

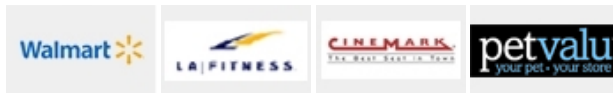
CooperTowne Center

711 Evesham Avenue
Somerdale, NJ 08083



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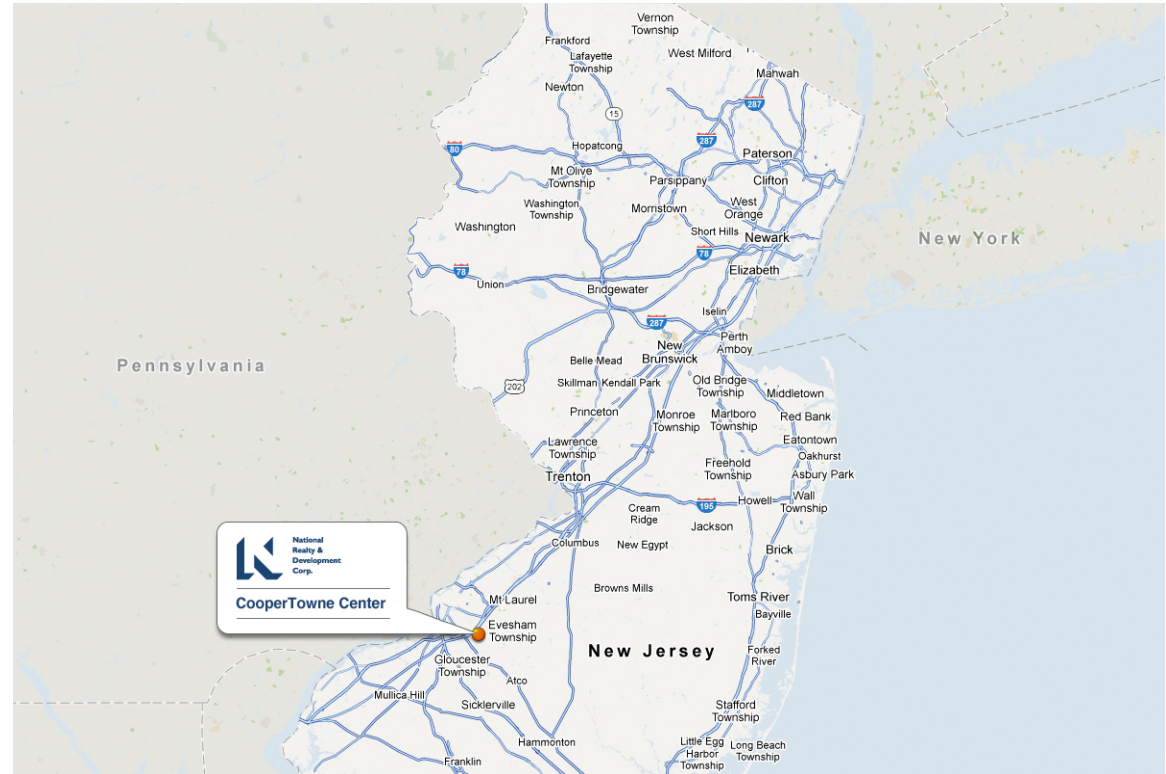


GROSS LEASABLE AREA
366,865 sf

PARKING
1,925

PARKING RATIO
5.2/1,000

Demographics			
	3 miles	5 miles	10 miles
Daytime Population	42,971	127,554	546,455
Population	91,690	259,194	925,764
Households	37,275	107,701	375,556
Avg HH Income	\$96,904	\$88,980	\$82,592
Med HH Income	\$70,573	\$67,290	\$61,185



Details

- Pedestrian-friendly "main street" design.
- Signalized intersection at the White Horse Pike and Evesham Avenue.
- New municipal road connects center to the White Horse Pike and Kennedy Blvd.
- Traffic counts of **3,600 vehicles per day** within the shopping center.
- Traffic counts of **35,000 vehicles per day** on the White Horse Pike (Route 30) and **15,800 vehicles per day** on Evesham Avenue (Route 544).
- 2 1/2 miles from I-295; 1/3 mile from the PATCO high-speed rail line; 12 miles from Philadelphia.

