



The Real Estate Investment Professionals

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DEVELOPMENT OPPORTUNITY

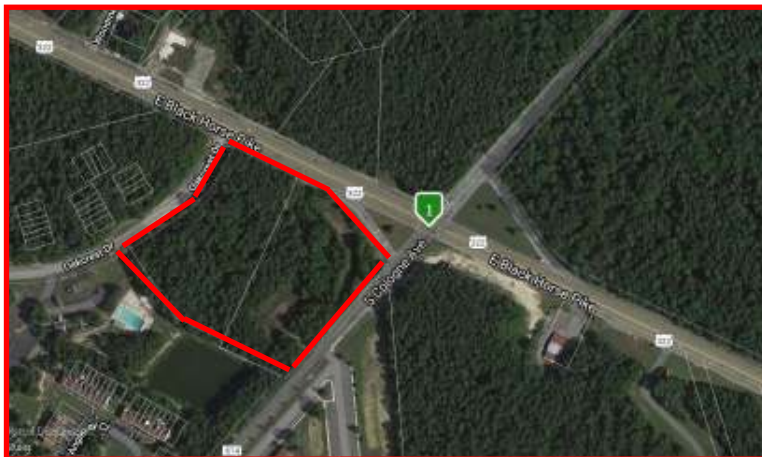
8.33+/- ACRES

Prime Location !

4800 Black Horse Pike at Cologne Ave., Mays Landing

Hamilton Township

Atlantic County, New Jersey



IDEAL FOR

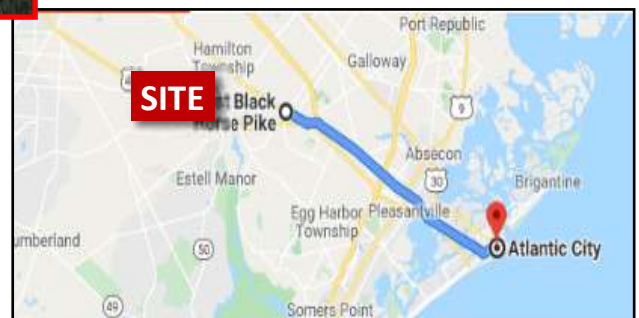
Medical Complex

Skilled Nursing Facility

Assisted Living Facility

Re-Hab Facility

Public Water & Sewer



20 Minutes to Atlantic City

15 Minutes to AC International Airport

Exclusive Offering

MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY

TABLE OF CONTENTS

Executive Summary.....	1
Aerial Map	2
Previously Approved Retail Center	3
Area Map	5
Demographics	6
Confidentiality & Disclaimer.....	9

MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY

EXECUTIVE SUMMARY

Prestige Group Is Proud To Present The Exclusive Offering Of A

DEVELOPMENT OPPORTUNITY

Hamilton Township

Atlantic County, New Jersey

4800 Black Horse Pike, Mays Landing, New Jersey 08330

8.33+/- Acres

The property is 8.33+/- acres. It is situated on the Black Horse Pike (Route 322), just west of The Hamilton Mall. The Black Horse Pike is one of the main arteries from metro Philadelphia to Atlantic City and all South Jersey shore points.

The property has street frontage on 3 streets. It sits on the well traveled corner of Black Horse Pike and Cologne Ave. which has a traffic light. The property is easily accessible from the Black Horse Pike from both east and west travel.

Just 20 minutes miles from Atlantic City, the property has great visibility from the Black Horse Pike; both easterly and westerly travel.

The site is served by public water and public sewer.

The property is just 20 minutes to Atlantic City and 15 minutes to the Atlantic City International Airport. It is centrally located to all the attractions Atlantic County has to offer.

The property is zoned Highway Commercial which allows for a medical complex, skilled nursing facility or convalescent center.

The site was previously approved for a retail center with 2 pad sites. The approval time lapsed. As a retail center is a conforming use with the current zoning it is assumed the Township would approve this type of project.

