

The Shoppes at Middletown

835 Route 35
Middletown, NJ 07748



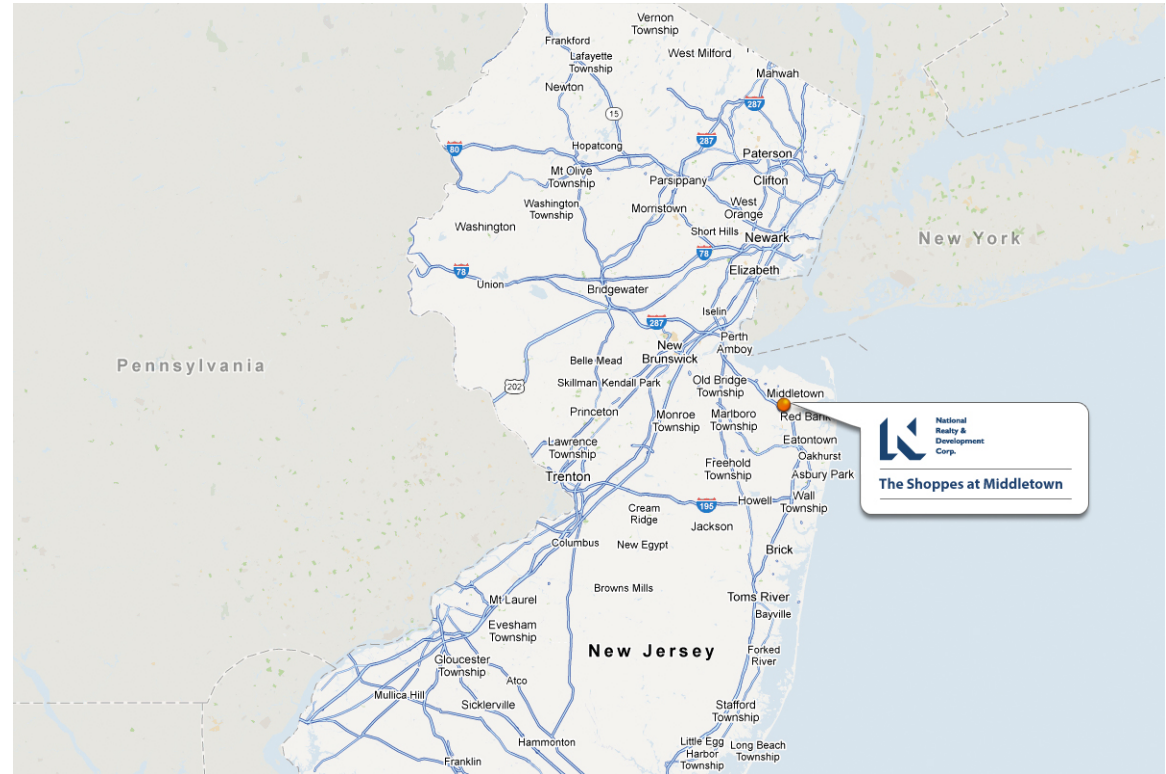
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GROSS LEASABLE AREA
340,000 sf

 Demographics	3 miles	5 miles	7 miles
Daytime Population	20,386	66,286	100,630
Population	51,440	134,824	209,538
Households	19,000	49,997	79,241
Avg HH Income	\$127,984	\$121,755	\$122,461
Med HH Income	\$98,056	\$90,260	\$88,861



Details

- A 340,000 square-foot town center featuring a specialty grocery store, upscale national retailers and restaurants, local boutique shops and a luxury cinema with a dine-in theater experience.
- Located at the intersection of Route 35 and Kings Highway East in the Township of Middletown.
- Traffic signalized intersections on North and Southbound lanes of Route 35 and on Kings Highway East.
- Traffic counts of **37,272 vehicles per day** on Route 35.
- There are 185,000 residents living within the immediate trade area earning an average household income of \$140,000.
- Visit www.shoppesatmiddletown.com for more detailed information.

