



THE GARDENS

10-50 International Dr. S.
Flanders, NJ 07836



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INVESTMENT HIGHLIGHTS

SUBJECT OFFERING

RJBrunelli & Co. has been retained by the owner to sell the 100% fee simple interest in **The Gardens** is a 210,845 SF, high-performing shopping center in Flanders, Mount Olive Township, NJ. The Property is **98% leased** and anchored by **Walmart and Lowe's**, driving strong, consistent traffic. The tenant mix features leading national retailers including **TJ Maxx, HomeGoods, Michaels, Ross, and PetSmart**, with **86% of income from national and credit tenants** and **6.3+ years of weighted average lease term remaining**.

The center ranks in the **94th percentile nationally for visits**, generating over **4.5 million visits annually**, and is strategically located within the **NY–NJ MSA**, just **0.1 miles from I-80** and **Route 206**, serving a **high-income trade area** with average household incomes exceeding **\$157,500**.

Location: 10-50 International Dr. S, Flanders, NJ 07836

GLA: 210,845 SF

Land Acreage: 18.1 AC

Asking Price: Unpriced

NOI: \$3,300,084

Notable Tenants: Ross, Home Goods, Petsmart, Michaels, TJ Maxx, Fitness Factory

Shadow Anchors: Walmart (NAP), Lowes

Occupancy: 98%

Year Built: 2001 (Renovated 2023)



KEY FEATURES

STRONG PERFORMING CREDIT TENANCY - The Gardens is a dominant, high-performing shopping center anchored by a deep roster of national credit retailers, driving consistent traffic from a broad trade area. The subject offering features 19 tenants, including 16 national brands such as TJ Maxx, PetSmart, Michaels, Boot Barn, HomeGoods, and Ross, along with a limited number of complementary local and regional users that enhance the tenant mix. This portion of the center benefits from a weighted average lease term (WALT) of approximately 6.3 years, providing investors with durable, long-term cash flow supported by strong credit tenancy.

EXCELLENT REGIONAL ACCESS - The Gardens is located on International Drive with immediate access to Rt. 80 with a traffic count of 85,000 vehicles per day, Rt. 46 vehicles per day of 35,000, and Rt. 206 with vehicles per day of 24,000. The subject center draws customers from Roxbury, Ledgewood, Chester, Hackettstown, Netcong, Mt. Arlington, Dover, and Randolph.

SIGNIFICANT BARRIERS TO ENTRY - A mountainous area with significant bedrock creates physical and financial obstacles to additional retail development.

NEW LEASES & LEASE EXTENSIONS - The center recently attracted a diverse lineup of national and credit tenants, including Ross Dress for Less, Skechers, HomeGoods, Five Below, Boot Barn, Fitness Factory, Rita's Italian Ice, Gardens Gift, and Entourage Salon. These leases span from 2021 through early 2025, demonstrating consistent demand. Existing tenants have reaffirmed their commitment through renewals, including TJ Maxx, Michaels, PetSmart, Mattress Firm, T-Mobile, Famous Footwear, and Sally Beauty.

Source ESRI*
**2025 DEMOGRAPHIC PROFILE
 WITHIN A 10-MILE RADIUS:**



POPULATION
248,223



AVERAGE HH INCOME
\$170,420



HOUSING UNITS
94,232



PER CAPITA INCOME
\$64,827



DAYTIME POP.
84,038



MEDIAN AGE
40.5



| Demographics (2025) | | | |
|---------------------|-----------|-----------|-----------|
| | 5-Mile | 10-Mile | 15-Mile |
| Population | 78,104 | 248,223 | 453,543 |
| Households | 31,092 | 94,232 | 173,060 |
| Employees | 25,401 | 84,038 | 237,762 |
| Avg. HHI | \$156,689 | \$170,420 | \$182,755 |