The property had been approved for a retail strip center with two pad sites totaling 50,000+/-sf:

Up to 34,800sf Strip Center for Lease

Pad Site for 3,520sf Building for Sale or Lease

Pad Site for 12,500sf Building for Sale or Lease

Zoned: Highway Commercial

Retail

Medical Complex

Nursing Home

Convalescent Center

Convenience Food Store

New Car Sales & Service

Restaurant

Professional Offices

Drive-in or Fast Food Restaurant

Bank

Drug Store

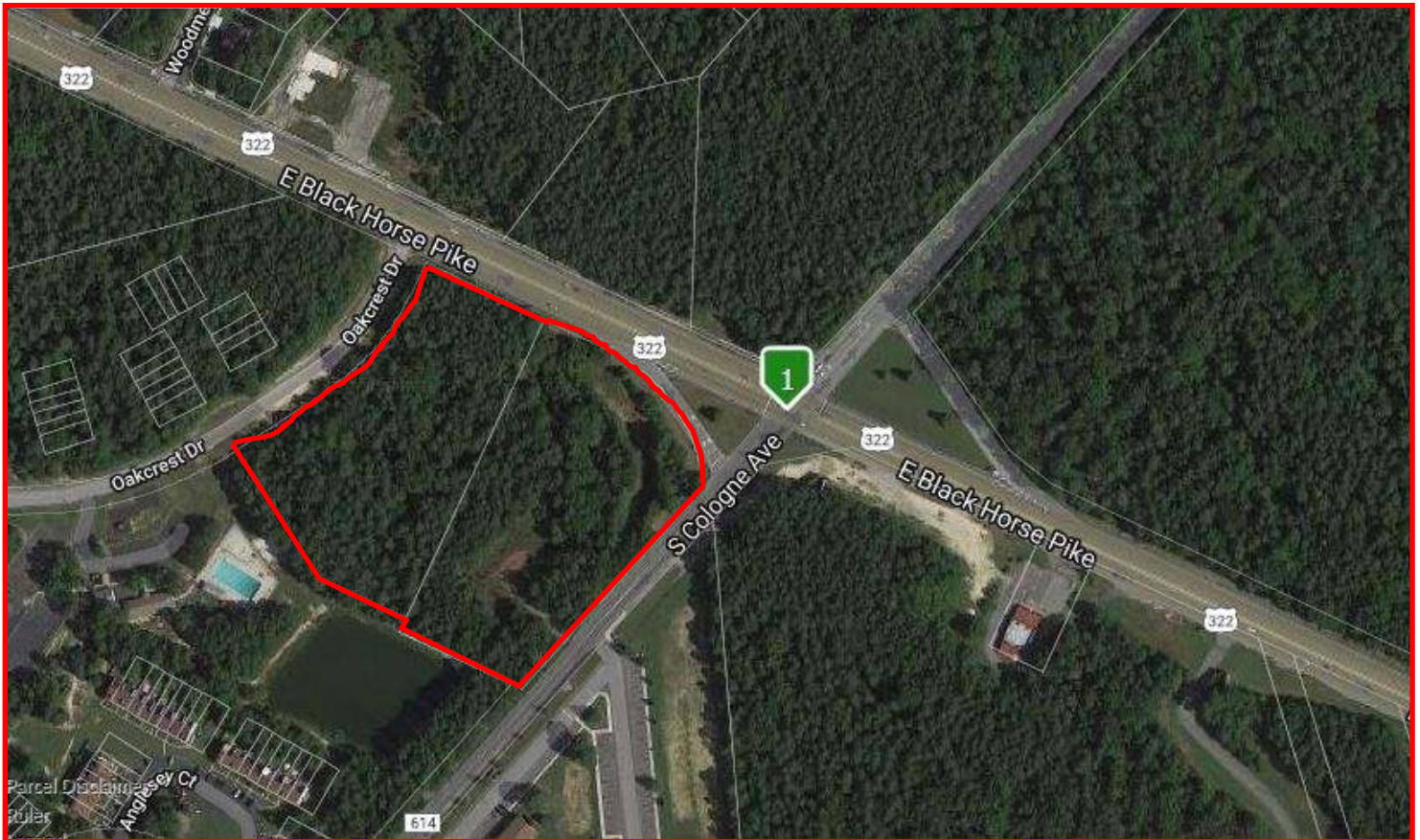
General Business Establishments

Nursery and Garden Products

Dry Cleaning

Agricultural Commercial

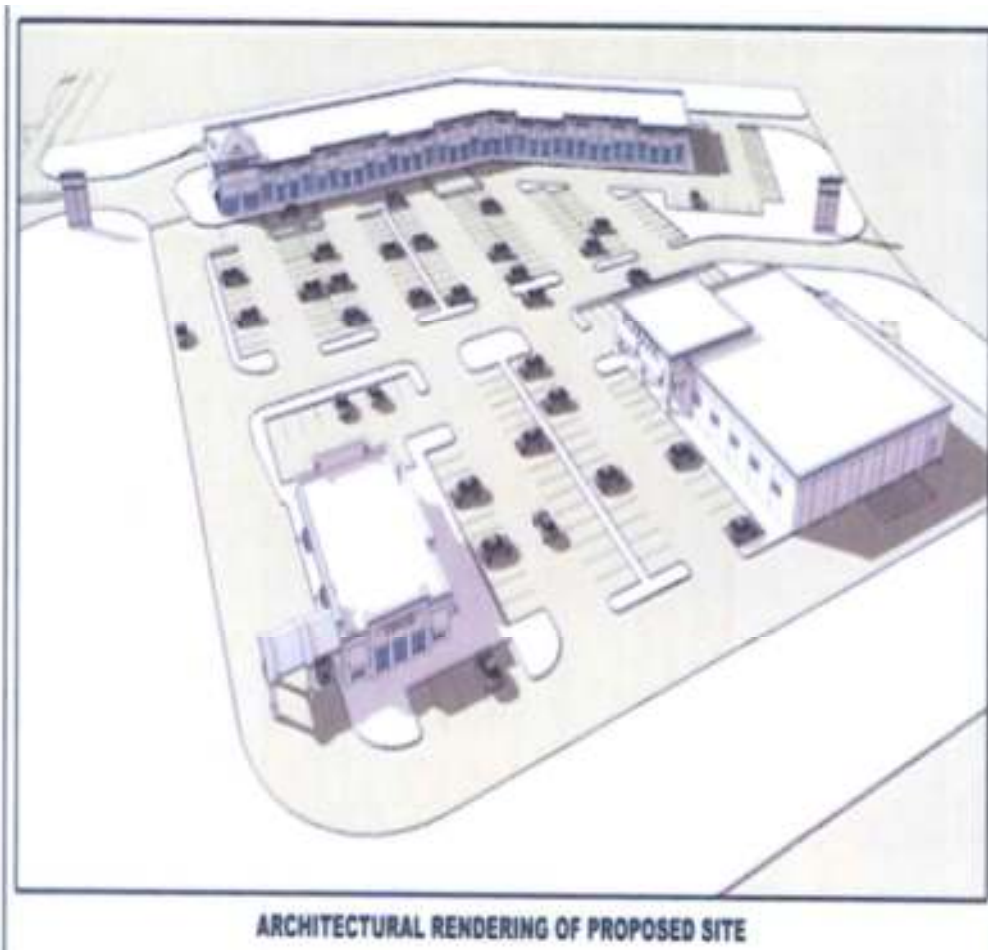
MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY AERIAL MAP



MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY PREVIOUSLY APPROVED RETAIL CENTER