CooperTowne Center

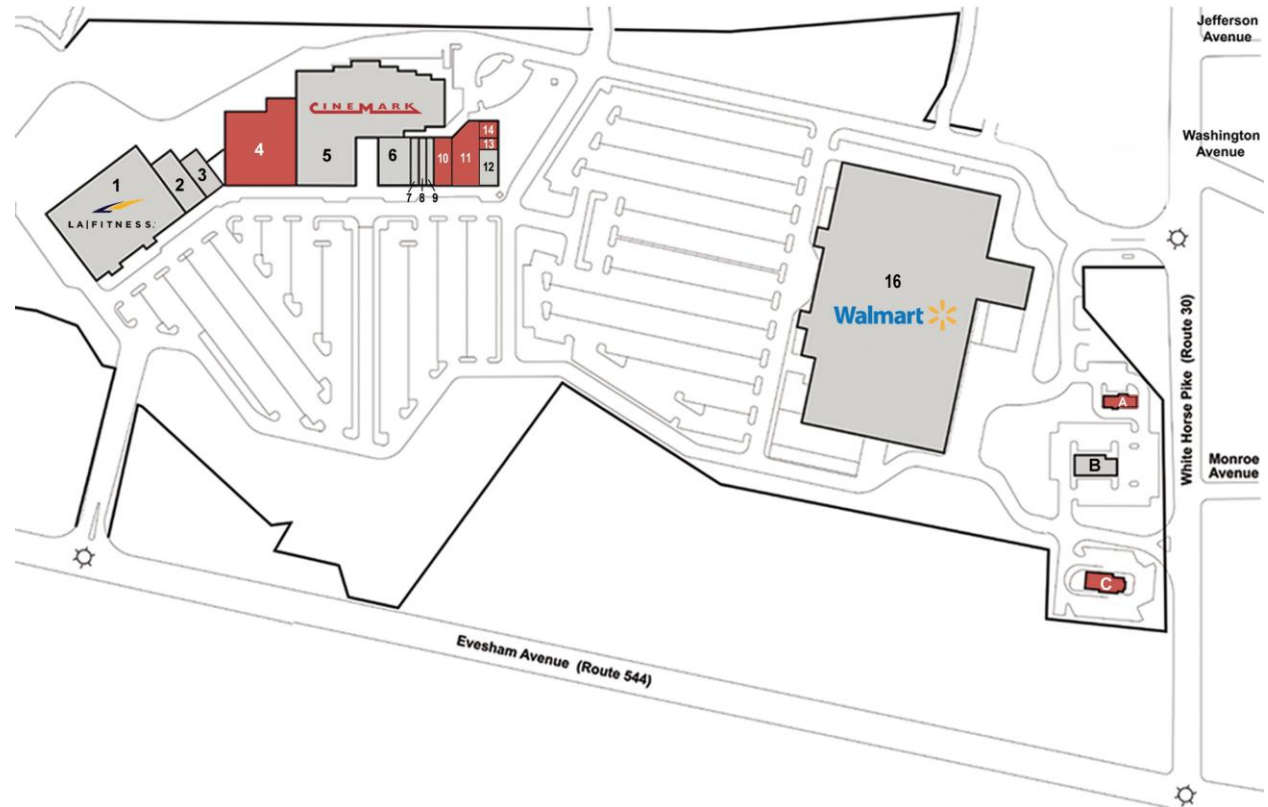
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Space Available