Tenant Plan



| # | Tenant | SF | # | Tenant | SF |
|-------|---------------------|------------|-------|---------------------------|-----------|
| ANCE | Walmart (NAP) | 141,291 SF | PADJ | Longhorn Steakhouse (NAP) | 5,000 SF |
| ANCK | Lowes (NAP) | 135,039 SF | PA DH | Applebees (NAP) | 6,015 SF |
| ANCJ | Michaels | 24,170 SF | PA DG | Wendys (NAP) | 3,266 SF |
| ANCH1 | Boot Barn | 13,804 SF | F2 | Five Below | 10,484 SF |
| ANCH2 | Fitness Factory | 16,397 SF | ANCE | Skechers | 11,745 SF |
| ANCG | TJ Maxx | 30,000 SF | E5 | Hand & Stone | 3,000 SF |
| ANCF | Ross | 20,086 SF | E3 | Garden Gift (Fruvana) | 2,600 SF |
| ANCD | Home Goods | 26,071 SF | E6 | Amy Murphy Salon | 5,000 SF |
| ANCC | Petsmart | 19,858 SF | D6 | VIP Pro Nails | 2,400 SF |
| PADN | Panera Bread (NAP) | 4,600 SF | E1 | Sally Beauty | 1,200 SF |
| PADM | McDonalds (NAP) | 4,385 SF | E2 | Barones Pizza | 1,200 SF |
| PADP | Panda Express (NAP) | 2,500 SF | D10 | Mattress Firm | 7,200 SF |
| PADO | Chipotle (NAP) | 2,325 SF | F1 | T-Mobile | 1,800 SF |
| PADK | Wells Fargo (NAP) | 4,400 SF | D1 | Vacant | 4,800 SF |
| D12 | Famous Footwear | 6,008 SF | | | |



















International Trade Center
Office/Industrial

H
Holiday Inn

amazon
DOLLAR TREE
SKY ZONE

ShopRite

Advance Auto Parts
DUNKIN' DONUTS
BUBBAKOO'S BURRITOS
PNC

35,000 Cars
Per Day

chili's

80
INTERSTATE

89,000 Cars
Per Day

BJ's

21,000 Cars
Per Day

THE GARDENS

LOWE'S ROSS Michaels
 Walmart HomeGoods TJ-MAXX
 PETSMART FITNESS FACTORY BOOT BARN
 FIVE BELOW PANDA EXPRESS SKECHERS
 T-Mobile HAND & STONE LONGHORN STEAKHOUSE
 Applebee's FAMOUS FOOTWEAR
 CHIPOTLE WENDY'S
 McDonald's Sport Clips PANERA
 Ritas WELLS FARGO MATTRESS FIRM

