

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



- Join TJ Maxx, Lowes, HomeGoods, Ross, Skechers, Fitness Factory, Boot Barn, and others at this high-traffic power center.
- 4.4 million visits in the last 12 months Per Placer! The visits are up by almost 1 million since March of 2023 since the centers new tenancy and property enhancements!
- Immediate access to Rt. 80 with a traffic count of 85,000 vehicles per day, Rt. 46 with a traffic count of 35,000 vehicles per day, and Rt. 206 with 24,000 vehicles per day.
- The subject center draws customers from Roxbury, Ledgewood, Chester, Hackettstown, Netcong, Mt. Arlington, Dover and Randolph, serving 246,826 residents within a 10 miles radius with an average household income of \$142,115.
- Seeking outdoor and recreational apparel, sporting goods, fast casual restaurants, physical therapy, dental, vitamin store, eyecare, men's clothing, music, urgent care, and med spa.

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, PA, & CT.

DEMOGRAPHICS 2024

MILES	5	10	12
POPULATION	78,737	252,098	321,031
HH INCOME	\$150,320	\$169,721	\$175,355
DAYTIME POP	63,091	211,857	277,639
TOTAL GLA	514,903 SF		
TRAFFIC COUNT	RT. 80 - 85,000 CARS PER DAY RT. 206 - 24,000 CARS PER DAY		

Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com
Sept 17, 24

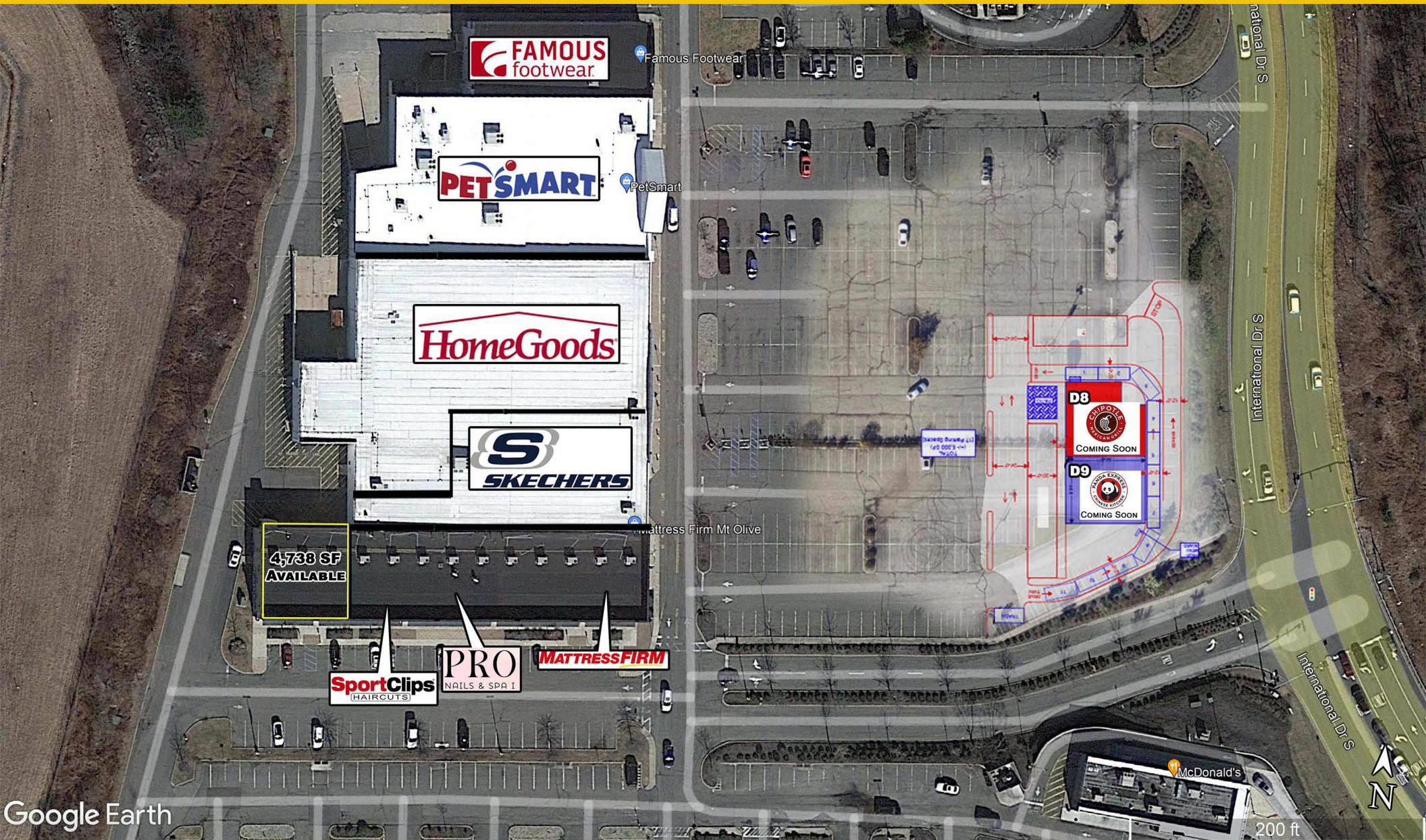


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



Google Earth

Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



Site Plan

#	Tenant	SF	#	Tenant	SF
	PetSmart	19,858		McDonald's	4,385 SF
	Walmart	141,291		Panera Bread	4,600 SF
	Ross	20,000	2	Available	2,600 SF
	TJ Maxx	30,000		RITA's ICE	2,000 SF
	Fitness Factory	16,397		Hand and Stone	3,000 SF
	Michaels	24,170		AMY MURPHY SALON	5,000 SF
	Lowe's Home	135,039		T-Mobile	1,800 SF
	Mattress Firm	7,200 SF		Five Below	10,484 SF
	Sport Clips	1,200 SF		Wendy's	3,266 SF
	Famous Footwear	6,008 SF		Applebee's	6,015 SF
	Sally Beauty	1,200 SF		HomeGoods	25,978 SF
	Barones Pizza	1,200 SF		Skechers	11,745 SF
	LongHorn	5,000 SF	1	Available	4,738 SF
	Wells Fargo Bank	4,400 SF		Pro Nails & Spa 1	2,400 SF
D8	Chipotle	2,500 SF			
D9	Panda Express	2,500 SF			

Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com

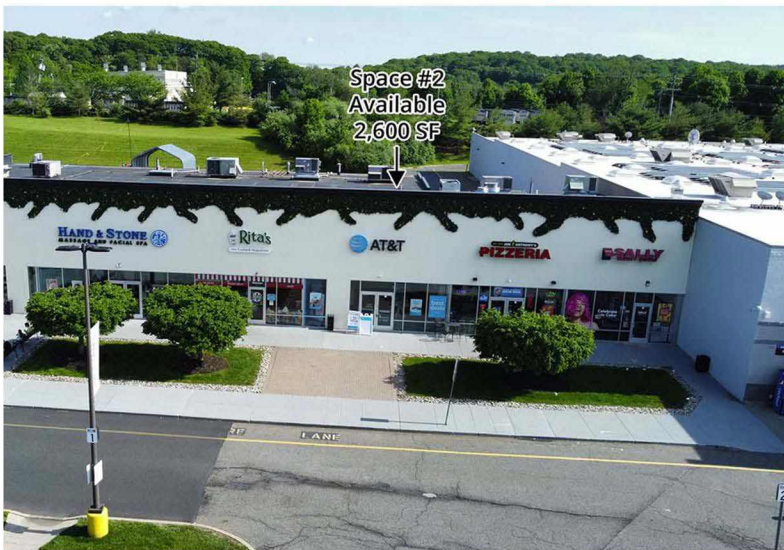


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com

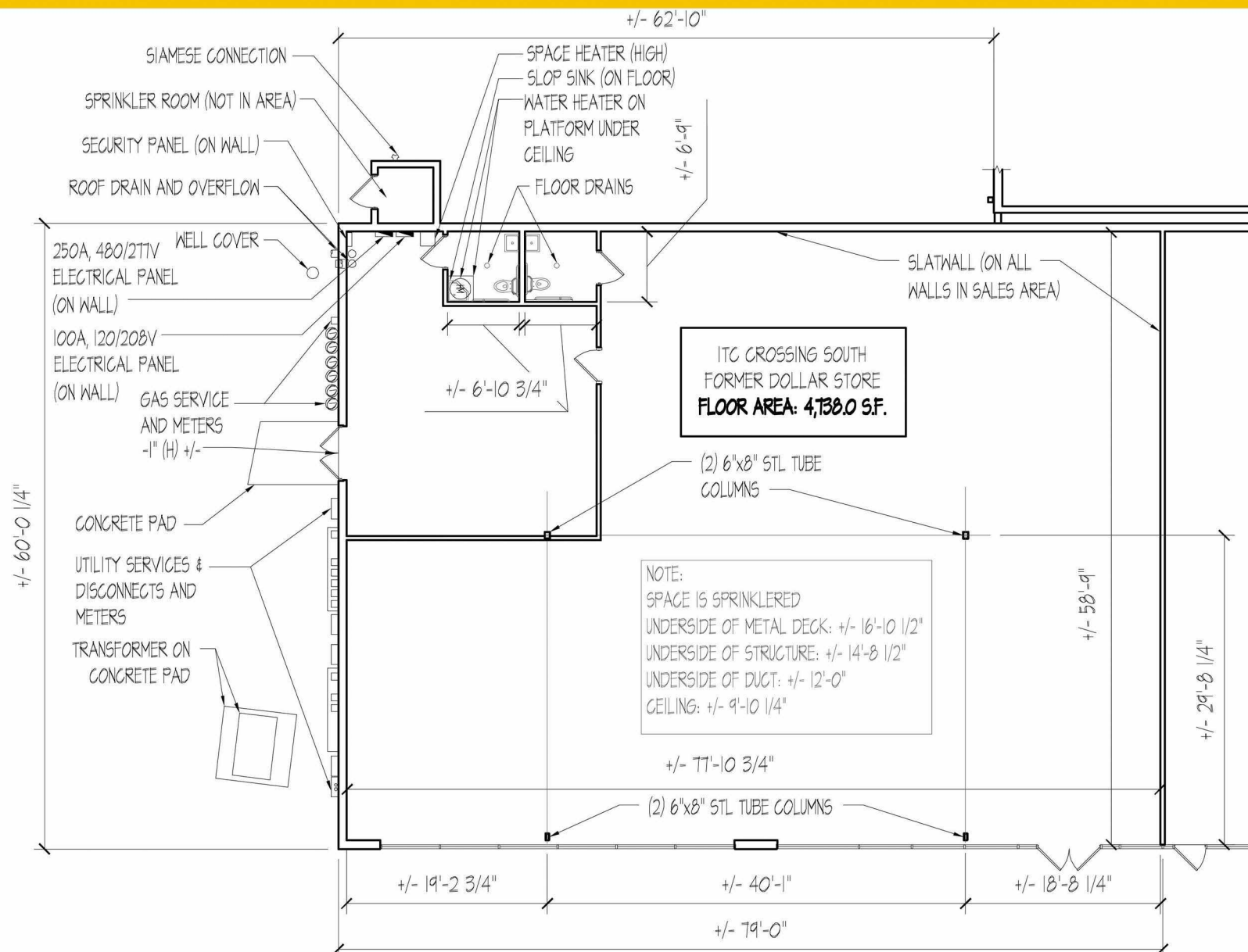


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com

The Gardens (ITC Center Crossing South)
10-50 International Drive South
Mt. Olive, New Jersey

AVAILABLE FOR LEASE:
4,738 SF (60' X 79') and
2,600 SF



Google Earth

Danielle Brunelli / President
732-721-5800, ext. 29
dbrunelli@rjbrunelli.com



R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

732-721-5800
www.rjbrunelli.com