

For: R.J. Brunelli & Co., Old Bridge, NJ  
From: Parness & Associates, Aberdeen, NJ

*For Immediate Release*

**R.J. BRUNELLI & CO. ANNOUNCES LEASES FOR DOLLAR TREE,  
MAX CHALLENGE, PANCHERO'S AND OTHERS THROUGHOUT NEW JERSEY**

OLD BRIDGE, N.J. (7/12/18) – R.J. Brunelli & Co., LLC today announced the recent completion of a series of leases that will introduce national, regional and local retailers, restaurants and personal service providers to sites across New Jersey.

In its role as Dollar Tree's exclusive real estate representative statewide, R.J. Brunelli brokered eight additional leases for sites in northern, central and southern New Jersey. In Essex County, Dollar Tree is expected to open in July 2018 in an 11,513-square-foot endcap unit at 461 Route 46 in Fairfield. Also in Essex, the chain expects to open in October 2019 in a newly-constructed, 10,000-square-foot endcap space at 13 Cordier Street in Irvington. In Union County, the nation's largest single price-point retailer signed for a 7,625-square-foot inline unit at the Galloping Hill Shopping Center in Union, occupying the former Mande's space. The store is expected to open this September at the 67,973-square-foot center, which is anchored by Seabra Foods.

In Ocean County, Dollar Tree signed a lease for an 11,416-square-foot inline location at Indian Head Plaza on Indian Head Road in Toms River, where it will absorb the former Joyce Leslie space. A September 2018 debut is anticipated at the 240,000-square-foot center anchored by Home Depot and a soon-to-open Ollie's. In Mercer County, the chain signed a deal for a freestanding 9,600-square-foot former office/industrial space at 24 Scotch Road in Ewing that is expected to open in March 2019.

In southern New Jersey's Gloucester County, Dollar Tree signed a lease for a 9,400-square-foot-inline space at Paulsboro Plaza at 545 Broad St. in Paulsboro that is expected to open in Fall 2018. "In particular, Dollar Tree represents another major milestone in the long-awaited redevelopment of the 40,000-square-foot Paulsboro Plaza, where a Sav-A-Lot discount supermarket replaced a vacant Acme last year," said by R.J. Brunelli President/Principal Danielle Brunelli, who brokered this and all the other Dollar Tree deals. "Both anchors and other recently added tenants fulfill important shopping needs for residents in the central part of Paulsboro."

Finally, in Camden County, Dollar Tree is anticipated to open this October in a 10,532-square-foot inline space at Cooper Town Center. Located at 711 Evesham Ave. in Somerdale, the 165,613-square-foot center is anchored by Walmart, Cinemark and L.A. Fitness.

In other transactions, Senior Sales Associate John Lenaz represented the tenant on a 2,500-square-foot lease for Monmouth County's first Pancho's Mexican Grill at Wall Promenade at 1919 Rte. 35 in Wall Township. The fast-casual franchise chain—which currently has over 70 locations in 14 states, including nine in New Jersey—expects to open in October 2018, joining a lineup that includes Aldi, Planet Fitness and Starbuck's. Mr. Lenaz serves as exclusive broker for the franchisee, who previously opened a Pancho's in Marlton, N.J., and is now also looking to expand into Ocean County.

Elsewhere in Monmouth County, R.J. Brunelli represented the landlord in a deal that brought Fit Body Boot Camp to a 2,280-square-foot space at 547 Rte. 35 in Red Bank. The recently opened fitness franchise replaced a Chisel personal training studio at the site, which is anchored by Trampoline Academy.

In neighboring Middlesex County, R.J. Brunelli Chairman/Principal Richard Brunelli and Danielle Brunelli brokered a lease that will bring Sweet Charlies, an ice cream and frozen yogurt shop, to a 1,680-square-foot inline space at Browntown Shopping Center, 2601 Rte.516 in Old Bridge. R.J. Brunelli & Co. serves as exclusive broker for the 93,251-square-foot center, which is anchored by Walgreens and Club Metro.

Moving west to Hunterdon County, the firm represented The Max Challenge, the fast-growing New Jersey-based chain of fitness centers, in its lease for a recently-opened 2,400-square-foot space at Gray Rock Village, 1802 Rte. 31 in Clinton. R.J. Brunelli serves as The Max Challenge's exclusive national leasing representative.

In Mercer County, Senior Sales Associate Alan Gott represented the landlord in a deal that brought Smile Society General Dentistry to a 2,316-square-foot endcap space at Southfield Commons on Princeton-Hightstown Road in West Windsor. The office is expected to open next January at the center, which is anchored by a McCaffrey's Food Market.

Moving south to Atlantic County, Danielle Brunelli represented Atlantic Apothecary on a lease that recently brought the pharmacy to a 2,330-square-foot inline space at Hamilton Commons in Mays Landing. R.J. Brunelli & Co. is the preferred broker for Atlantic Apothecary.

### **About R.J. Brunelli & Co.**

[R.J. Brunelli & Co.](#) serves as exclusive broker for 37 existing retail properties with a combined gross leasable area (GLA) of approximately 2.0 million square feet, and six properties for sale. The properties are located throughout New Jersey. The firm also serves as exclusive or preferred tenant representative for approximately 20 retail, restaurant and service chains. These include a national assignment for The Max Challenge, as well as representation in various New Jersey, New York and Pennsylvania counties for such major companies as Dollar Tree, Sally Beauty Supply, TCC Verizon Wireless, Jersey Strong, Urban Bricks Pizza, Modern Acupuncture, European Wax Center, and Turning Point.

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