



AVAILABLE:  
**4,738 SF (60' X 79') and 2,600 SF**

Join TJ Maxx, Lowes, HomeGoods, Ross, Skechers, Fitness Factory, Boot Barn, Chipotle and Panda Express (Opening Soon!) and others at this high-traffic power center.

4.4 million visits in the last 12 months Per Placer! The visits are up by almost 1 million since March of 2023 since the centers new tenancy and property enhancements!

Immediate access to Rt. 80 with a traffic count of 85,000 vehicles per day, Rt. 46 with a traffic count of 35,000 vehicles per day, and Rt. 206 with 24,000 vehicles per day.

The subject center draws customers from Roxbury, Ledgewood, Chester, Hackettstown, Netcong, Mt. Arlington, Dover and Randolph, serving 246,826 residents within a 10 miles radius with an average household income of \$142,115.

Seeking tanning, medical, children's apparel, outdoor and recreational apparel, sporting goods, fast casual restaurants, physical therapy, dental, vitamin store, eyecare, men's clothing, music, urgent care, and med spa.

Demographics	5 Mile	10 Miles	12 Miles
Population:	78,737	252,098	321,031
HH Income:	\$150,320	\$169,721	\$175,355
Daytime Pop	63,091	211,857	277,639

**Total GLA**  
 514,903 SF

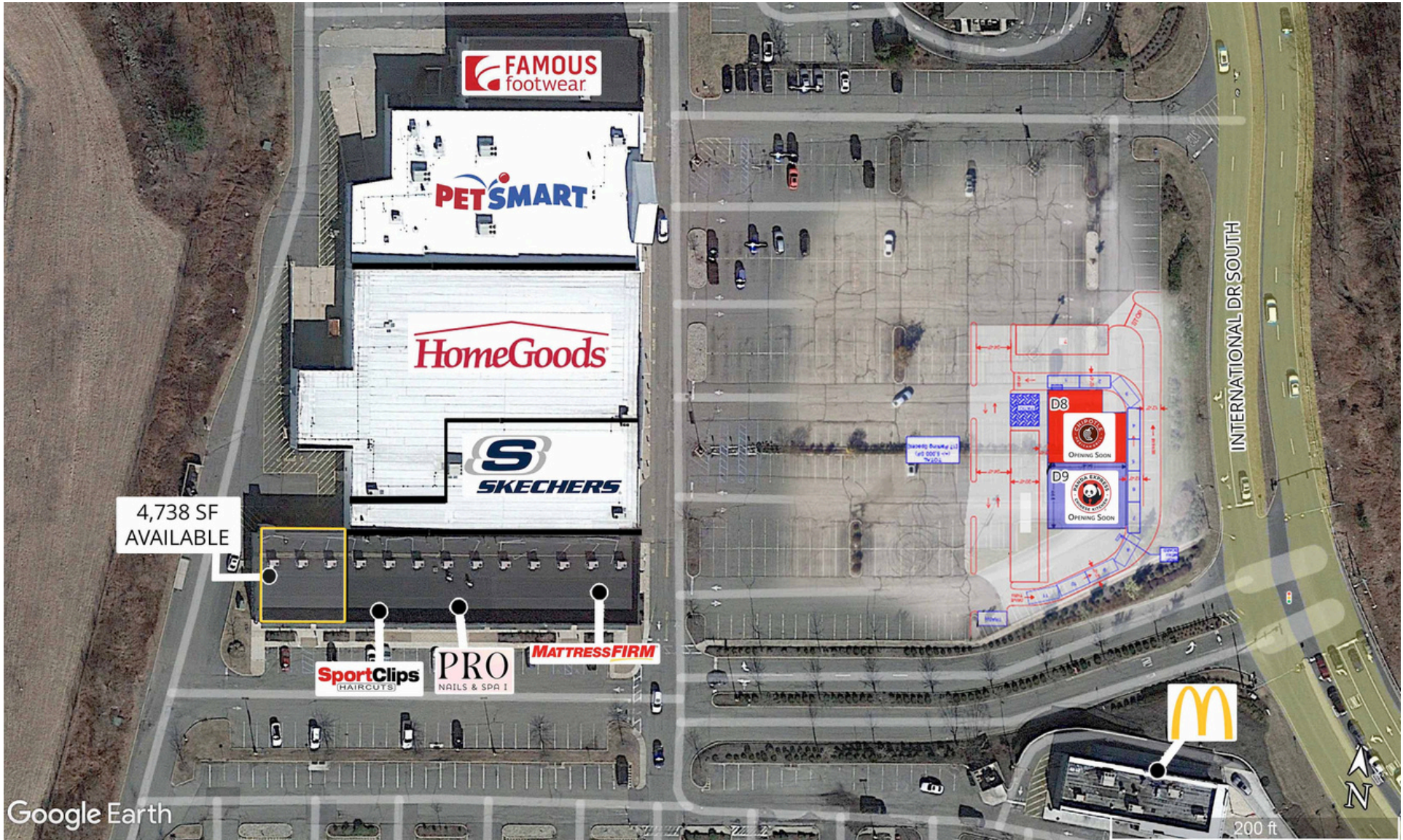
Traffic Counts	
Route 80	85,000 Cars Per Day
Route 206	24,000 Cars Per Day