4	24,030 sf	14	1,900 sf
10	3,274 sf	A	Pad A
11	6,035 sf	C	Pad C
13	1,500 sf		

Current Tenants

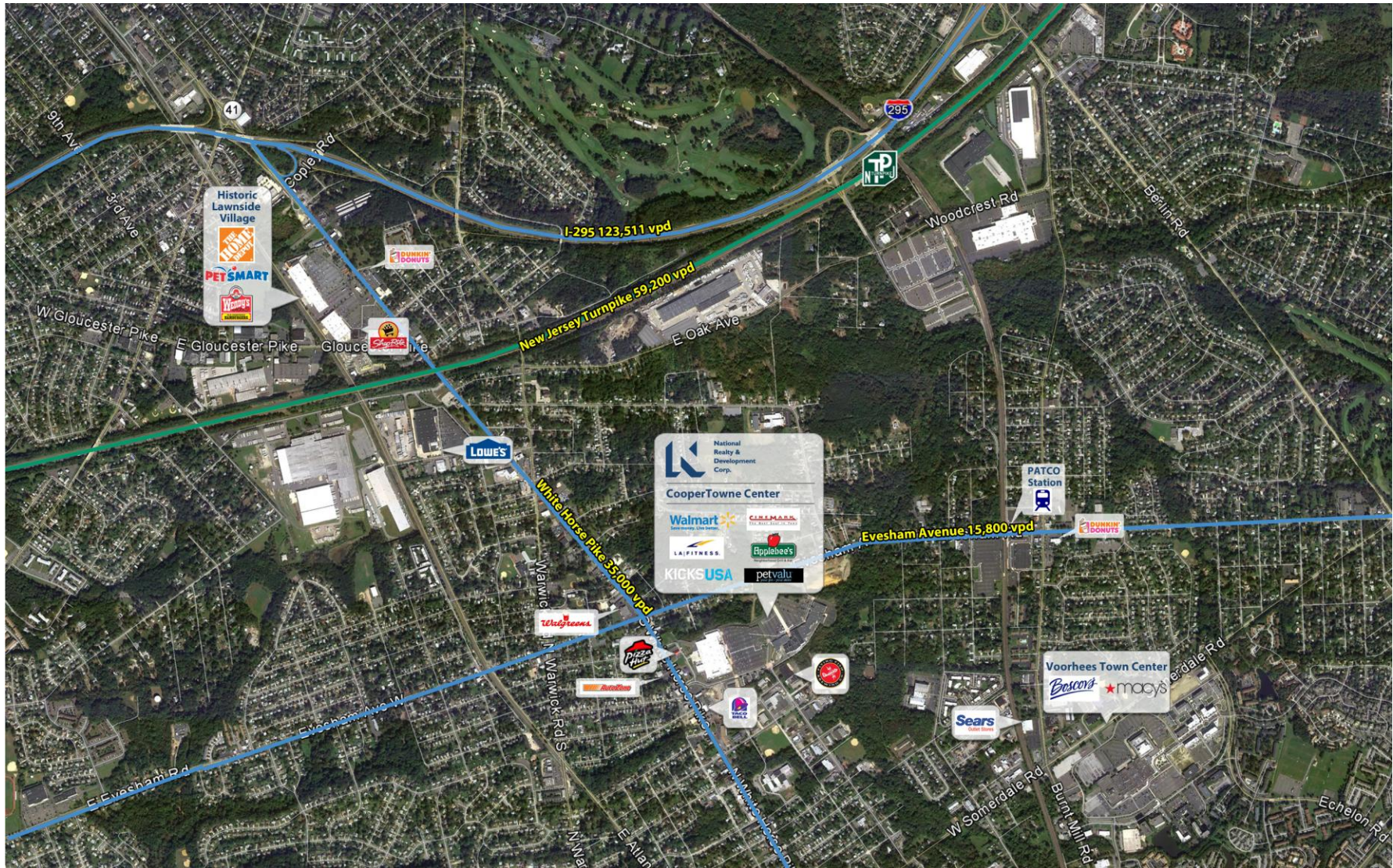
1	LA Fitness	8	Nail Salon
2	Dollar General	9	Great Clips
3	KicksUSA	12	petvalu
5	Cinemark Theatres	17	Walmart Supercenter
6	Applebee's	B	Pizza Hut
7	GameStop		



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Trade Area



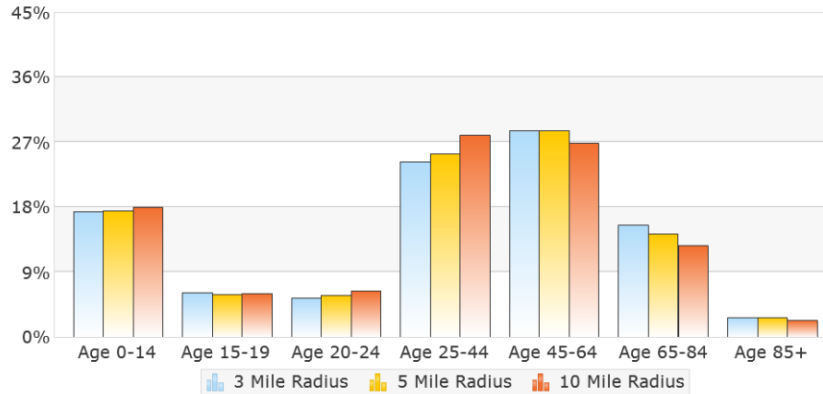
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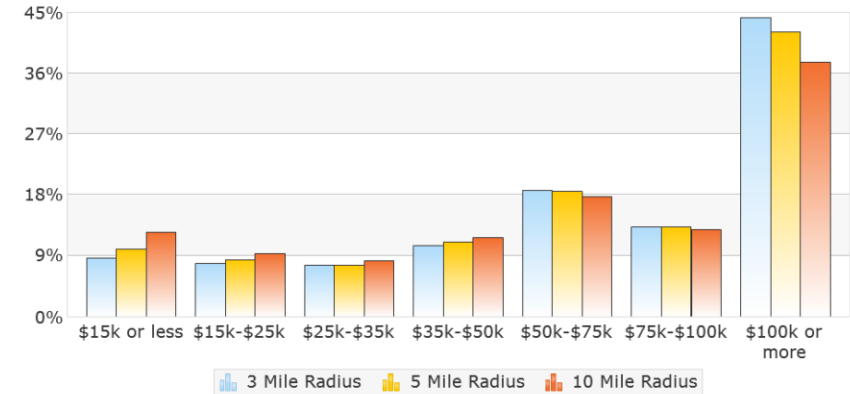
Demographic Summary Report

