



#### AVAILABLE:

1,750 SF, 2,000 SF, 1,500 SF, & 3,156 SF (2<sup>nd</sup> Generation Restaurant with a Drive-Thru)

Prime corner location on South Main Rd and E. Chestnut Ave with a total car count of 30,400 cars per day.

High visibility with monument and building signage.

Easy ingress/egress with ample surface parking.

Five Below, a recent addition to the tenant mix, is off to a strong start with visits up +55% year-over-year — reflecting its role as a fresh traffic driver for the center.

ACME is ranked top 38% in their chain within NJ \*Per Placer AI

Seeking: QSR, coffee, personal care, medical, service-based uses, cell phone store, med spa, and children's fitness.

#### Demographics

	1 Mile	3 Miles	5 Miles
Population:	9,286	46,575	68,196
HH Income:	\$87,663	\$88,752	\$97,341
Daytime Pop	8,162	46,563	73,748

#### Total GLA

#### Parking

#### Year Built

122,650 SF

632 Spaces

1999

#### Traffic Counts

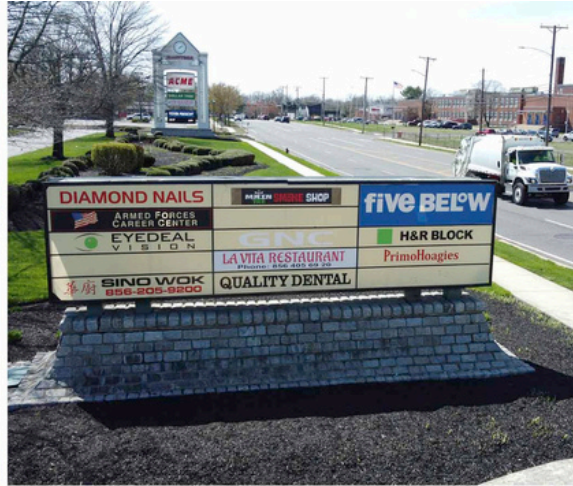
South Main St.

