



**AVAILABLE:**

3,156 SF (2<sup>nd</sup> Generation Restaurant with a Drive-Thru) & 4,000 SF (2<sup>nd</sup> 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**

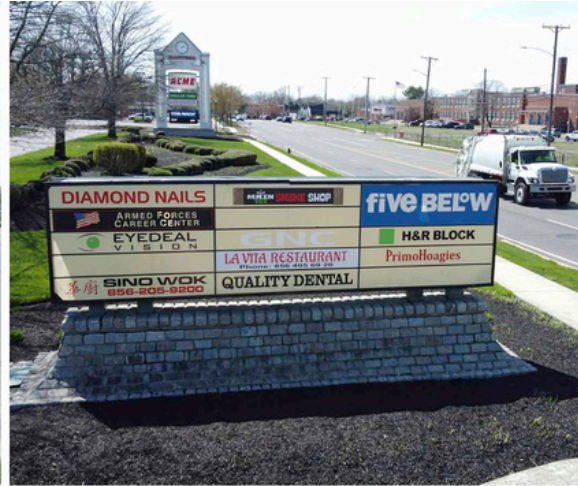
**Parking**

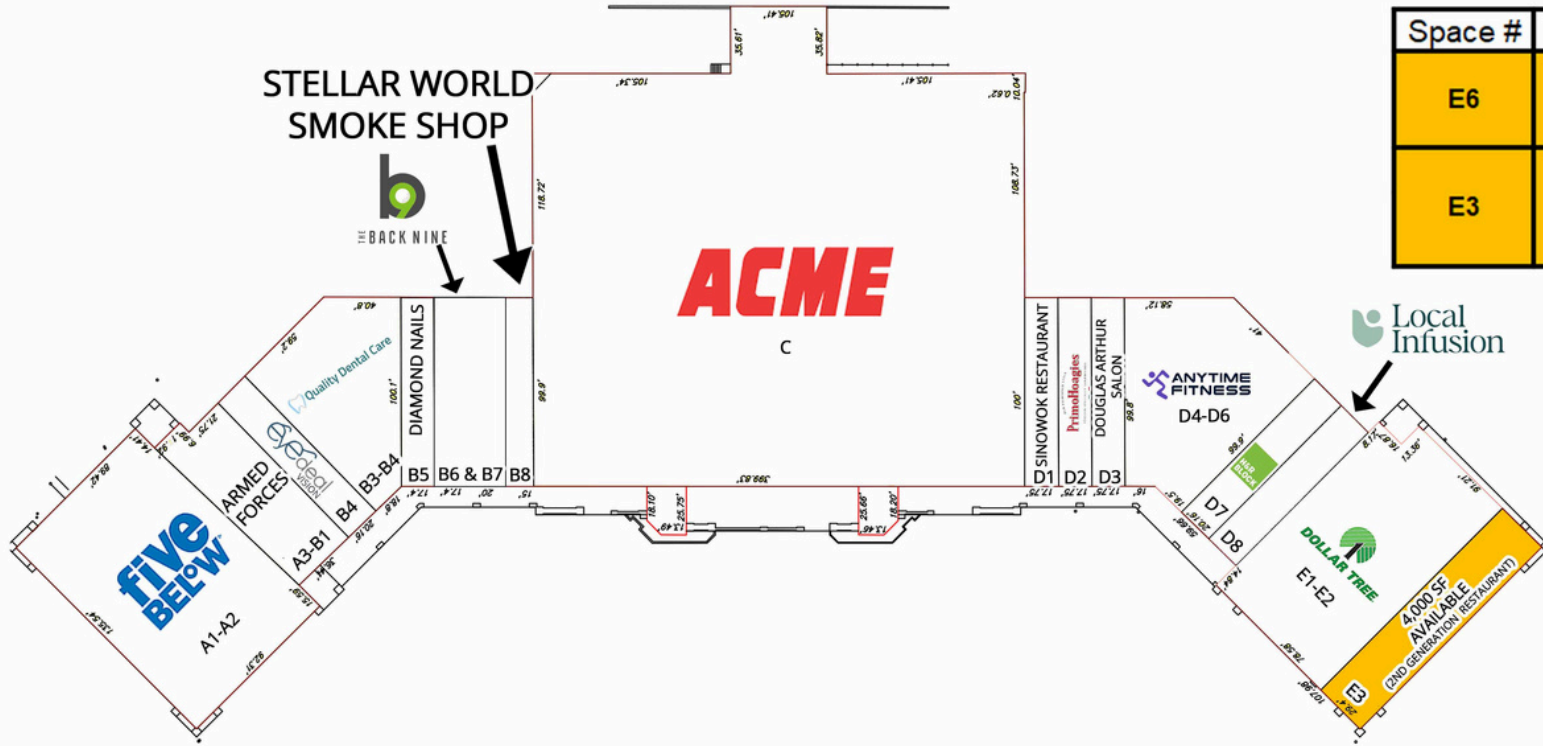
**Year Built**

122,650 SF	632 Spaces	1999
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**Traffic Counts**

