

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

AVAILABLE FOR LEASE:
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
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
July 22, 24

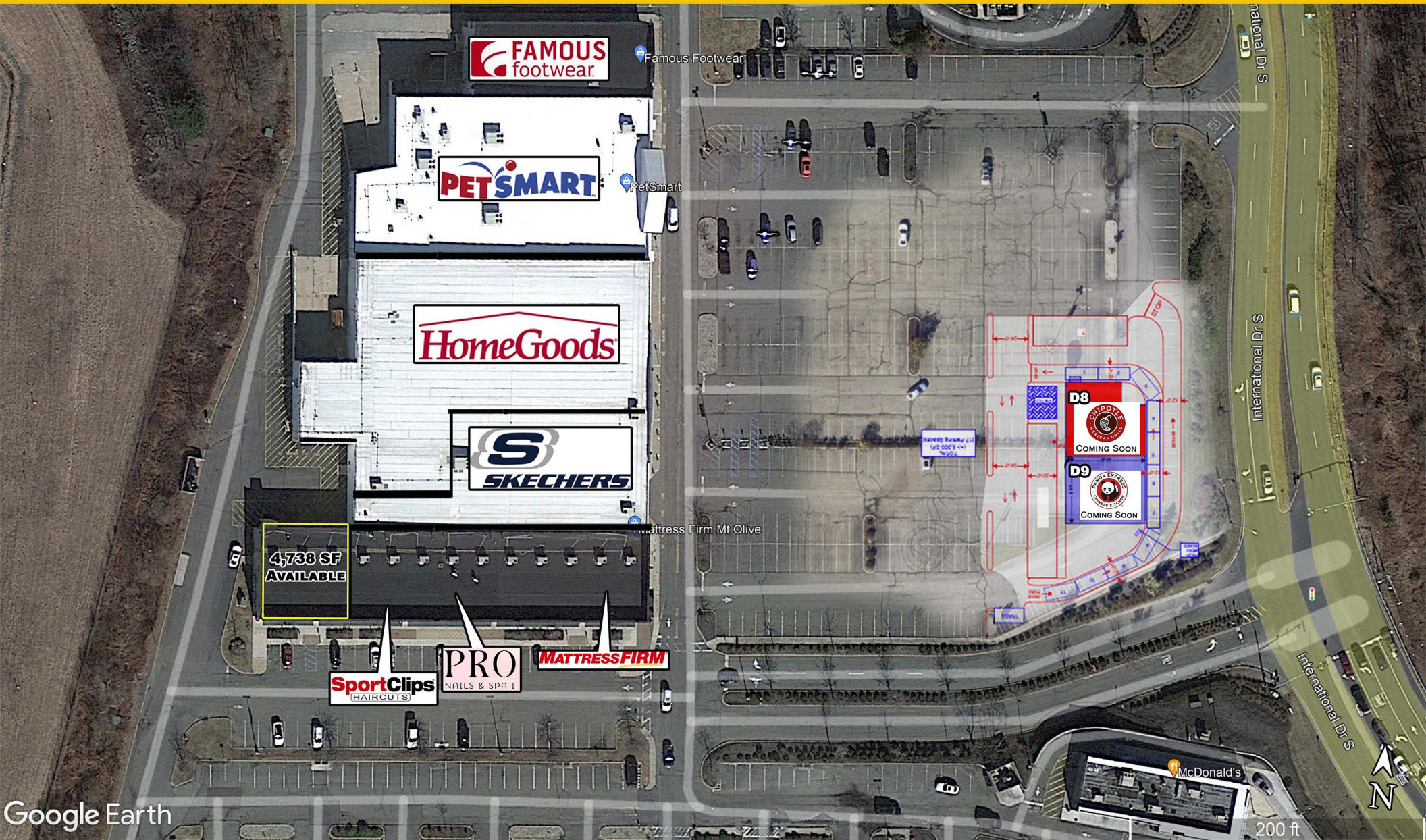


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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') can be
divided to 1,400 - 3,000 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') can be
divided to 1,400 - 3,000 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') can be
divided to 1,400 - 3,000 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') can be
divided to 1,400 - 3,000 SF



