

ITC Center Crossing North
61 International Drive South
Budd Lake, New Jersey

FOR LEASE: 1,800 SF ; 1,200 SF; & Pad Site
Available with a Proposed
Drive-Thru



- Join Sky Zone, Dollar Tree, and share cross access with ITC South including Walmart, Lowes, TJ Maxx, Michaels, Five Below, PetSmart, Panera Bread, McDonald's, Wendy's, and newly signed Home Goods!
- Center has immediate access to Rt 80 with a traffic count of 85,000 cars per day, Rt 46 with a traffic count of 35,000 cars per day, and Rt 206 with 24,000 cars per day.
- Proposed Pad Site available
- NNN charges are estimated at \$7/Sf
- Seeking quick service restaurant, learning center, postal mail center, toys and gifts, sushi restaurant, pizzeria, bagel and café, auto parts store, or other medical, restaurant, or retail use.

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, CT & PA.

DEMOGRAPHICS 2020

MILES	1	3	5
POPULATION	3,798	33,339	77,438
HH INCOME	\$115,334	\$115,207	\$126,593
DAYTIME POP	4,247	29,026	69,864
TOTAL GLA	123,023 SF		
TRAFFIC COUNT	RT 46 - 28,864 CARS PER DAY		
	RT 80 - 76,598 CARS PER DAY		
	INTERNATIONAL DR S - 6,858 CARS PER DAY		

Danielle Brunelli/ President
 732-721-5800, ext .29
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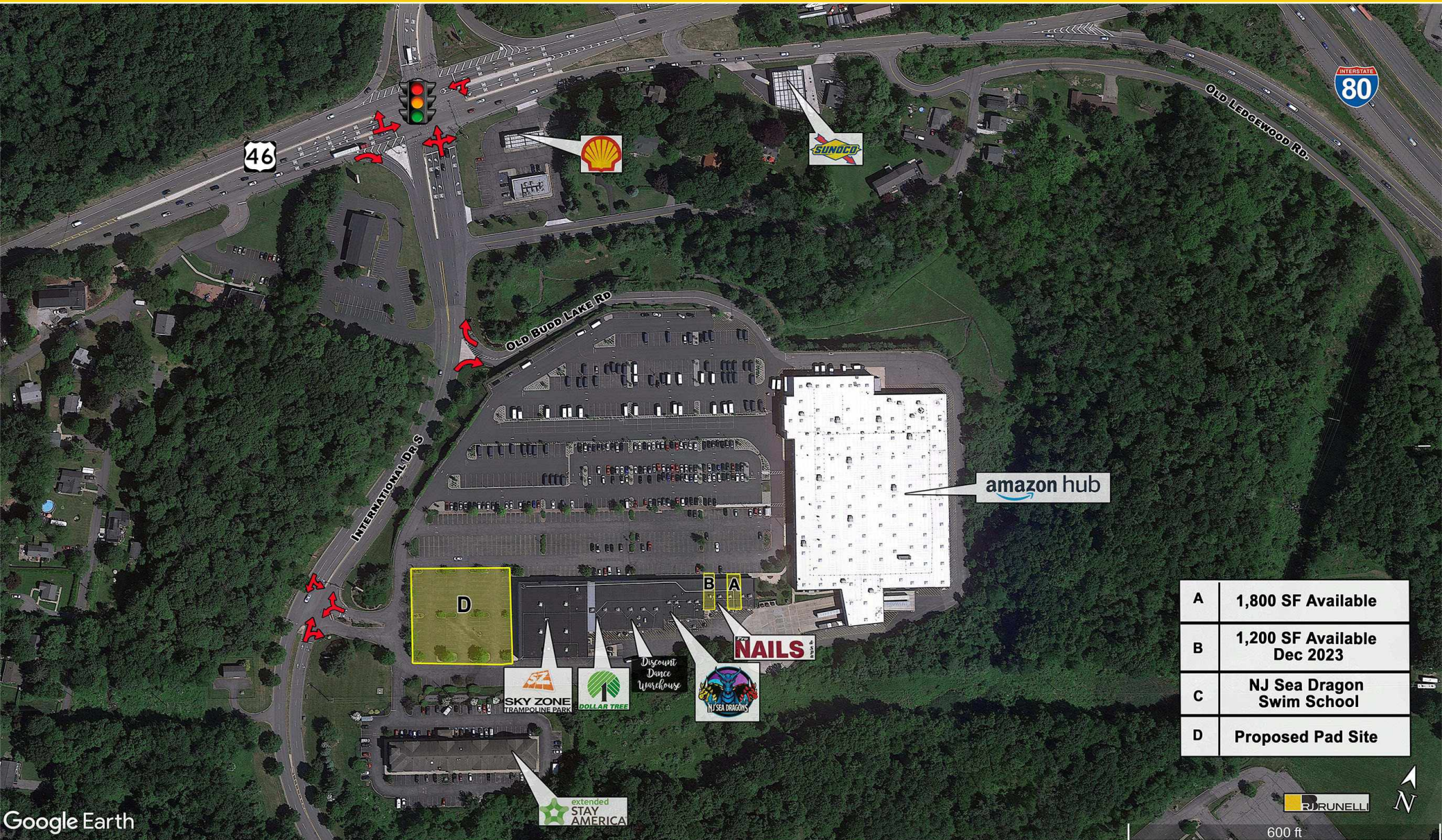


R.J. Brunelli & Co., LLC
400 Perrine Rd, Ste 405
Old Bridge, NJ 08857

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A	1,800 SF Available
B	1,200 SF Available Dec 2023
C	NJ Sea Dragon Swim School
D	Proposed Pad Site

Google Earth

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