South Main St.	16,934 Cars Per Day
E Chestnut Ave.	13,504 Cars Per Day





Space #	Tenant
E6	LEASE OUT 3,156 SF
E3	4,000 SF AVAILABLE (2nd Generation Restaurant)







4,000 SF  
AVAILABLE  
(2ND GENERATION  
RESTAURANT)



# Market Aerial



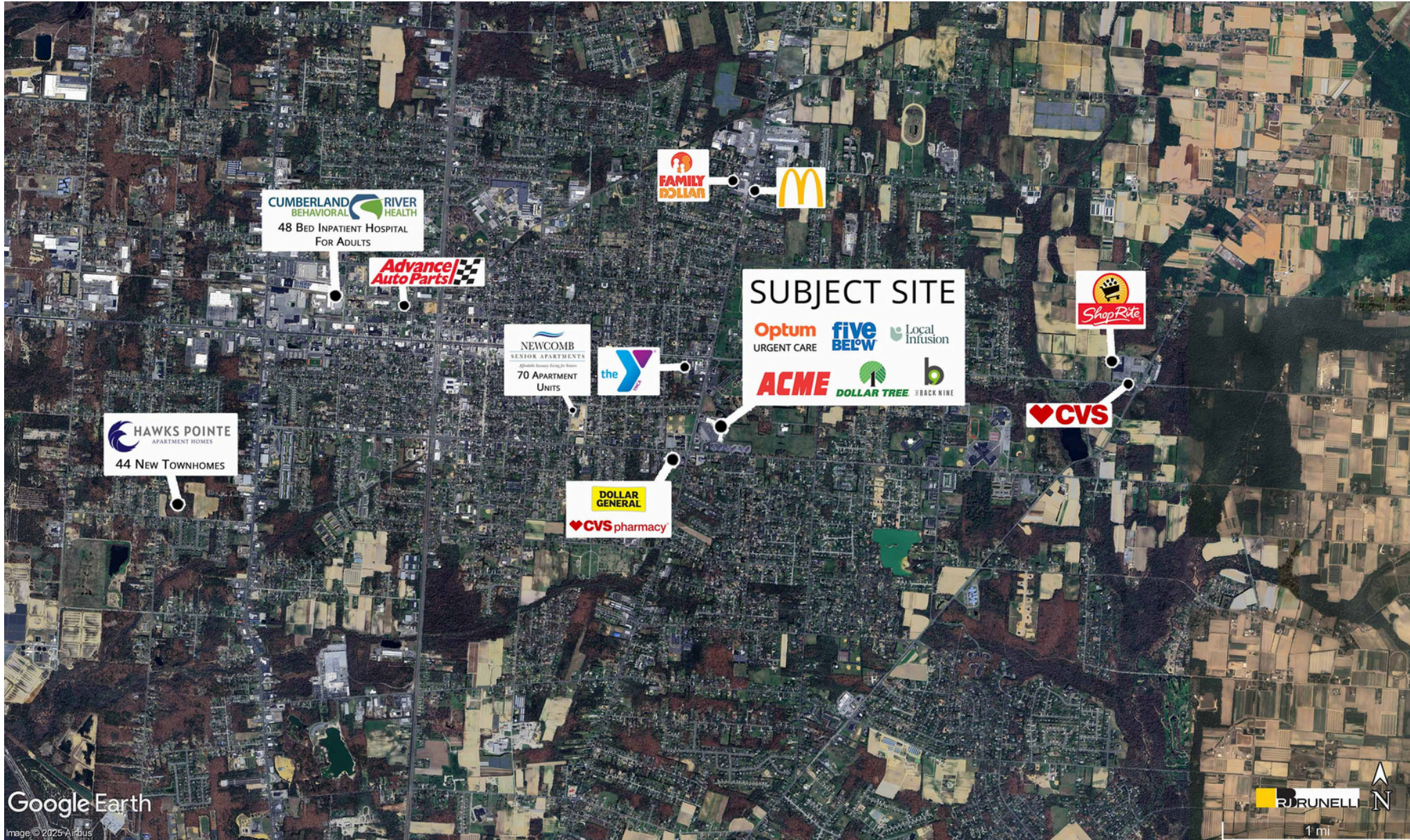
Google Earth

Image © 2025 Airbus

RJ BRUNELLI

2000 ft

# Market Aerial



301 South Main St.  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

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