



AVAILABLE:

**2,400 SF & 4,738 SF**

Join The Gardens, shadow anchored by Walmart, and anchored by TJ Maxx, Lowes, HomeGoods, Ross, Michaels, Skechers, Fitness Factory, Boot Barn, Chipotle, Panda Express, and others at this high-traffic power center.

4.8 million visits in the last 12 months Per Placer! The visits are up by almost 1.5 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-mile 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, nail salon, 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

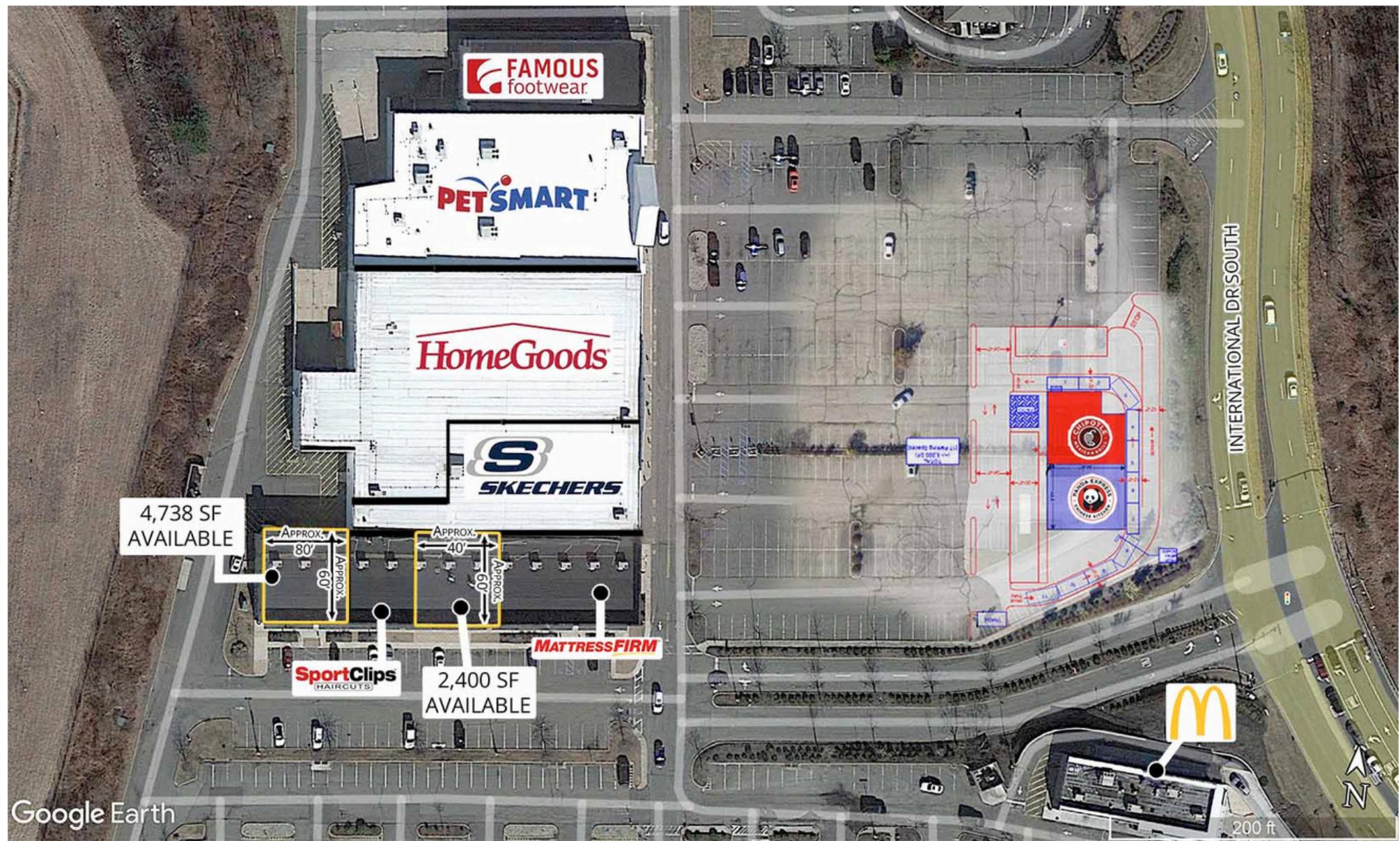
### Traffic Counts

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		Garden Gift	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	3	Available	2,400 SF
	Chipotle	2,500 SF			
	Panda Express	2,500 SF			