TOTAL POPULATION (2015)

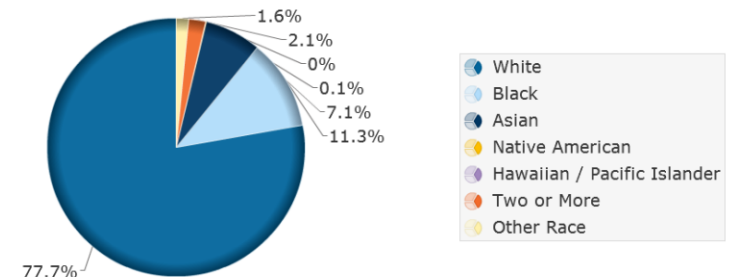


POPULATION	3 MILES	5 MILES	10 MILES
2000 Census	94,011	261,921	897,509
2010 Census	93,248	262,448	924,806
2015 Projection	91,690	259,194	925,764
2020 Projection	91,365	258,015	930,738
Growth 2000-2010	-0.80%	0.20%	3.00%
Daytime Population	42,971	127,554	546,455
INCOME	3 MILES	5 MILES	10 MILES
Average Household Income	\$96,904	\$88,980	\$82,592
Median Household Income	\$70,573	\$67,290	\$61,185
HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2015 Projection	37,275	107,701	375,556
2020 Projection	38,386	110,792	387,765
HOUSEHOLDS BY TENURE (2015)	3 MILES	5 MILES	10 MILES
Owner Occupied	27,204	74,193	249,439
Renter Occupied	10,071	33,508	126,117
Vacant	1,295	3,641	16,213
Total	38,570	111,342	391,769

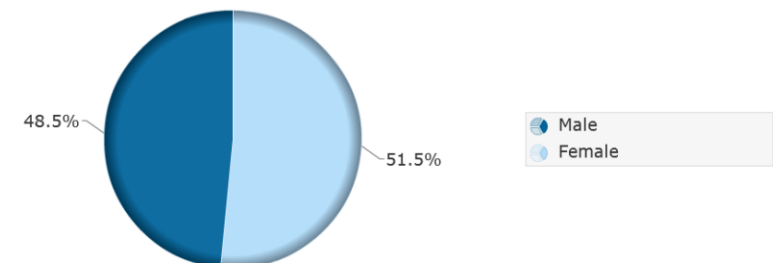
HOUSEHOLDS BY INCOME (2015)



3-MILE POPULATION BY ETHNICITY



3-MILE BREAKDOWN BY GENDER



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About NRDC

Founded more than 50 years ago, NRDC has built a reputation as one of the leading privately-held commercial real estate ownership and development firms in the United States.

Headquartered in Purchase, New York, our team of highly-experienced professionals has a thorough commitment to excellence and a passion for real estate. We possess a sophisticated understanding of the ever-changing landscape of the real estate industry, enabling us to cultivate strong relationships and consistently develop successful projects.

Our Successful Portfolio

NRDC's portfolio is comprised of 78 projects in 14 states, consisting of retail power centers, grocery-anchored community shopping centers, and corporate/industrial business parks. Our retail centers are among the most successful in their respective trade areas. We understand the vital importance of establishing and maintaining the right merchandising mix needed to maximize sales for our tenants and thus ensure the long-term viability of our retail portfolio.

The Principals of NRDC purchased the Hudson's Bay Company located in Canada, which presently owns both Saks Fifth Avenue and Lord & Taylor in the U.S. Hudson's Bay Company is now a public entity with the Principals of NRDC being the largest non-institutional stockholders with seats on the Board and holding the Office of Chairman.

Hudson's Bay Company recently purchased Kaufhof, the #1 department store company in Germany, which operates 119 stores in Germany and Belgium. Hudson's Bay Company owns 464 locations in 4 countries with \$13B in revenue.