**Site Plan**



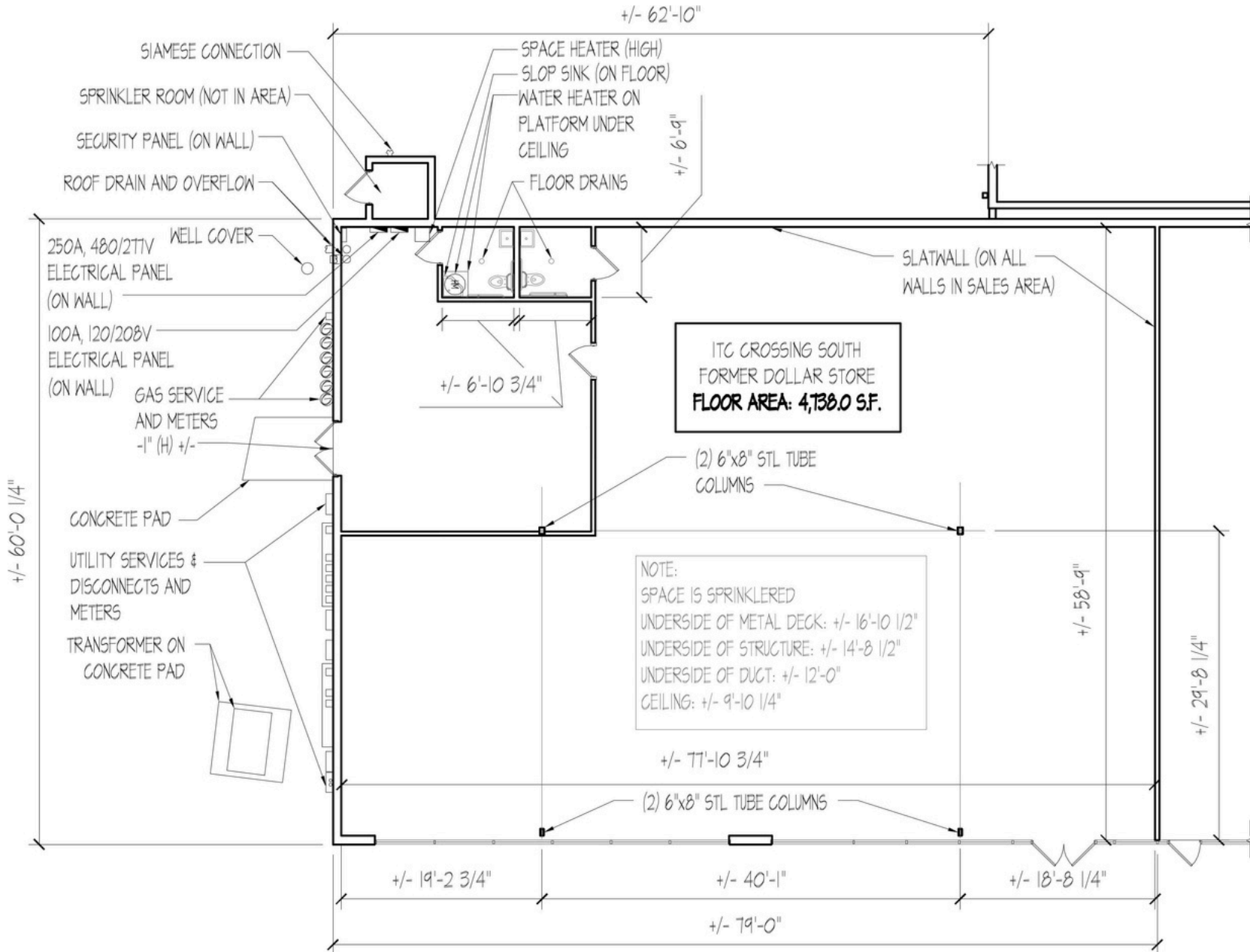
#	Tenant	SF	#	Tenant	SF
	PetSmart	19,858		McDonald's	4,385 SF
	Walmart	141,291		Panera Bread	4,600 SF
	Ross	20,000	2	Available	2,600 SF
	TJ Maxx	30,000		RITA'S ICE	2,000 SF
	Fitness Factory	16,397		Hand and Stone	3,000 SF
	Michaels	24,170		AMY MURPHY SALON	5,000 SF
	Lowe's Home	135,039		T-Mobile	1,800 SF
	Mattress Firm	7,200 SF		Five Below	10,484 SF
	Sport Clips	1,200 SF		Wendy's	3,266 SF
	Famous Footwear	6,008 SF		Applebee's	6,015 SF
	Sally Beauty	1,200 SF		HomeGoods	25,978 SF
	Barones Pizza	1,200 SF		Skechers	11,745 SF
	LongHorn	5,000 SF	1	Available	4,738 SF
	Wells Fargo Bank	4,400 SF		Pro Nails & Spa 1	2,400 SF
D8	Chipotle	2,500 SF			
D9	Panda Express	2,500 SF			

**picatinny**  
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10-50 International Drive South  
AVAILABLE FOR LEASE

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