

# 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**

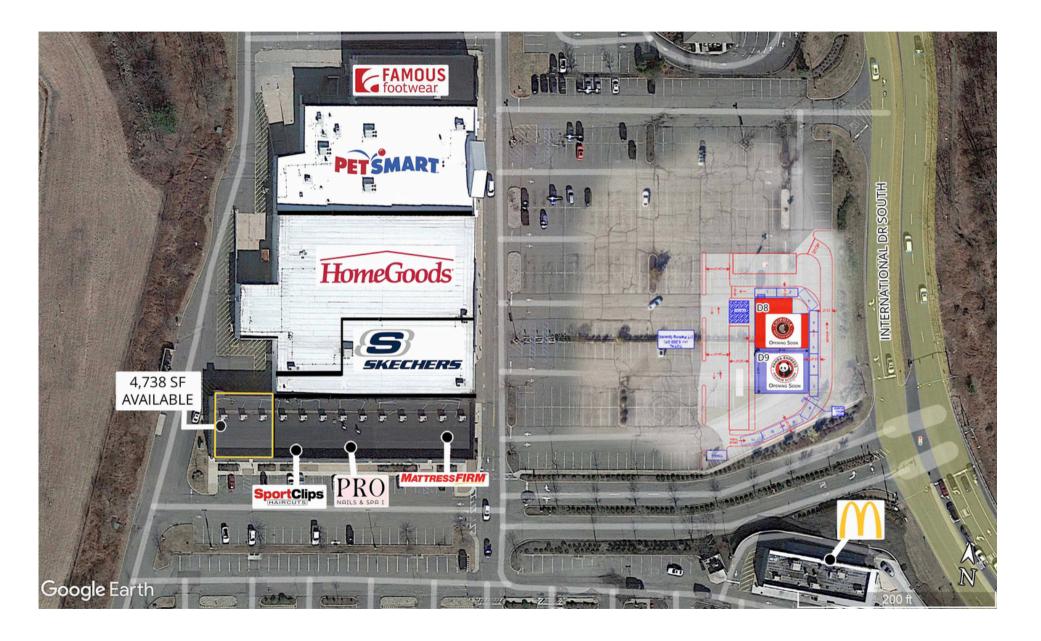
Route 80	85,000Cars Per Day
Route 206	24,000 Cars Per Day