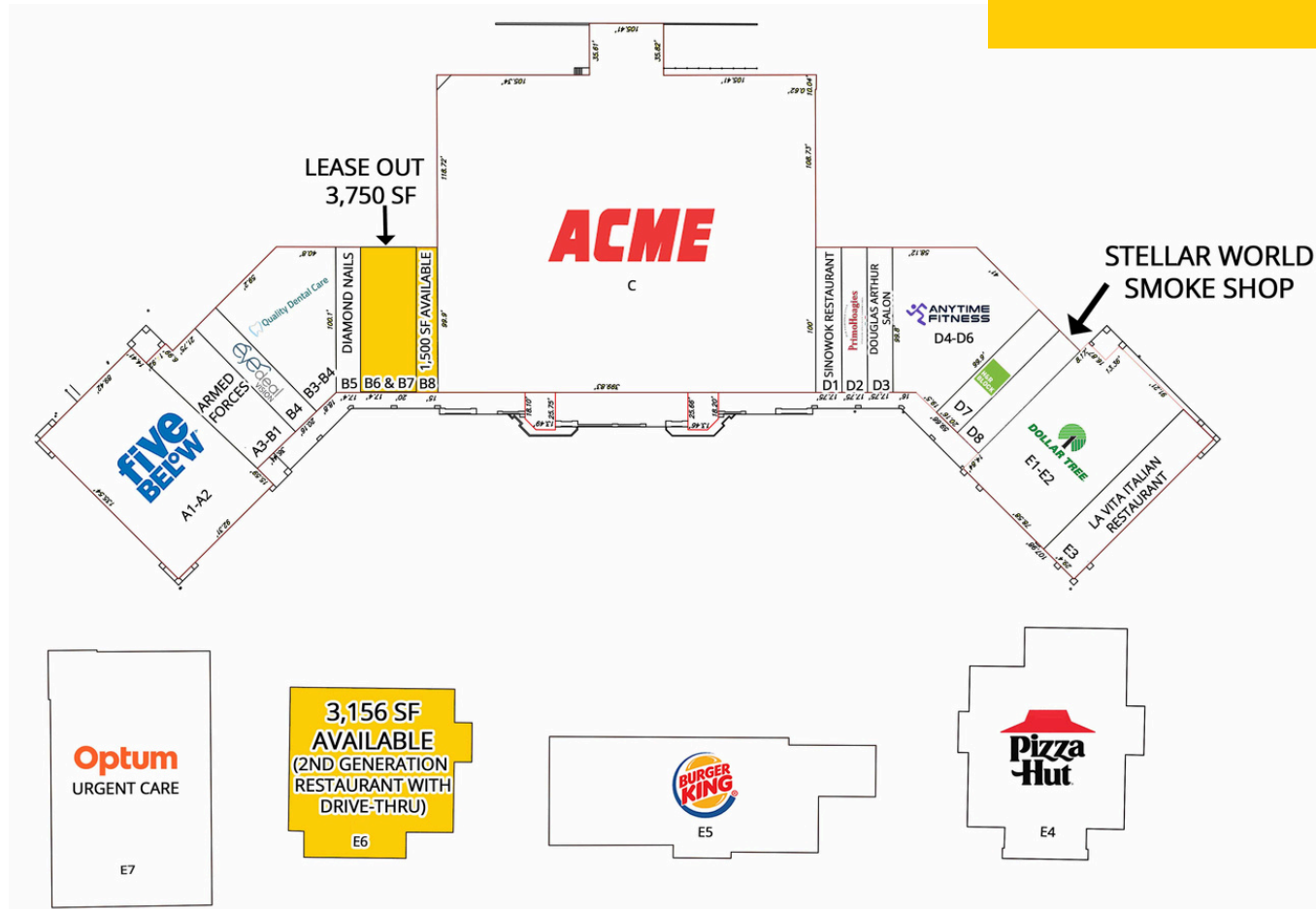
16,934 Cars Per Day

E Chestnut Ave.

13,504 Cars Per Day







Space #	Tenant
B6 & B7	LEASE OUT 3,750 SF AVAILABLE
B8	1,500 SF AVAILABLE
E6	3,156 SF AVAILABLE (2nd Generation Restaurant with Drive-Thru)







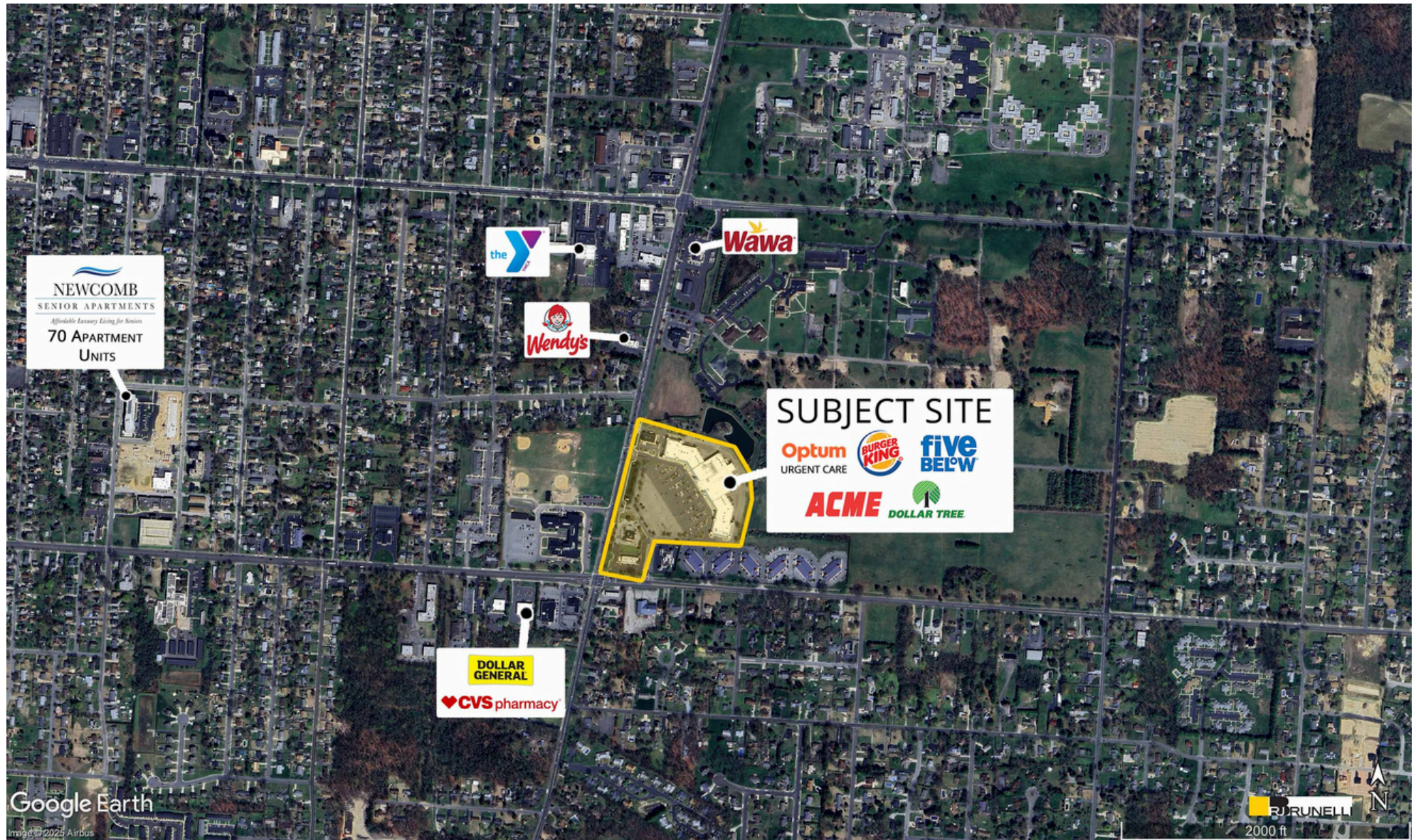








## Market Aerial





## Market Aerial





301 South Main St.  
AVAILABLE FOR LEASE

## CONNECT WITH US TODAY

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