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

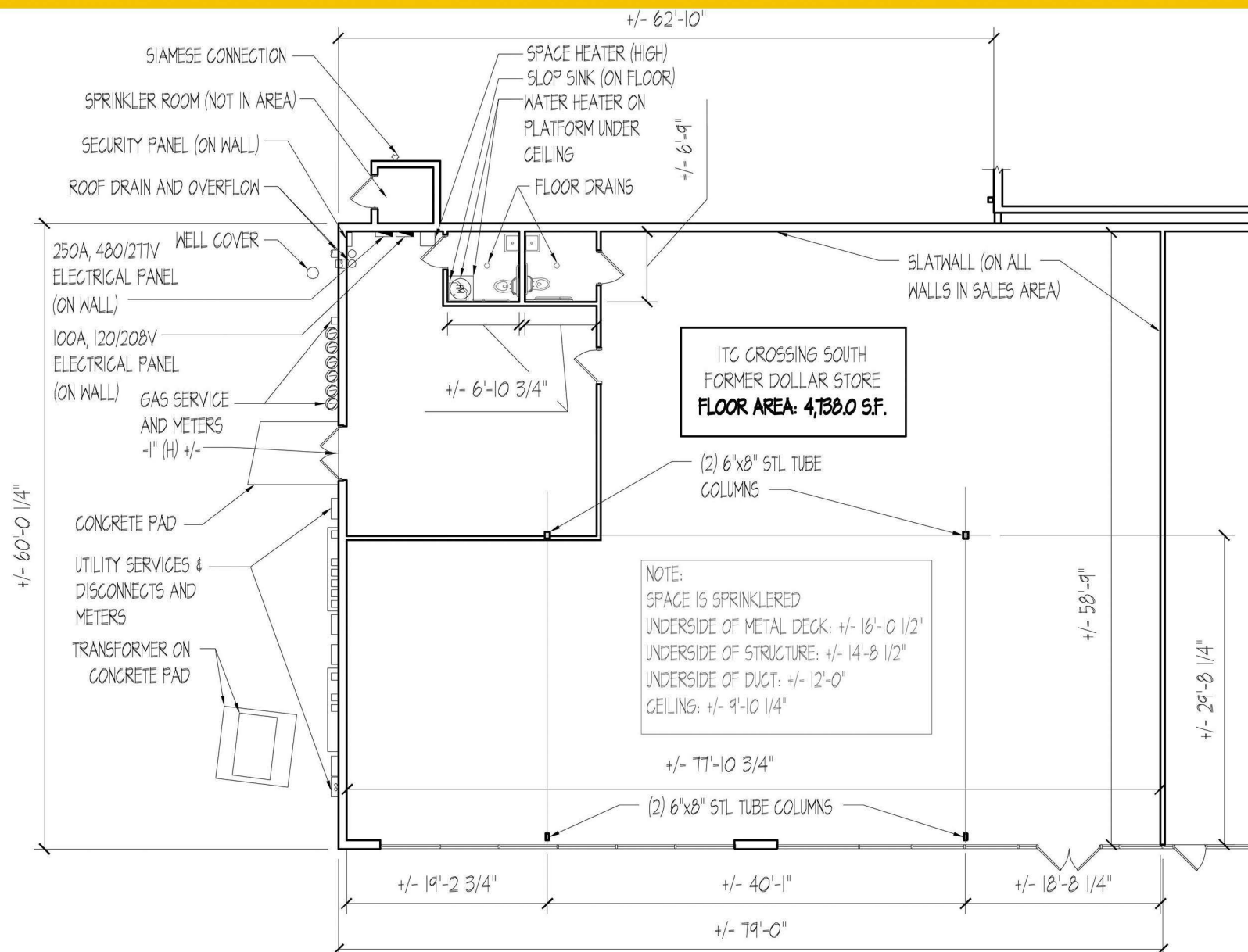


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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') can be
divided to 1,400 - 3,000 SF



