



**VICTORIAN  
PLAZA**

**1-3 EAST  
MAIN STREET**

Flemington, NJ 08822

**TWO-BUILDING  
OFFICE COMPLEX**

**FOR SALE  
28,750 SF**



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# PROPERTY OVERVIEW

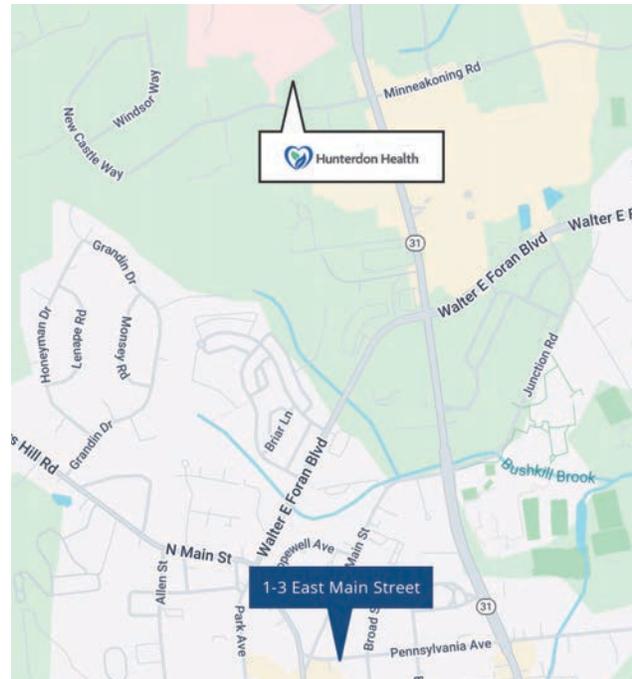
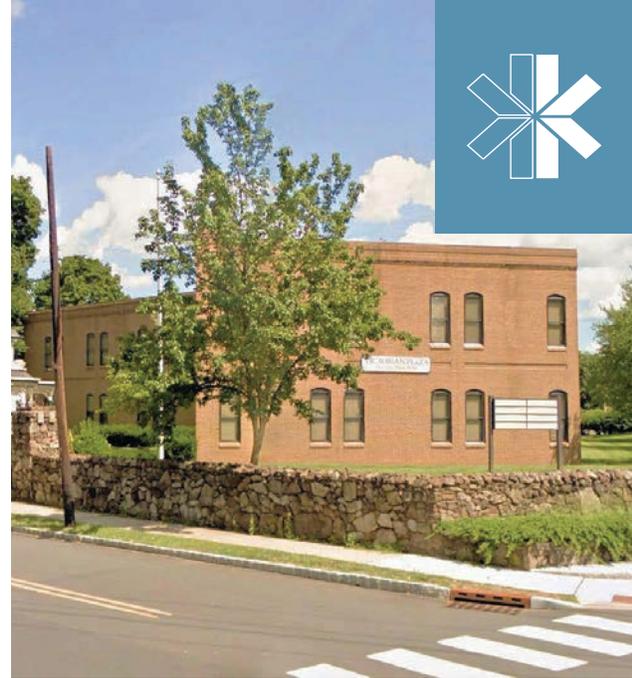
Victorian Plaza consists of a two-building office complex situated on approximately 1.54 acres.

## PROPERTY HIGHLIGHTS

- Exceptional Investment offering
- Rare opportunity to acquire a two-building office complex in the heart of Flemington's central business district.
- Located approximately 1.5 miles from Hunterdon Medical Center, the property is ideally positioned for a medical or healthcare-related owner-occupant.

## LOCAL ATTRACTIONS

- Northlandz: Largest miniature railroad display
- Deer Path Park
- Diamond Nation (A major baseball and softball complex)
- Fleming Castle Museum
- Dutch Country Farmers Market
- Bernadette Morales Nature Preserve
- Black River and Western Rail Road
- Flemington Borough Park
- Lone Eagle and Conclave Brewing (local breweries)



# BUILDING 1

## 1 EAST MAIN STREET

1 East Main Street is 27,000 SF on 1.42 acres, it's a two-story brick office building distinguished by a grand marble foyer, marblefinished restrooms, elevator access to all floors, and central air conditioning, making it well-suited for multi-tenant occupancy and long-term office use.