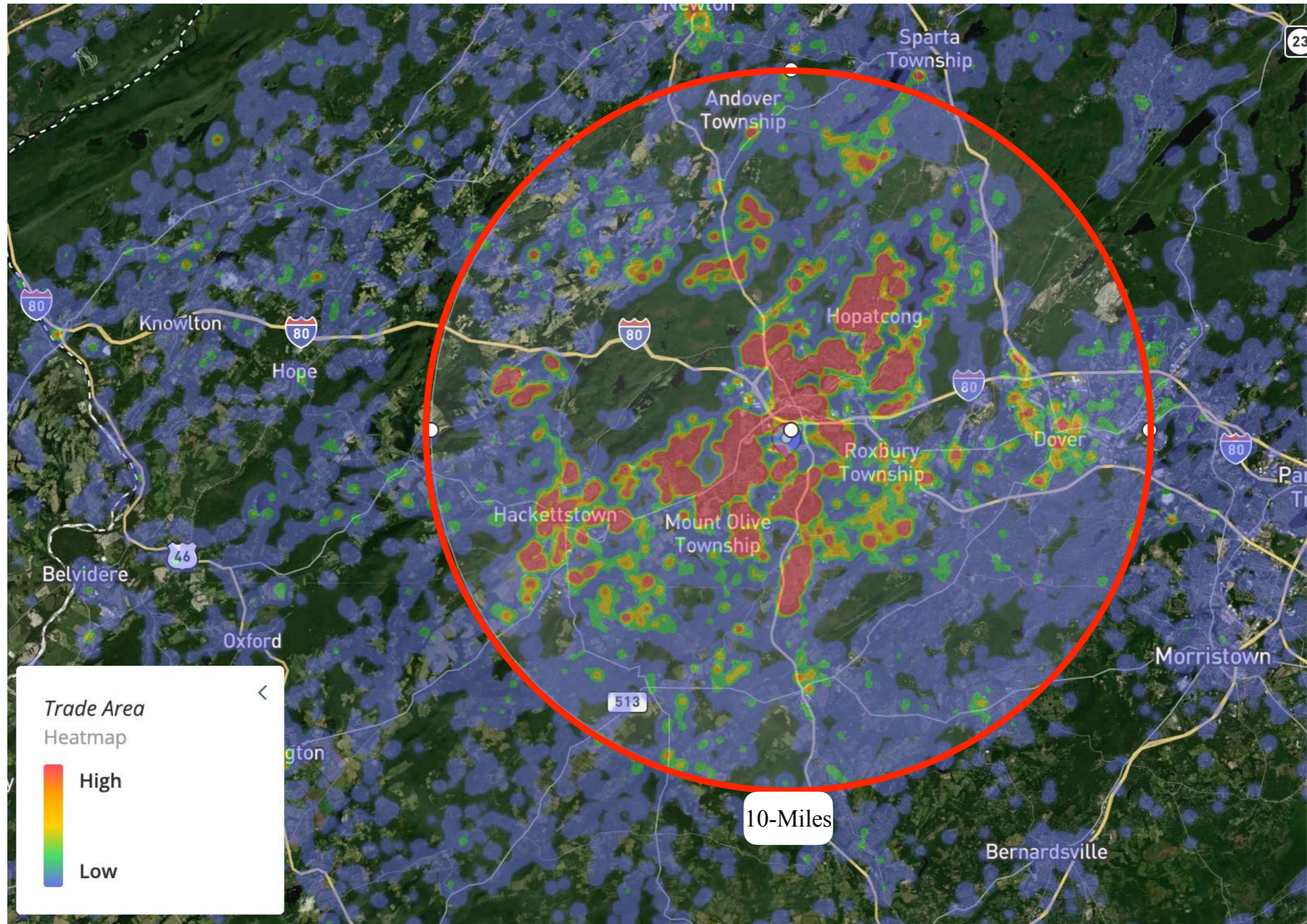
**The Shops at
Ledgewood Commons**

Walmart DSW
 Marshalls ULTA BEAUTY
 Ashley HOMESTORE 24 FITNESS
 Burlington at home

Roxbury Mall

ShopRite KOHL'S
 THE HOME DEPOT JOANN
 planet fitness petco
 STAPLES

10-Mile Radius Trade Area (2025)



Placer A.I Report (2025)

Ranking Overview

The Gardens

International Dr S, Flanders, NJ

Nationwide

2,021 / 41,769



New Jersey

59 / 1,191



15mi

3 / 78



Category Group: Shopping Centers | Visits | Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

The Gardens

International Dr S, Flanders, NJ

| | | | |
|-----------------|------------|-----------------|--------|
| Visits | 4.8M | Avg. Dwell Time | 41 Min |
| Visits / sq ft | 9.45 | Panel Visits | 325.9K |
| Size - sq ft | 513K (GLA) | Visits YoY | +2.9% |
| Visitors | 600.7K | Visits Yo2Y | +8.6% |
| Visit Frequency | 8.07 | Visits Yo3Y | +10.9% |

Feb 1st, 2025 - Jan 31st, 2026
Data provided by Placer Labs Inc. (www.placer.ai)





| | |
|---------------|------------|
| Company Type: | Private |
| Headquarters: | New Jersey |
| Locations: | 17 |

The Fitness Factory Health Club is a state-of-the-art, hospital approved health and wellness center. Our facility is the fusion between fitness and wellness, we utilize technology to deliver results by offering equipment with the latest technology. In addition, we have a dynamic group fitness program and a private cycling room that features both live and virtual instructors. We have an extensive list of amenities which includes saunas, wellness center, all-natural juice bar, steam showers, and SO much more! Let us help you with your wellness journey.



| | |
|----------------|----------------|
| Company Type: | Public |
| 2022 Revenue: | \$49 Billion |
| Ticker Symbol: | TJX |
| Headquarters: | Framingham, MA |
| Locations: | 1,271 |
| Employees: | 320,000 |

