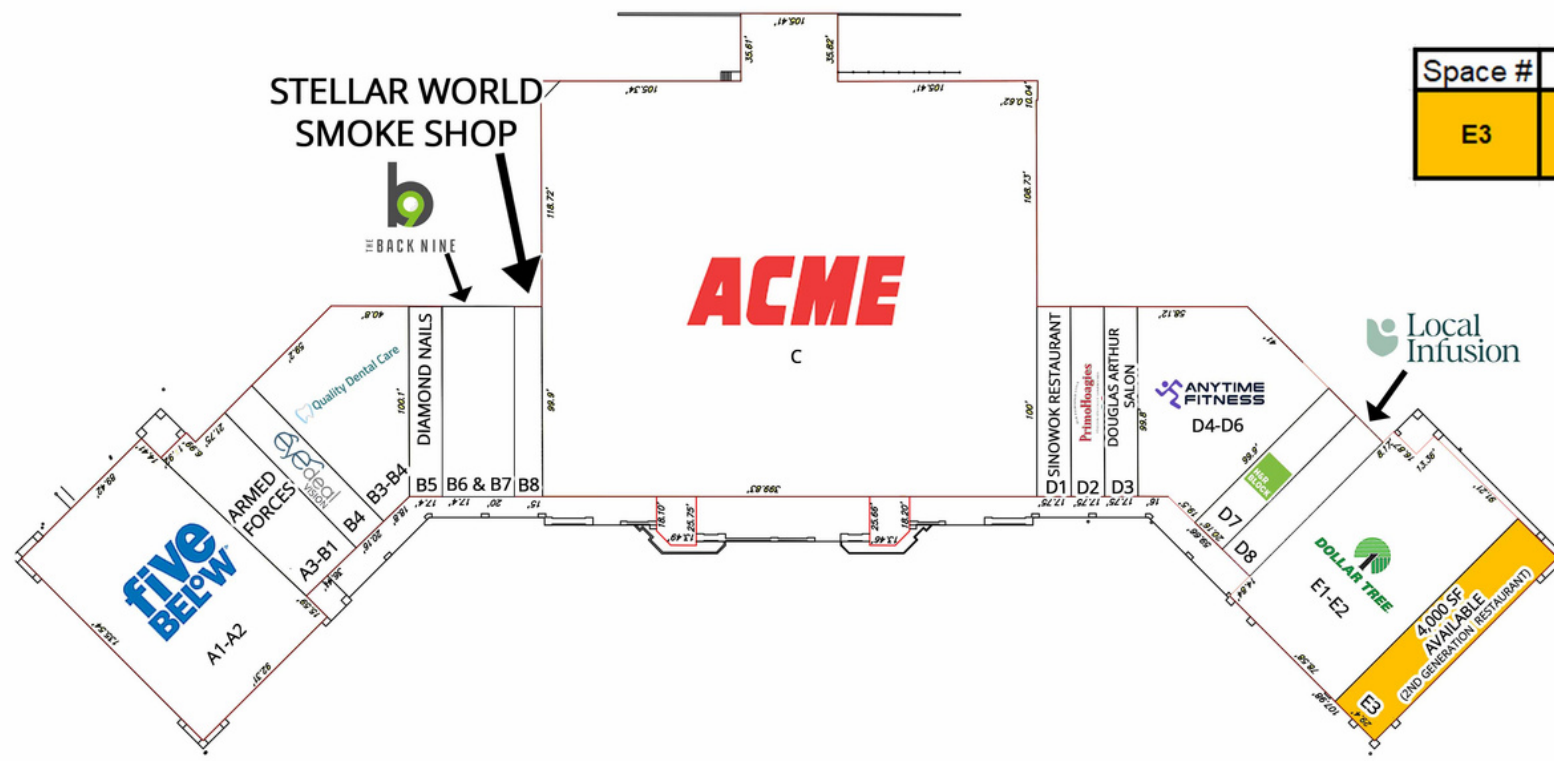
Five Below, a recent addition to the tenant mix, is off to a strong start with visits up +55% year-over-year — reflecting its role as a fresh traffic driver for the center.