Parking: 78 on-site parking space, ensuring abundant, easily accessible parking that enhances tenant convenience and supports high-traffic use.



# BUILDING 2

## 3 EAST MAIN STREET

3 East Main Street is a charming historic Victorian building totaling approximately 1,750 SF.

It provides character-rich architectural details, an inviting open porch that complements the larger office building, and enhances overall tenant diversity.

The property is enhanced by professionally landscaped grounds, framed by ornamental stone walls and a gated stone archway, establishing a commanding and refined presence. Its prime central location places it minutes from municipal offices, Hunterdon Medical Center, restaurants, shopping destination, and significant nearby redevelopment, with immediate access to Route 31 and Route 202 for regional connectivity.



# REDEVELOPMENT NEWS

## COURTHOUSE SQUARE & THE UNION HOTEL

The Courthouse Square/The Union Hotel redevelopment is a 443,291 SF town center development with 206 residential units, hotel, retail, dining, and extra parking space.

The Union Hotel, one of the most recognizable landmarks in Hunterdon County, opposite the Historic Courthouse on Main Street, will be open soon. It will feature nostalgic, Americana nods with original interior brick alongside contemporary, lively spaces. It'll be a re-imagined historic, boutique hotel with 100 rooms.

Behind the Union Hotel's original 1878 brick façade will be four floors of suites, 85 new rooms, a fitness center, lobby, and 4,200 square feet of indoor and outdoor event and meeting spaces, the latter which has already attracted numerous business inquiries.

### Sources:

<https://www.mycentraljersey.com/story/news/local/hunterdoncounty/2025/10/15/flemington-nj-union-hotel-courhousesquare-development-winter-2025/86581523007/>

<https://www.marchassociates.com/the-union-hotel-courthouse-square-redevelopment-project-flemington-nj>

*All photos featured on this page are renderings courtesy of Courthouse Square*



# SITE PLAN



Site Plan  
Scale: 1" = 40'

