



THE GARDENS

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



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RJBrunelli & Co. and should not be made available to any other person or entity without the written consent of RJBrunelli & Co. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. RJBrunelli & Co. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, RJBrunelli & Co. has not verified, and will not verify, any of the information contained herein, nor has RJBrunelli & Co. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

All property showings are by appointment only.
Please consult your RJBrunelli & Co. agent for more details.

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



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	AT&T	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			











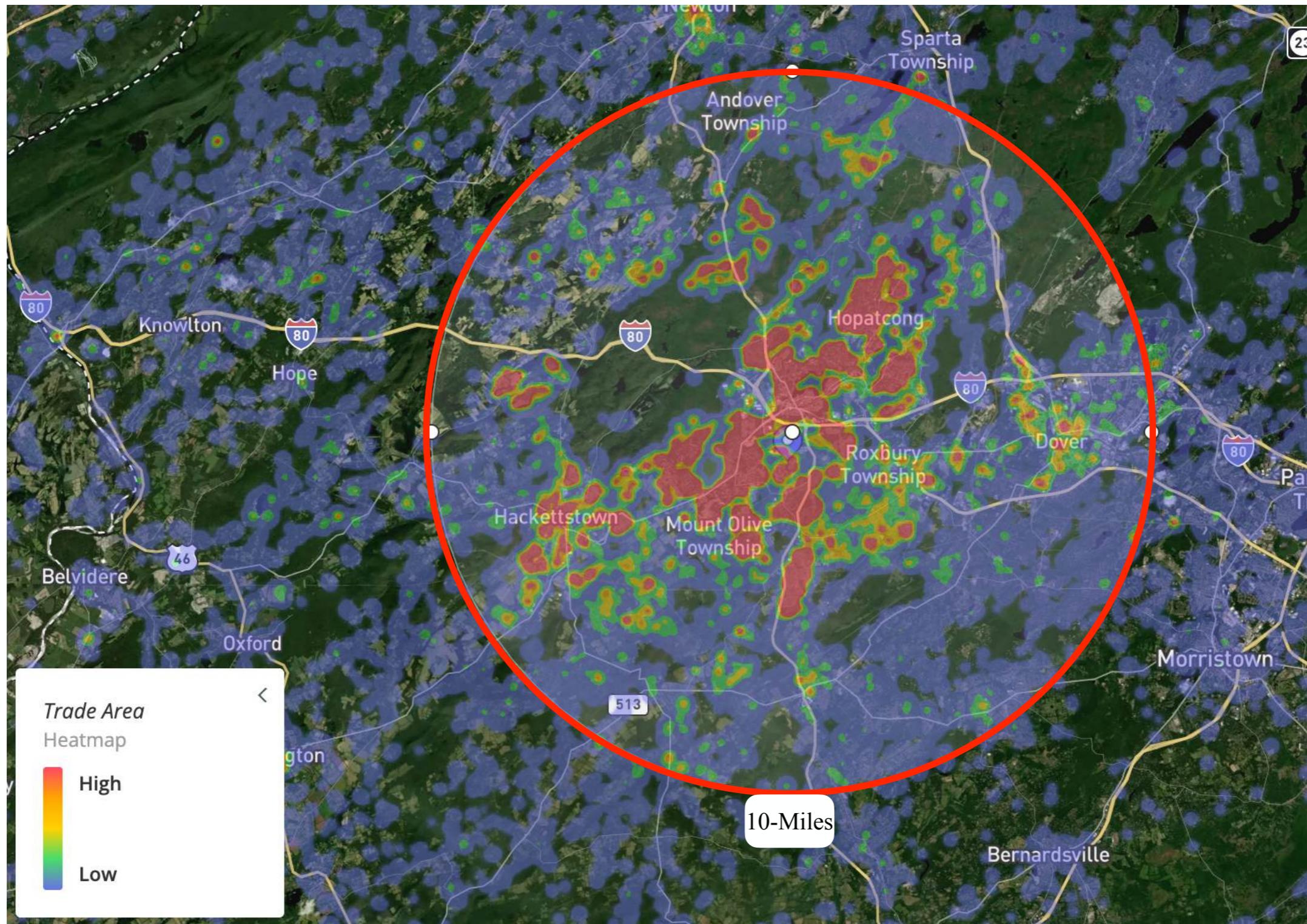








10-Mile Radius Trade Area (2025)



Placer A.I Report (2025)

Ranking Overview

The Gardens

International Dr S, Flanders, NJ

Nationwide

2,021 / 41,769

95%

New Jersey

59 / 1,191

95%

15mi

3 / 78

97%

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:	\$2.85 Billion
Ticker Symbol:	FIVE
Headquarters:	Philadelphia, 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:	\$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:	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.



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.



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.



Company Type:	Private
2020 Revenue:	\$7 Billion
Headquarters:	Phoenix, 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.



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
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
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 Virgin 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.



Company Type:	Public
2022 Revenue:	\$120B
Ticker Symbol:	T
Headquarters:	Dallas, TX
Locations:	5,491
Employees:	160,700

AT&T is one of the largest wireless providers in the United States, serving millions of customers across the country. With its extensive network coverage, AT&T ensures that users have reliable wireless connectivity in urban areas, suburbs, and rural regions. The company utilizes 4G LTE and 5G technologies to deliver fast and consistent speeds, allowing users to stream videos, browse the internet, and stay connected wherever they go.



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.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum and your execution of the Confidentiality Agreement constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or RJCBO, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RJCBO, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to RJCBO, LLC.

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

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RJCBO, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. © 2021 RJCBO, LLC. All Rights Reserved

For Further Information Contact:

Danielle Brunelli



President / Principal
400 Perrine Road, Suite 405
Old Bridge, NJ 08857
D 732-721-5800
M 732-239-4567

Mario Brunelli



VP of Investment Sales
400 Perrine Road, Suite 405
Old Bridge, NJ 08857
D 732-721-5800
M 786-570-9723