

**13,099 SF
AVAILABLE****15,997
AADT**

AVAILABLE:

13,099 SF

Join Rock Mart Food Store, Little Learners, and more at the Black Rock Plaza.

The center has direct frontage on Route 46, which sees average daily traffic counts of 15,997 cars.

The 13,099 SF space was previously operated as a fitness facility and includes fully equipped locker rooms. Ideal for health clubs, training centers, or wellness businesses looking for a turnkey setup.

Just 1.3 miles from the site, Route 46 meets Route 10 in the heart of the Succasunna retail market—home to major shopping centers like The Shoppes at Ledgewood Commons and The Roxbury Mall, featuring top retailers including Walmart, Home Depot, ShopRite, Staples, Petco, At Home, Burlington, and more.

Seeking Health Clubs, Fitness Centers, Kids' Gyms, and More!

Demographics

	3 Mile	5 Miles	10 Miles
Population:	39,858	117,182	306,423
HH Income:	\$159,310	\$156,635	\$183,451
Daytime Pop	34,935	97,956	290,130

Total GLA

28,000 SF

Traffic Counts

Route 46	15,997 Cars Per Day
Kenvil Ave.	5,346 Cars Per Day









659 Route 46

AVAILABLE FOR LEASE

CONNECT WITH US TODAY



MARIO BRUNELLI

mbrunelli@rjbrunelli.com
786-570-9723



NISSI WASSERMAN

nwasserman@rjbrunelli.com
732-503-0717



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