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Space Available

2	17,200 sf	A	Pad A
3A	26,550 sf	B	Pad B
3B	25,922 sf	C	Pad C
4	31,300 sf	D	Pad D
5	98,600 sf	E	Pad E
7	44,850 sf	F	Pad F

Current Tenants

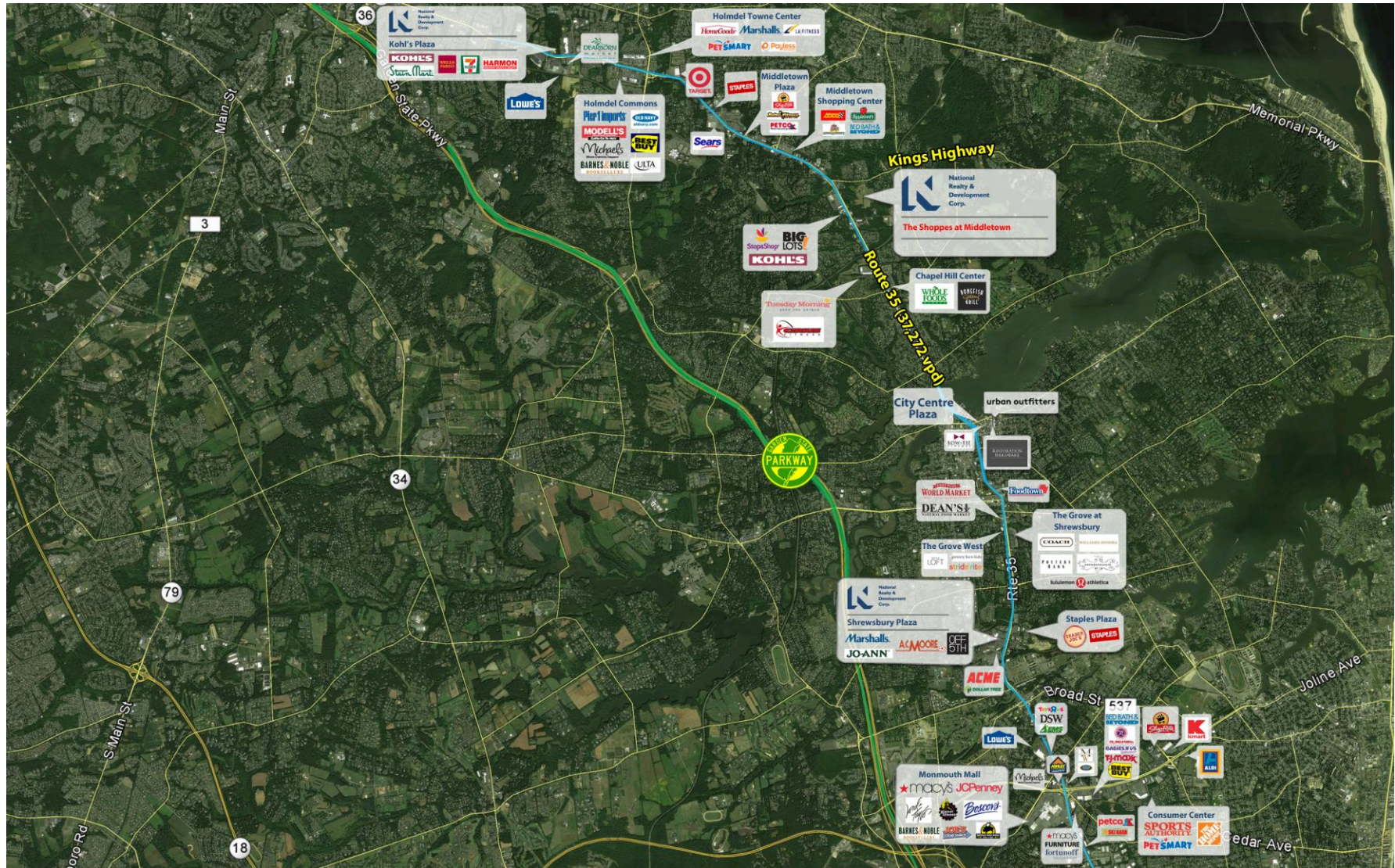
1	Cinemex	8	Spirits Unlimited
6	Pet Supplies Plus		



