

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

**AVAILABLE FOR LEASE: 2,600 SF & 4,738 SF (60' X 79') can be divided to 1,400-3,000 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 2020**

MILES	5	10	12
POPULATION	78,114	246,826	315,600
HH INCOME	\$127,313	\$142,115	\$148,222
DAYTIME POP	71,398	228,457	297,254
<b>TOTAL GLA</b>	<b>514,903 SF</b>		
<b>TRAFFIC COUNT</b>	<b>RT. 80 - 85,000 CARS PER DAY</b>		
	<b>RT. 206 - 24,000 CARS PER DAY</b>		

**Danielle Brunelli / President**  
732-721-5800, ext. 29  
dbrunelli@rjbrunelli.com  
June 4, 24

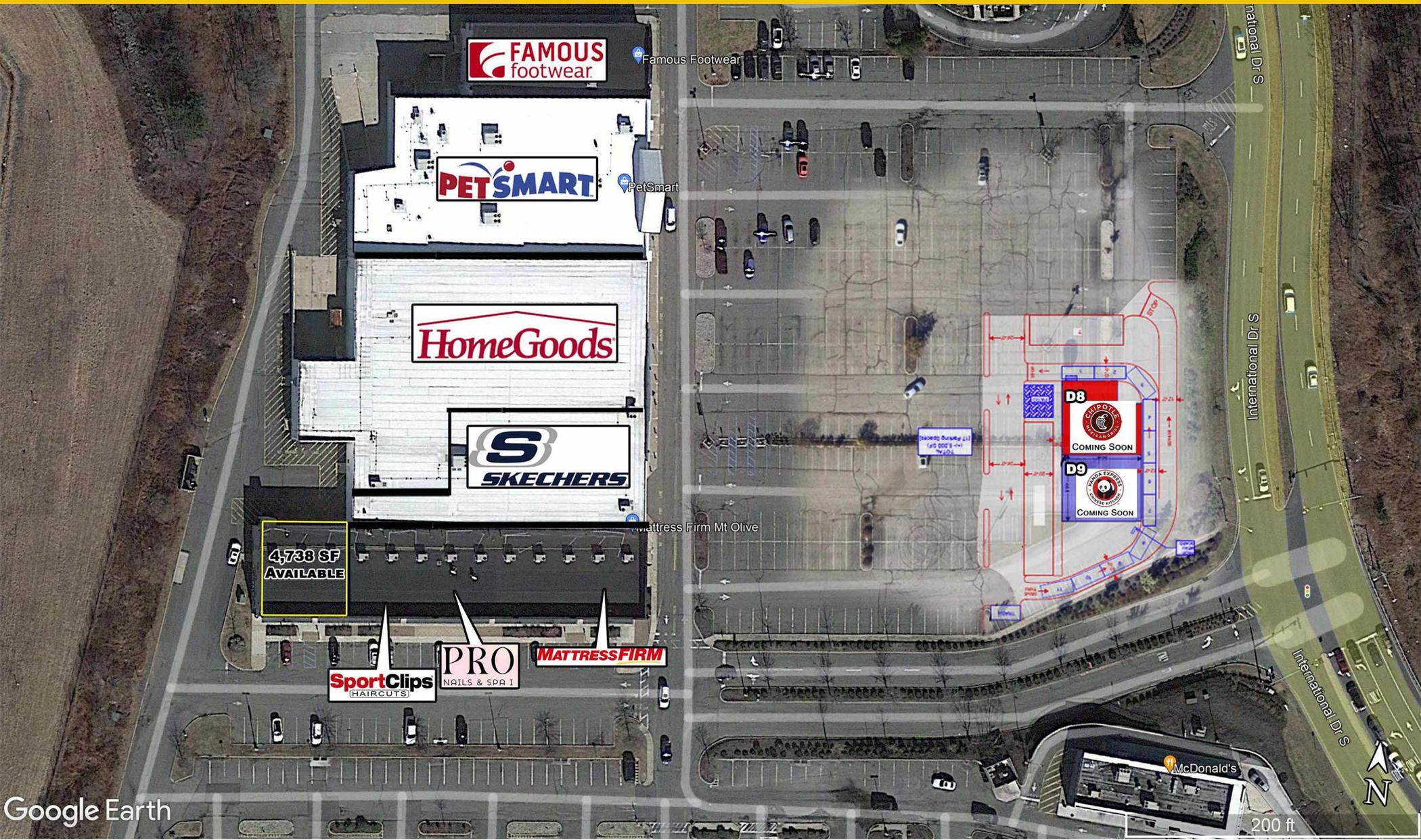


**R.J. Brunelli & Co., LLC**  
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Site Plan

#	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			

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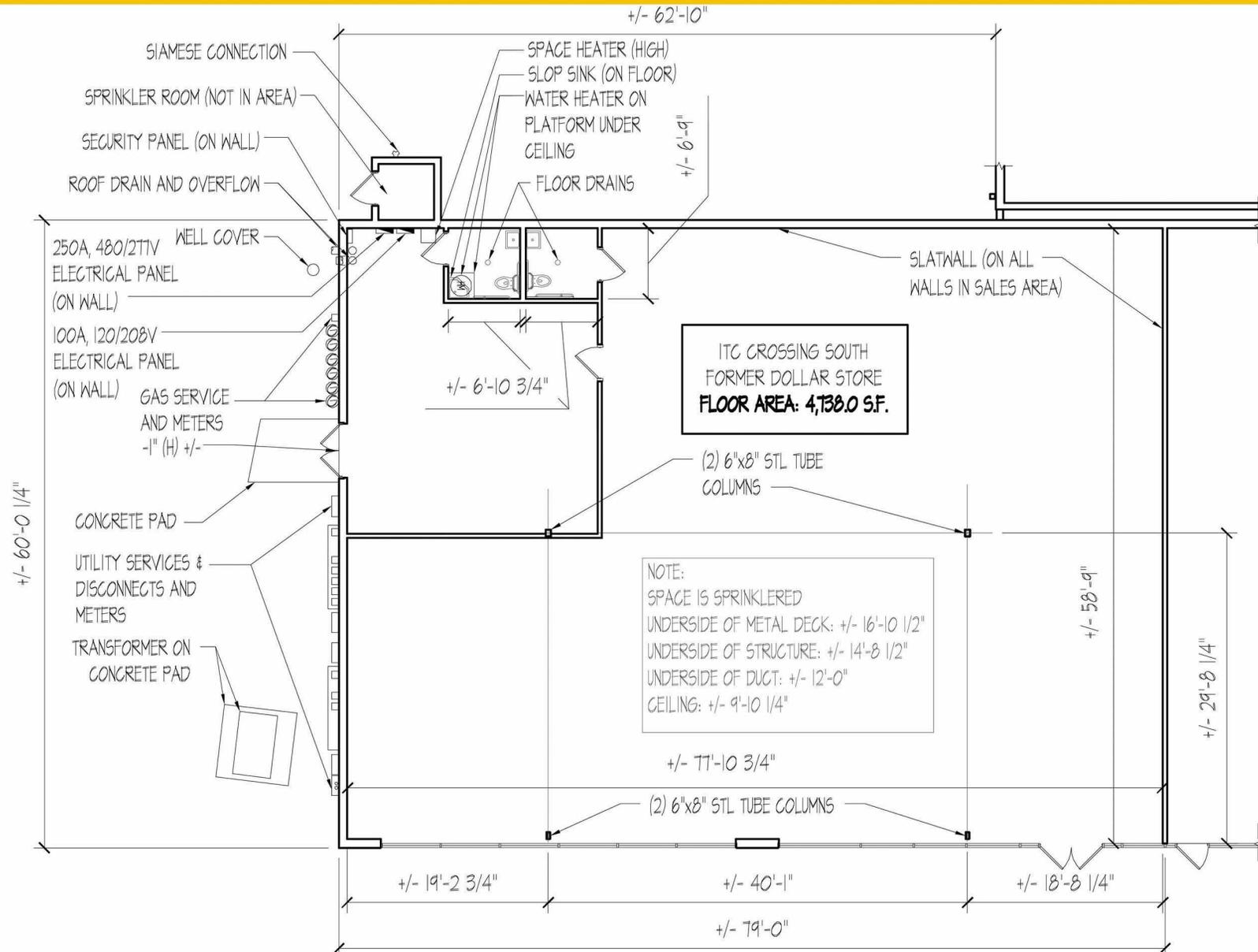


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**INTERNATIONAL TRADE CENTER  