TJ Maxx is an American department store chain, selling at prices generally lower than other major similar stores. It has more than 1,000 stores in the United States, making it one of the largest clothing retailers in the country. TJMaxx is the flagship chain of the TJX Companies. It sells men's, women's and children's apparel and shoes, toys, bath and beauty, accessories, and home products ranging from furniture to kitchen utensils.



| | |
|---------------|---------------|
| Company Type: | Private |
| 2022 Revenue: | \$5.3 Billion |
| Founded: | 1973 |
| Headquarters: | Irving, TX |
| Locations: | 1,252 |
| Employees: | 45,000 |

Michaels Stores, Inc. (Michaels) is a privately-held chain of 1,252 American and Canadian arts and crafts stores, as of January 2021. It is one of North America's largest provider of arts, crafts, framing, floral and wall décor, and merchandise for makers and do-it-yourself home decorators. The company was founded in 1973 by Michael J. Dupey in Dallas, Texas. The company is part of The Michaels Companies, Inc., founded in 2014 and headquartered in Irving, Texas. In addition to Michaels stores, The Michaels Companies operates Aaron Brothers Custom Framing store-within-a-store, and Artistree, a manufacturer of custom and specialty framing merchandise.



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| Company Type: | Private |
| 2020 Revenue: | \$7 Billion |
| Headquarters: | Pheonix, AZ |
| Locations: | 1,600 |
| Employees: | 56,000 |

PetSmart is a privately held American chain of pet superstores, which sell pet products, services, and small pets. As of 2020, PetSmart has more than 1,650 stores in the United States, Canada, and Puerto Rico. Its stores sell pet food, pet supplies, pet accessories, and small pets. Stores also provide services including grooming, dog daycare, dog and cat boarding, veterinary care via in-store third-party clinics, and dog training. They also offer dog and cat adoption via in-store adoption centers facilitated by the nonprofit PetSmart Charities.



| | |
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| Company Type: | Public |
| 2022 Revenue: | \$2.85 Billion |
| Ticker Symbol: | FIVE |
| Headquarters: | Philedelphia, PA |
| Locations: | 1,000 |
| Employees: | 19,000 |

Five Below is an American publicly held chain of discount stores that sells products that cost up to \$5. The target demographics are children, adolescents, teens, and female. While products at Five Below can be from any category, some items carried by the store include trading cards, sports related items, games, toys, fashion accessories, bath & body related items, candy, snacks, room decorations, school supplies, books, accessories for electronic devices, DVDs, computer software, novelty & gag items, as well as seasonal items.



| | |
|----------------|----------------|
| Company Type: | Public |
| 2022 Revenue: | \$18.7 Billion |
| Ticker Symbol: | ROST |
| Headquarters: | Dublin, CA |
| Locations: | 1,700 |
| Employees: | 93,000 |

Ross is a publicly traded American-based discount department store chain. The company employs 93,000 people and is headquartered out of Dublin, CA. Ross was founded in 1982 and operates over 1,700 stores (including dd'd Discount) across 41 states. In March of 2021, the company announced plans to open 40 new Ross Dress for Less stores and is aiming to open an additional 100 stores in 2023 with the goal to grow to 2,900 locations.



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|----------------|---------------|
| Company Type: | Public |
| 2022 Revenue: | \$1.6 Billion |
| Ticker Symbol: | BOOT |
| Headquarters: | Irvine, CA |
| Locations: | 362 |
| Employees: | 300,000 |

Founded in 1978, Boot Barn is the largest and fastest-growing lifestyle retail chain devoted to western and work-related footwear, apparel and accessories in the U.S., with more than 345 stores in 43 states and an e-commerce channel consisting primarily of www.bootbarn.com, www.sheplers.com, and www.countryoutfitter.com.



| | |
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| Company Type: | Public |
| 2020 Revenue: | \$3.51 Billion |
| Ticker Symbol: | SBH |
| Headquarters: | Irvine, CA |
| Locations: | Denton, TX |
| Employees: | 5,000 |
| | 30,000 |