# LOCATION MAP



1-3 East Main Street

Flemington Free Little Pantry

El Chele & La Gringa

Flemington Floral Company & Greenhouses Florist

Curtis W. Adams, DMD, PC

AedisEmbedTechnology

Flemington Presbyterian Preschool  
Flemington Presbyterian Church

1-3 East Main Street

Labor & Industry Department

The Mens Salon At Flemington

GROM Associates

Hunterdon County Justice Complex

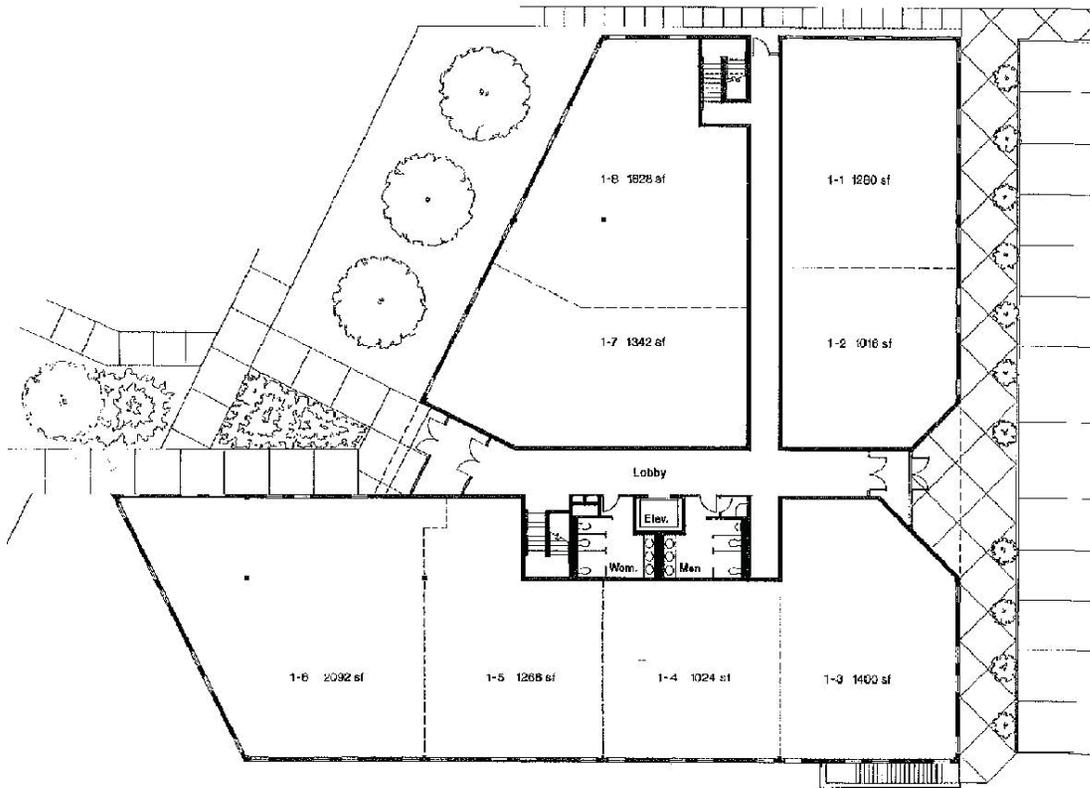
Hunterdon County Superior Court

Main Street Chinese Massage

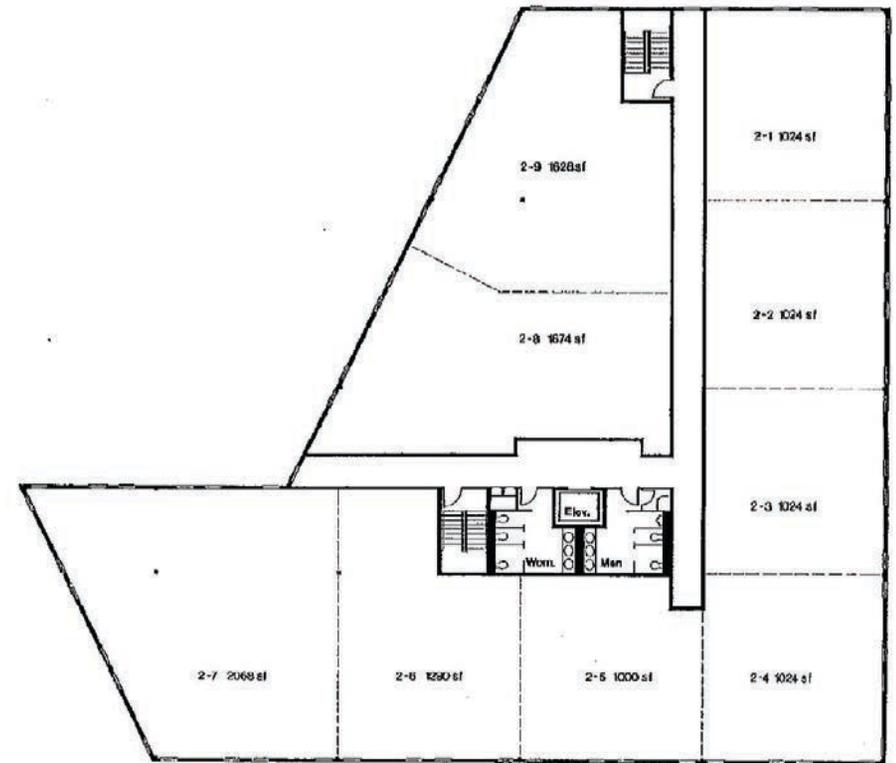
Calvary Episcopal Church

New York Ave

# FLOOR PLANS



**FIRST FLOOR**



**SECOND FLOOR**