


AVAILABLE:

1,750 SF, 2,000 SF, 1,500 SF, & 3,156 SF (2nd 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

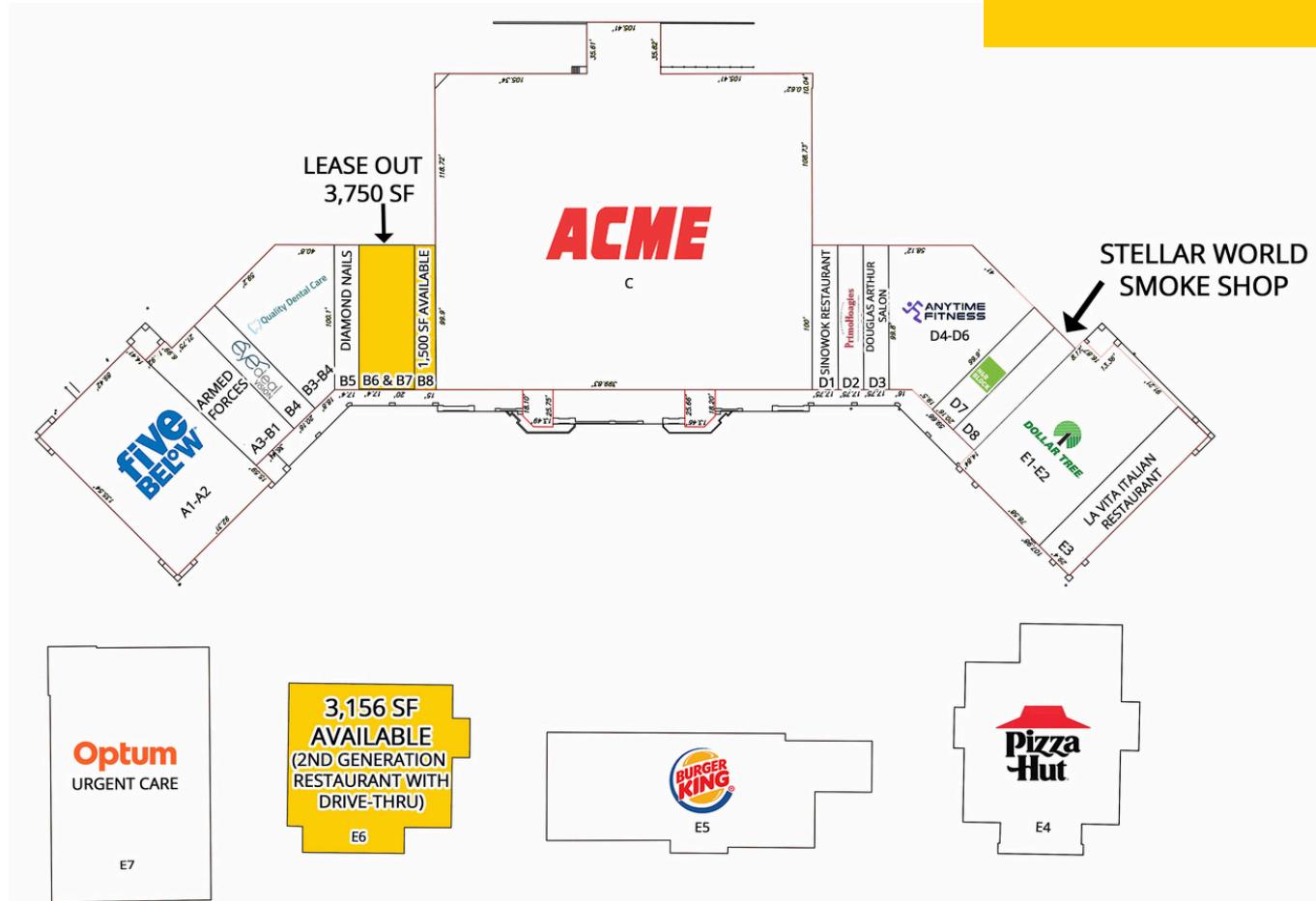
Seeking: QSR, coffee, personal care, medical, service-based uses, cell phone store, med spa, and children's fitness.