ACME is ranked top 38% in their chain within NJ *Per Placer AI

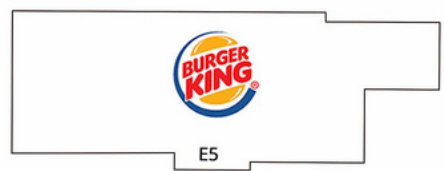
Seeking: QSR, coffee, personal care, medical, service-based uses, cell phone store, med spa, and children's fitness.

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,286	46,575	68,196
HH Income:	\$87,663	\$88,752	\$97,341
Daytime Pop	8,162	46,563	73,748
Total GLA	Parking	Year Built	
122,650 SF	632 Spaces	1999	
Traffic Counts			
South Main St.		16,934 Cars Per Day	
E Chestnut Ave.		13,504 Cars Per Day	





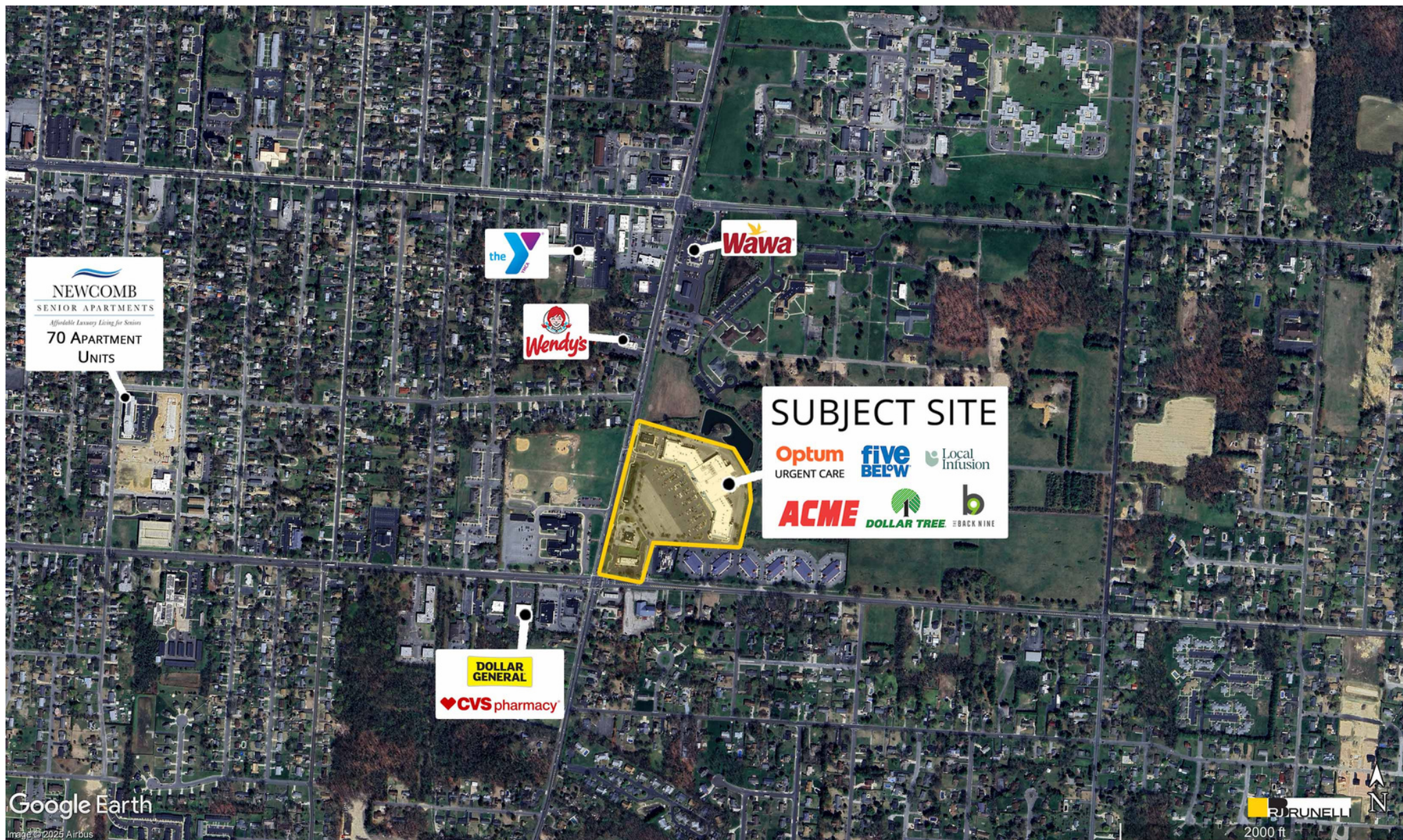
Space #	Tenant
E3	4,000 SF AVAILABLE (2nd Generation Restaurant)