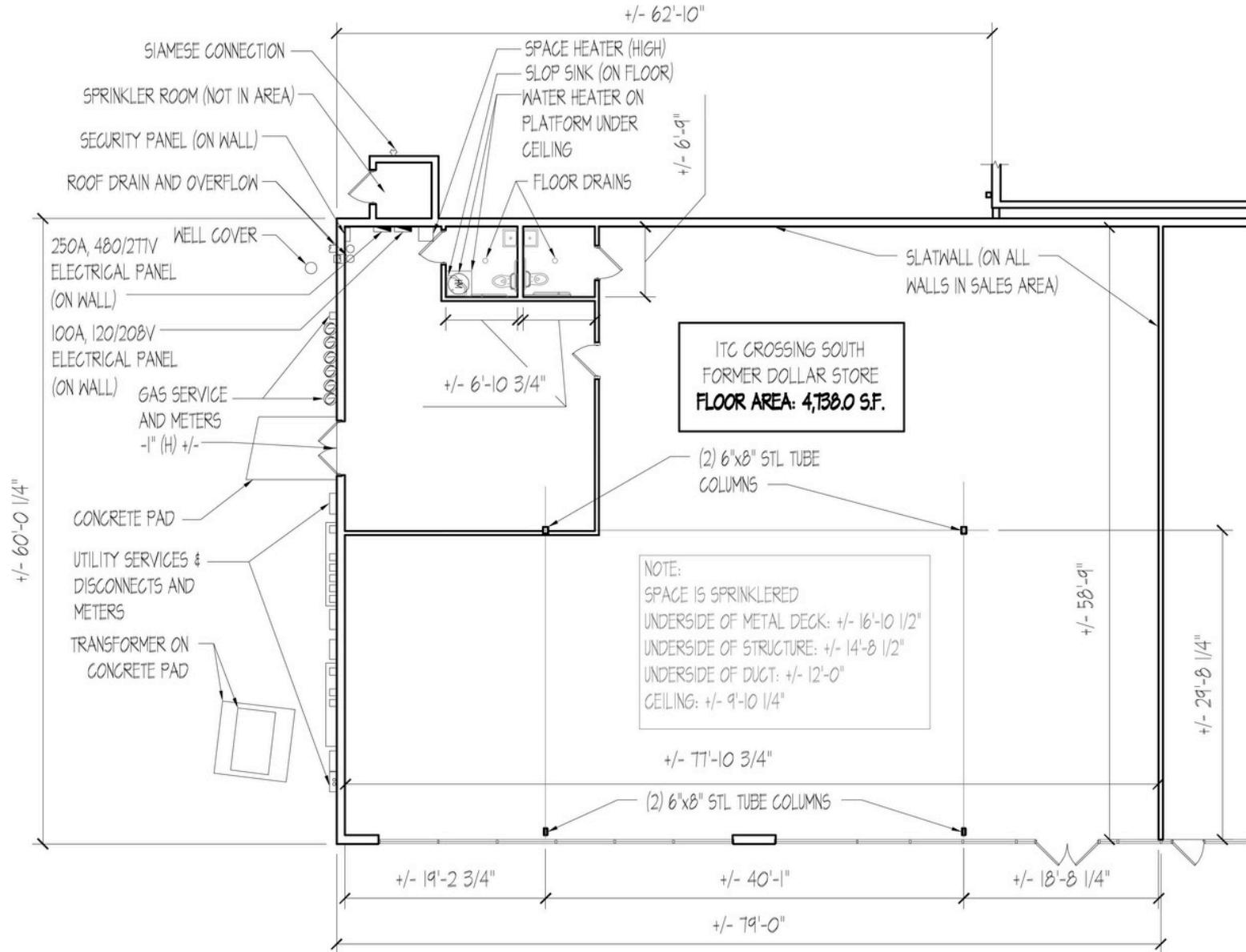








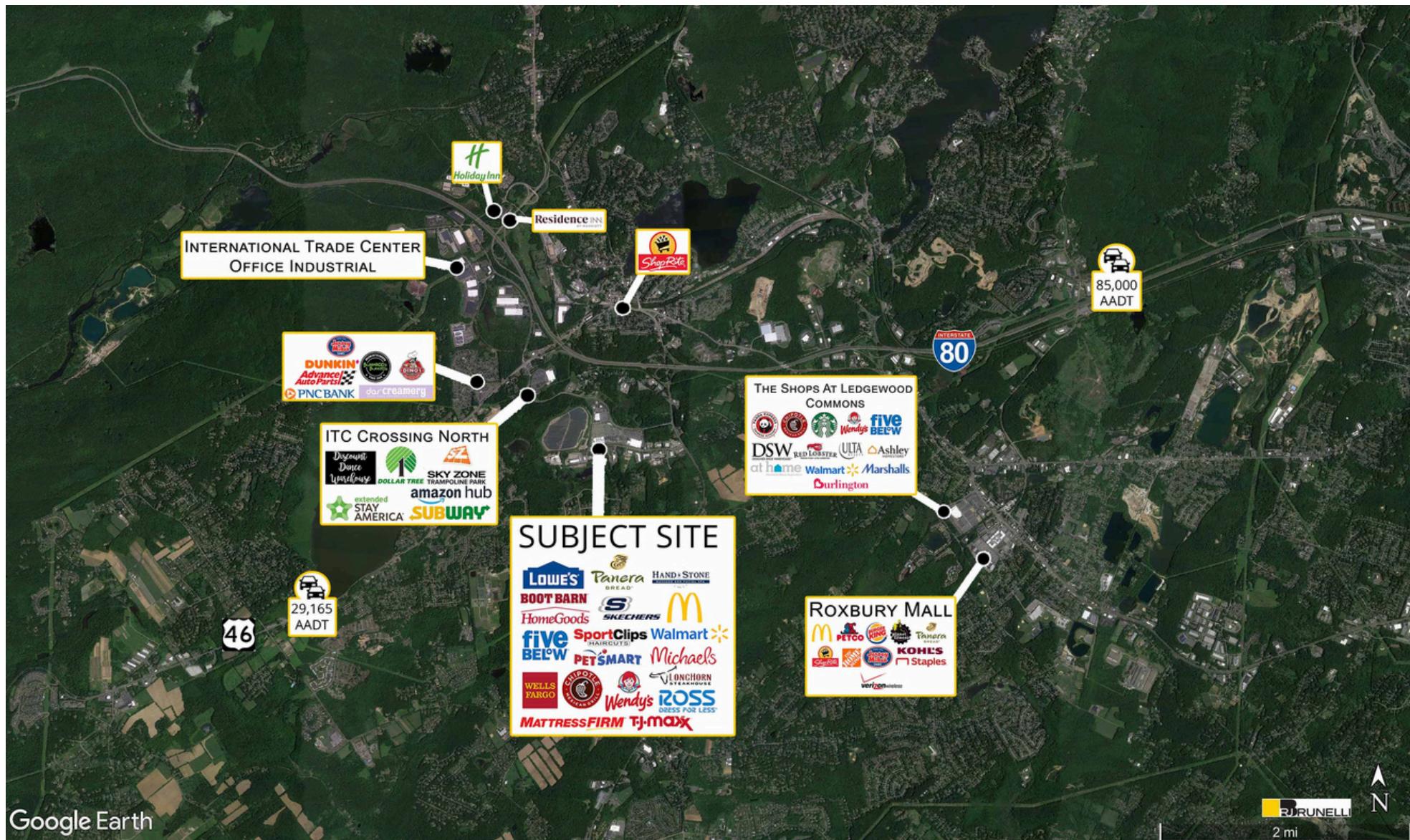
# Space #1: 4,738 SF





## Space #3: 2,400 SF





10-50 International Drive South

AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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**DANIELLE BRUNELLI**

dbrunelli@rjbrunelli.com  
732-721-5800, ext. 29



R.J. Brunelli & Co., LLC,  
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857  
732-721-5800 [www.rjbrunelli.com](http://www.rjbrunelli.com)

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