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

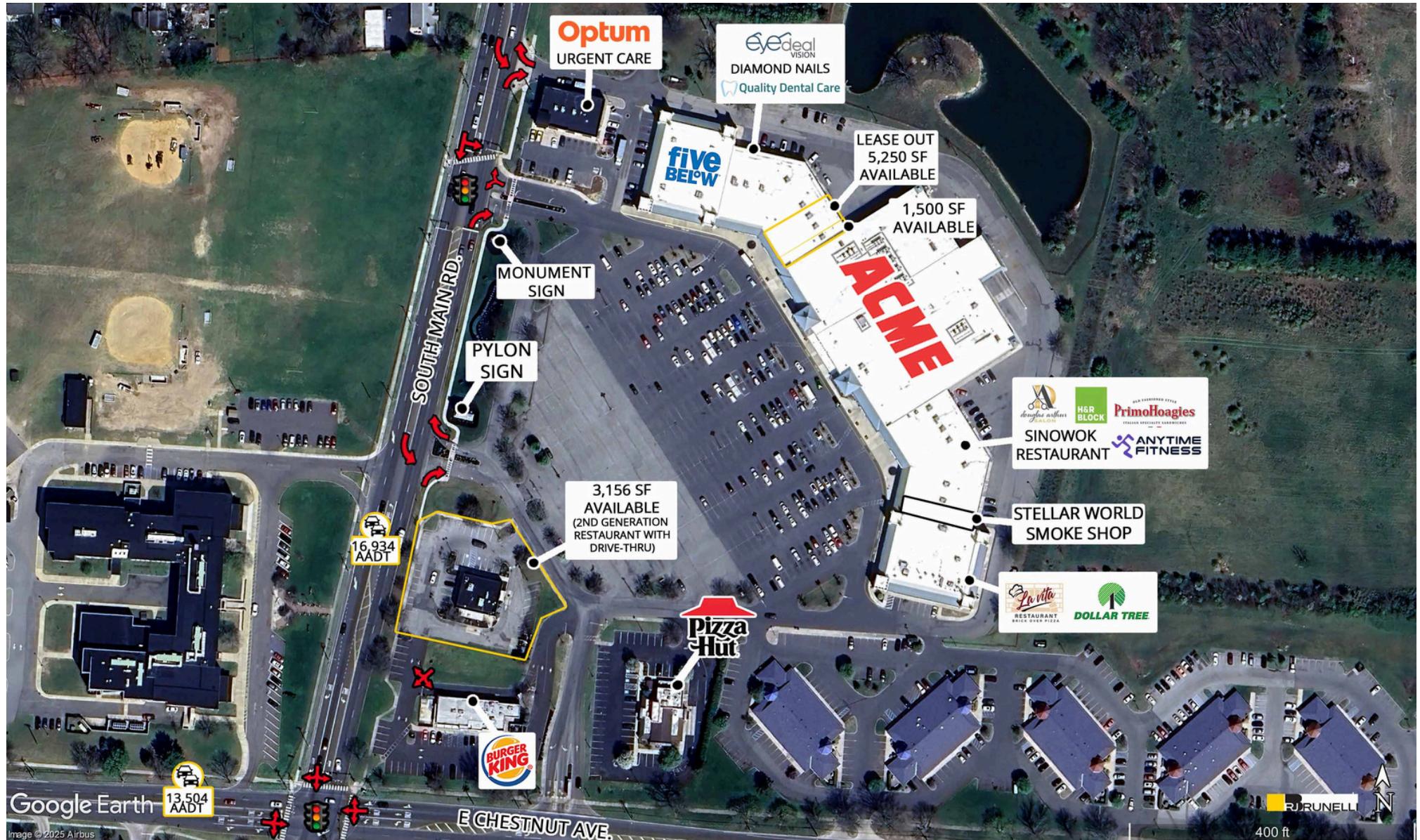




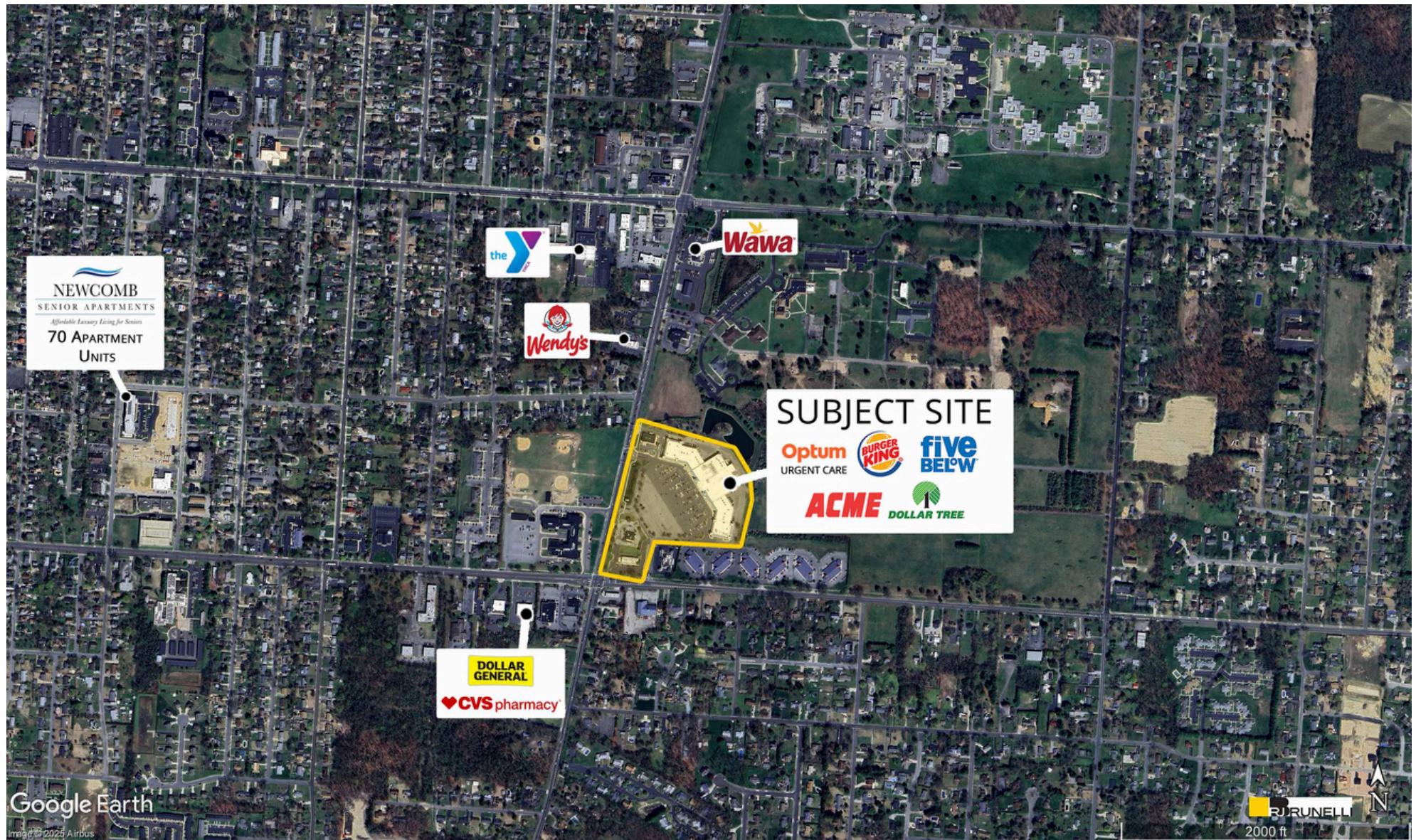
Space #	Tenant
B6 & B7	LEASE OUT 3,750 SF AVAILABLE
B8	1,500 SF AVAILABLE
E6	3,156 SF AVAILABLE (2nd Generation Restaurant with Drive-Thru)







Market Aerial



Market Aerial



301 South Main St.
AVAILABLE FOR LEASE

CONNECT WITH US TODAY



DANIELLE BRUNELLI
dbrunelli@rjbrunelli.com
732-721-5800 ext. 29



CHELSEA REIZNER
creizner@rjbrunelli.com
201-724-4931



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857
732-721-5800 www.rjbrunelli.com

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.

1/8/26