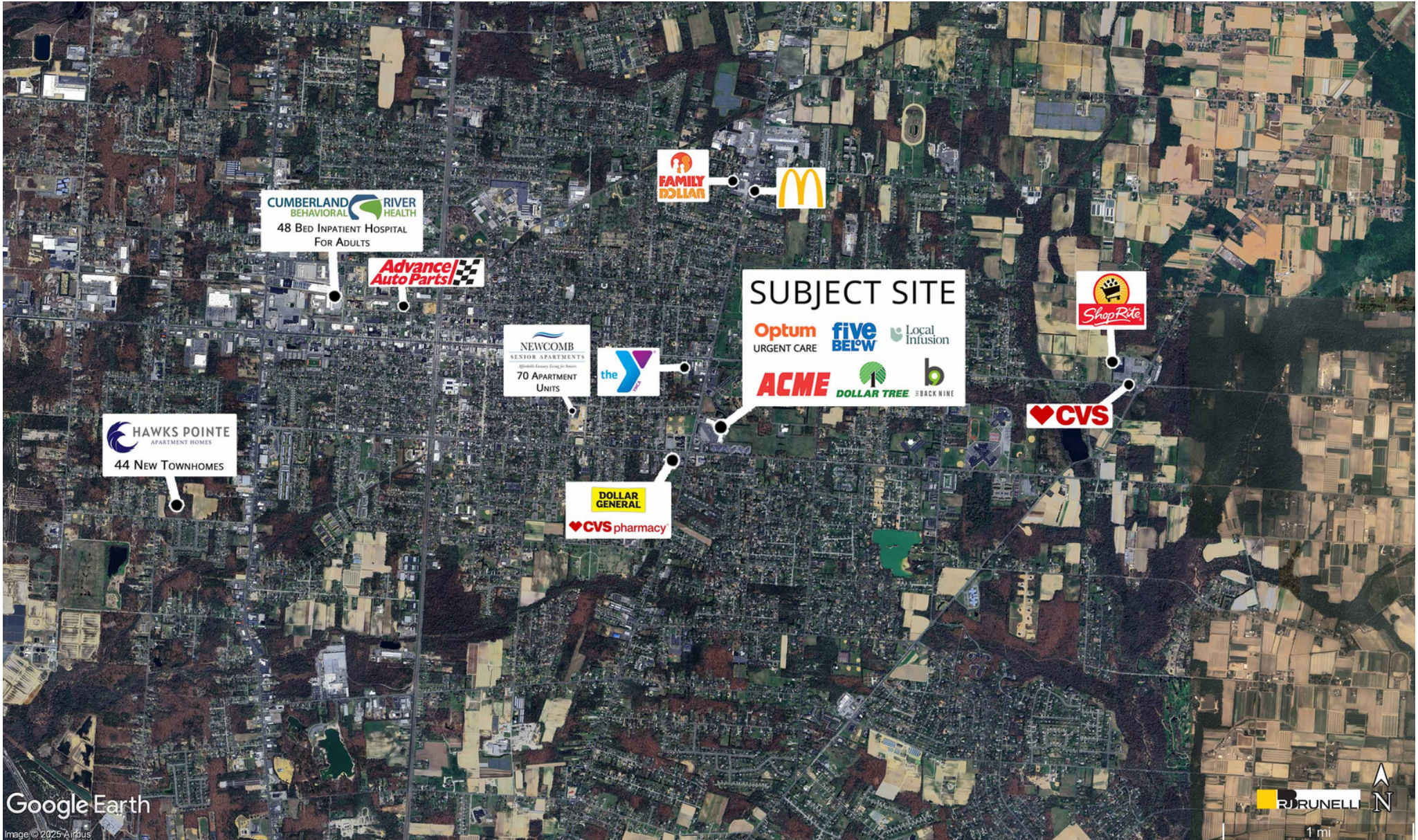




Market Aerial



Market Aerial



301 South Main St.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



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