OFFICE INDUSTRIAL**

**DUNKIN'**  
**Advance Auto Parts**  
**PNC BANK**  
**dar CREAMERY**

**ITC CROSSING NORTH**  
**Discount Dance Warehouse**  
**DOLLAR TREE**  
**SKY ZONE TRAMPOLINE PARK**  
**amazon hub**  
**extended STAY AMERICA**  
**SUBWAY**

**SUBJECT SITE**  
**LOWE'S** **Panera** **HAND + STONE**  
**BOOT BARN** **SKECHERS** **McDonald's**  
**HomeGoods** **SportClips** **Walmart**  
**five BEL'W** **PET SMART** **Michaels**  
**WELLS FARGO** **LONGHORN STEAKHOUSE** **Wendy's** **ROSS DRESS FOR LESS**  
**MATTRESS FIRM** **TJ-maxx**

**THE SHOPS AT LEDGEWOOD COMMONS**  
**DSW** **RED LOBSTER** **ULTA** **Ashley**  
**at home** **Walmart** **Marshalls**  
**Durlington**

**ROXBURY MALL**  
**McDonald's** **PETCO** **PETCO** **Panera**  
**KOHL'S** **Staples**  
**verizon wireless**

**85,000 AADT**

**29,165 AADT**



Google Earth



2 mi

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