Through the Sally Beauty Supply and Beauty Systems Group businesses, the Company sells and distributes through over 4,000 stores, including approximately 200 franchised units, throughout the United States, the United Kingdom, Belgium, Canada, Chile, Peru, Puerto Rico, Mexico, France, Ireland, Spain, Germany and The Netherlands.



| | |
|---------------|----------------|
| Company Type: | Private |
| Headquarters: | Georgetown, TX |
| Locations: | 1,800 |
| Employees: | 4,910 |

Soon after the first Sport Clips opened Austin, Texas in 1993, Sport Clips expanded into Houston and Dallas, and based further expansion plans on where Southwest Airlines flew to keep travel expenses at a minimum. It took five years to open the first 50 stores, and by 2007, Sport Clips celebrated the opening of its 400th and 500th store in the same year. In 2012, the franchise expanded into Canada and in 2018, hit another milestone with the opening of its 1,800th location.



| | |
|---------------|-----------|
| Company Type: | Private |
| Headquarters: | Davie, FL |
| Locations: | 500 |
| Employees: | 3,000 |

Launched in 2005, Hand & Stone boasts nearly 500 locations throughout the United States and Canada. Offering Swedish Massage Classic Facials, Men's Facials, Teen Facials, and Hair Removal Services; Hand & Stone is open 7 days a week. Though hit offers membership programs, Hand & Stone welcomes walk-in customers at any one of its many locations across North America.



| | |
|----------------|--------------|
| Company Type: | Public |
| 2022 Revenue: | \$79.5B |
| Ticker Symbol: | TMUS |
| Headquarters: | Bellevue, WA |
| Locations: | 6,188 |
| Employees: | 71,000 |

Founded in 1994 and headquartered in Bellevue, WA, T-Mobile US, Inc. (NASDAQ: TMUS) is a provider of wireless broadband mobile communication solutions under the brands T-Mobile, Metro by T-Mobile, and Sprint. The company provides wireless broadband mobile services in the metropolitan areas in the US, US Virginia Islands, and Puerto Rico. It offers voice, text, and web access services, handsets, and custom calling features. The company operates more than 2,000 cell towers nationwide. The company reported revenues of \$58.4 billion in 2021.



| | |
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| Company Type: | Private |
| 2020 Revenue: | \$3.1 Billion |
| Headquarters: | Houston, TX |
| Locations: | 3,600 |
| Employees: | 300,000 |

As one of the world's largest casual dining brands, Applebee's Neighborhood Grill + Bar serves as America's kitchen table, offering guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's restaurants are owned and operated by entrepreneurs dedicated to more than serving great food, but also building up the communities that we call home. Applebee's has 1,711 franchise and company-operated restaurants in the United States, Puerto Rico, Guam and 11 other countries as of December 31, 2020. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.



| | |
|---------------|---------------|
| Company Type: | Private |
| Year Founded: | 1960 |
| Headquarters: | St. Louis, MO |
| Locations: | 3,750 |
| Employees: | 300,000 |

Famous Footwear is your place for athletic and casual shoes for the whole family from hundreds of name brands. You will find styles for women, men, and kids from brands like Nike, Converse, Vans, Sperry, Madden Girl, Skechers, ASICS and more. With over 1,100 stores nationwide and even more of a selection online, Famous Footwear is a leading family footwear destination for the famous brands you know and love. Famous Footwear is part of St. Louis based Caleres Inc., a diverse portfolio of global footwear brands



| | |
|----------------|---------------------|
| Company Type: | Public |
| 2022 Revenue: | \$7.4 Billion |
| Ticker Symbol: | SKX |
| Headquarters: | Manhattan Beach, CA |
| Locations: | 8,950 |
| Employees: | 52,000 |

Skechers was founded in 1992 by Robert Greenberg, who had previously founded LA Gear in 1983 (he stepped down as CEO of that company the same year he founded Skechers). Greenberg sought to focus on men's street shoes; Skechers' early products were utility-style boots popular in grunge fashion. The company quickly expanded to include women and children, with casual and athletic styles, and went public in 1999.

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Upon an expression of a more specific interest in writing the following will be provided -

- Lease Abstracts
- Leases
- Full Due Diligence Report by Lease Probe

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