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Trade Area



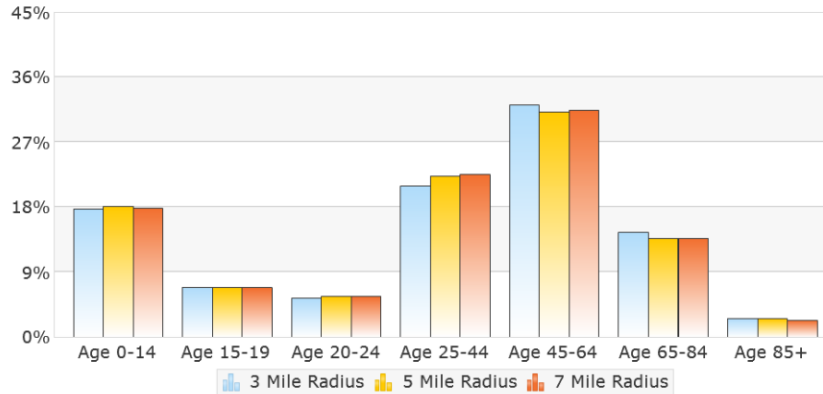
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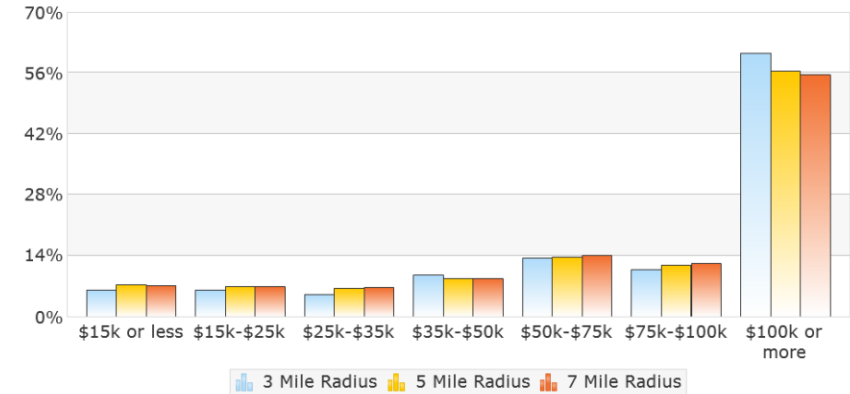
Demographic Summary Report

TOTAL POPULATION (2015)

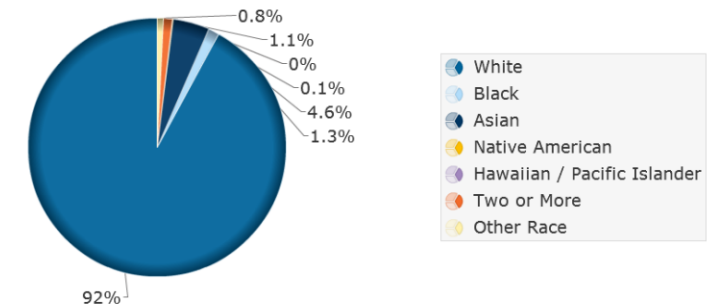


POPULATION	3 MILES	5 MILES	7 MILES
2000 Census	51,823	134,416	210,930
2010 Census	51,880	134,687	209,097
2015 Projection	51,440	134,824	209,538
2020 Projection	52,427	138,313	214,732
Growth 2000-2010	0.10%	0.20%	-0.90%
Daytime Population	20,386	66,286	100,630
INCOME	3 MILES	5 MILES	7 MILES
Average Household Income	\$127,984	\$121,755	\$122,461
Median Household Income	\$98,056	\$90,260	\$88,861
HOUSEHOLDS	3 MILES	5 MILES	7 MILES
2015 Projection	19,000	49,997	79,241
2020 Projection	19,565	51,812	82,035
HOUSEHOLDS BY TENURE (2015)	3 MILES	5 MILES	7 MILES
Owner Occupied	16,352	39,844	61,756
Renter Occupied	2,648	10,153	17,485
Vacant	610	2,013	3,609
Total	19,610	52,010	82,850

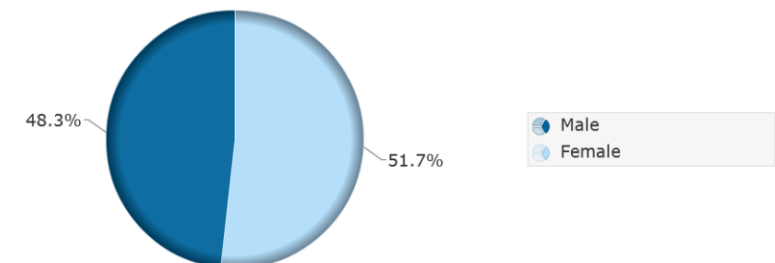
HOUSEHOLDS BY INCOME (2015)



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.