# FOR LEASE The Gardens 10-50 International Drive South Mt. Olive,NJ

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 SI     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   2,400 SF     D8   Chipotle   2,500 SF   S spa1   2,400 SF     D9   Panda Express   2,500 SF   S spa1   2,400 SF		# Tenant	SF	#	Tenant	SF
Walmart   141,291   Panera Bread   4,600 SF     Ross   20,000   2   Available   2,600 SF     TJ Maxx   30,000   Rira's Ice   2,000 SF     Fitness Factory   16,397   Hand and Stone   3,000 SF     Michaels   24,170   Awr MuRPHY SALON   5,000 SF     Lowe's Home   135,039   T-Mobile   1,800 SF     Sport Clips   1,200 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   Skechers   11,745 SF     LongHorn   5,000 SF   1   Available   4,738 SF     Pylon Sign   Wells Fargo Bank   4,400 SF   Spa1   2,400 SF     D8   Chipotle   2,500 SF   1   Available   4,738 SF     D9   Panda Express   2,500 SF   2,400 SF   2,400 SF     D9   Panda Express   2,500 SF   1   4,000 SF     D9   Panda Express   2,500 SF   1   2,400 SF		PetSmart	19,858		McDonald's	4,385 SF
Image: Construction of the state of the	LONCHORN	Walmart			Panera Bread	
Fitness Factory   16,397   Hand and Stone   3,000 SF     Michaels   24,170   Awr Murphy Saloni   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 Si     Barones Pizza   1,200 SF   HomeGoods   25,978 Si     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   2,400 SF     D8   Chipotle   2,500 SF   Pro Nails   2,400 SF     D9   Panda Express   2,500 SF   Spa1   Stephener	1 3 9	Ross	20,000	2	Available	2,600 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 SI     Barones Pizza   1,200 SF   HomeGoods   25,978 SI     Barones Pizza   1,200 SF   HomeGoods   25,978 SI     Barones Pizza   1,200 SF   1   Available   4,738 SF     Wells Fargo Bank   4,400 SF   Pro Nails   2,400 SF     Be Chipotle   2,500 SF   Pro Nails   2,400 SF     D9 Panda Express   2,500 SF   Spa 1   Spa 1	VELLS	TJ Maxx	30,000		RITA'S ICE	2,000 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 SJ Barones Pizza 1,200 SF Skechers 11,745 SF LongHorn 5,000 SF 1 Available 4,738 SF Wells Fargo Bank 4,400 SF D8 Chipotle 2,500 SF D9 Panda Express 2,500 SF		Fitness Factor	/ 16,397		Hand and Stone	3,000 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 SI     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   2,400 SF     D8   Chipotle   2,500 SF   Spa1   2,400 SF     D9   Panda Express   2,500 SF   Spa1   2,400 SF		Michaels	24,170		AMY MURPHY SALON	5,000 SF
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Sally Beauty   1,200 SF   HomeGoods   25,978 SI     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   2,400 SF     D8   Chipotle   2,500 SF   D9   Panda Express   2,500 SF     D9   Panda Express   2,500 SF   Status   Status   Status     Weils Fargo Mark   4,400 SF   Barones Pizza   Status   Status   Status     D8   Chipotle   2,500 SF   D9   Panda Express   2,500 SF   Status   Status   Status     D9   Panda Express   2,500 SF   D9   Status   Status   Status   Status   Status     D9   Panda Express   2,500 SF   Status	COMING SOON					-
New proposed Pylon Sign   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   2,400 SF     D8   Chipotle   2,500 SF   D9   Panda Express   2,500 SF     United and ced union   Market   Notes   Notes   Notes     United and ced union   Notes   Notes   Notes   Notes     United and ced union   Notes   Notes   Notes   Notes     United and ced union   Notes   Notes   Notes   Notes		Sally Beauty				25,978 SF
Pylon Sign   LongHorn   5,000 SF   1   Available   4,738 SF     Wells Fargo Bank   4,400 SF   Pro Nails   2,400 SF     D8   Chipotle   2,500 SF   Pro Nails   2,400 SF     D9   Panda Express   2,500 SF   Pro Nails   2,400 SF	New proposed				Skechers	11,745 SF
D8 Chipotle 2,500 SF   D9 Panda Express 2,500 SF	Pylon Sign	LongHorn		1	Available	4,738 SF
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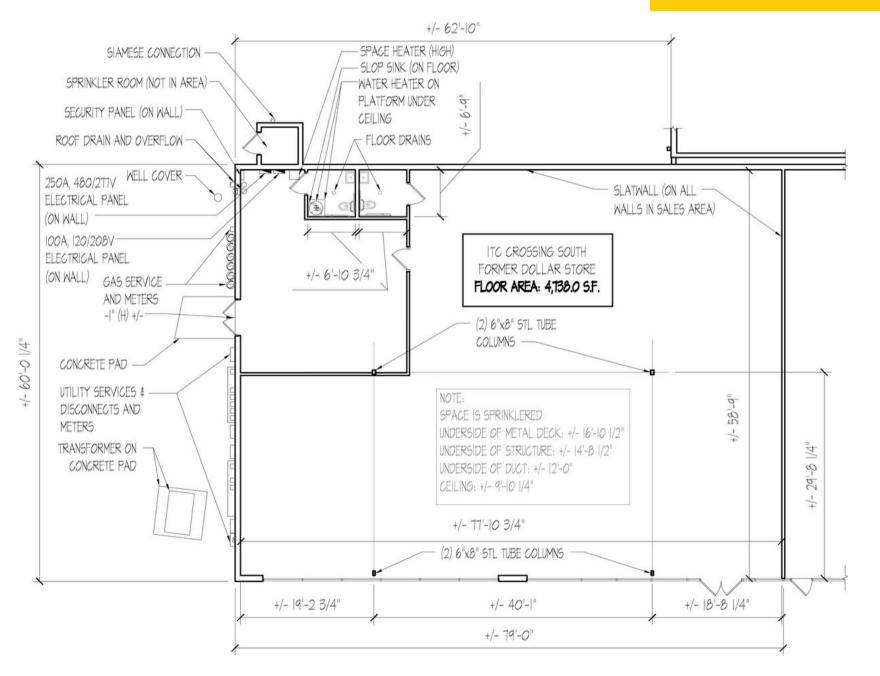




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**10-50 International Drive South** AVAILABLE FOR LEASE

# CONNECT WITH US TODAY



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