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

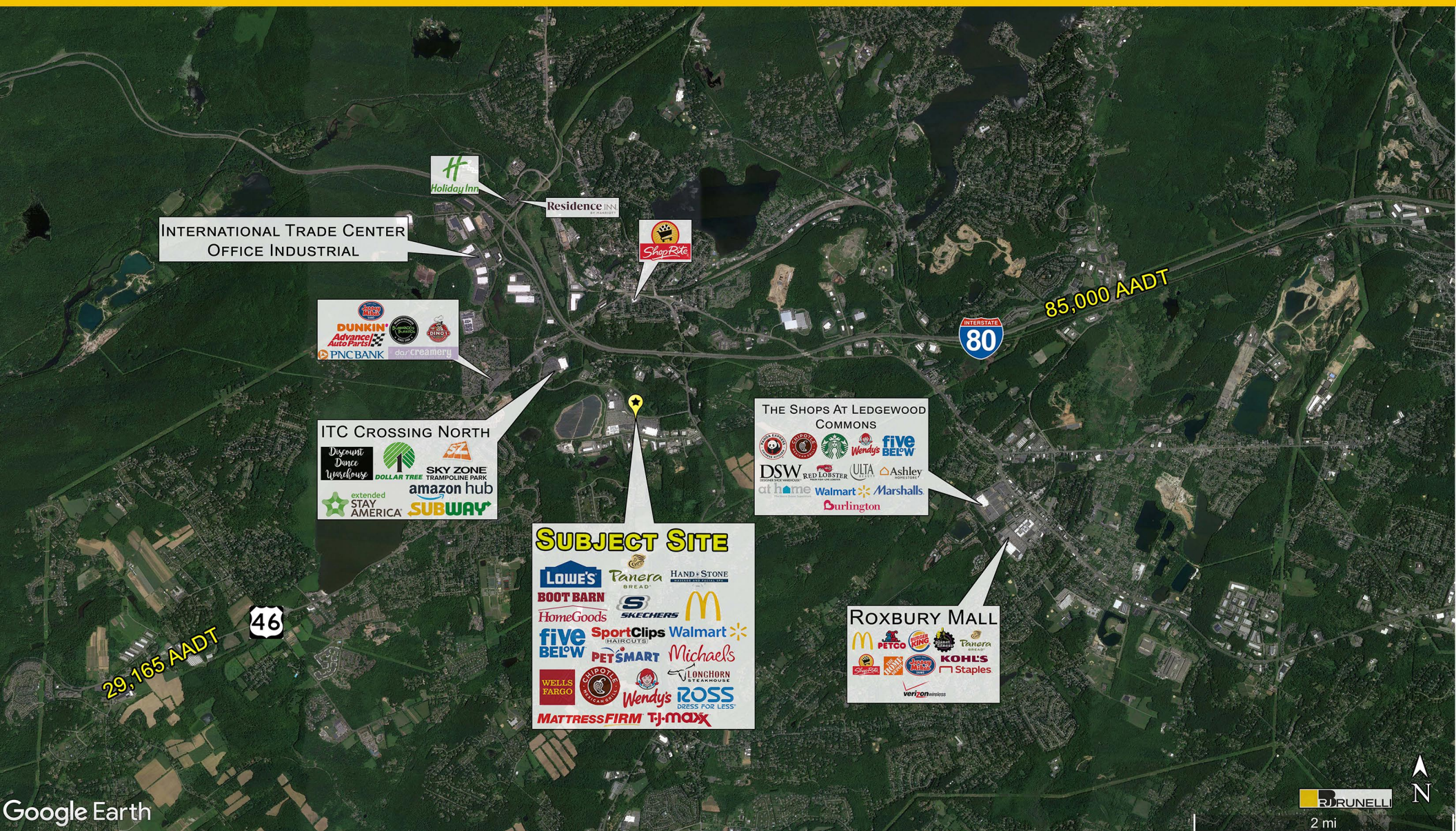


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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') can be
 divided to 1,400 - 3,000 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