PREVIOUSLY APPROVED RETAIL CENTER

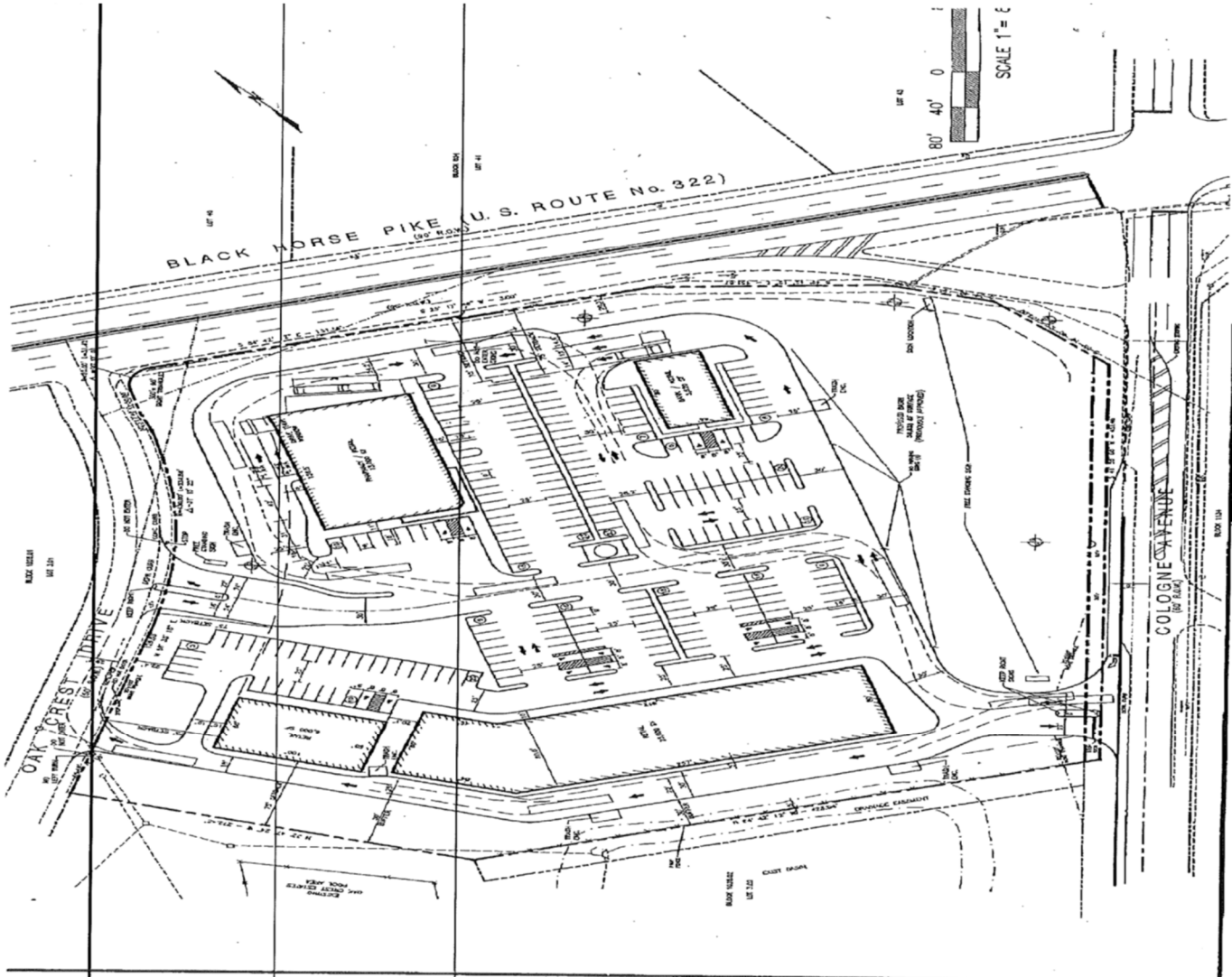
- ◆ Up to 34,800sf Strip Center for Lease
- ◆ Pad Site for 3,520sf Building for Sale or Lease
- ◆ Pad Site for 12,500sf Building for Sale or Lease



MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY

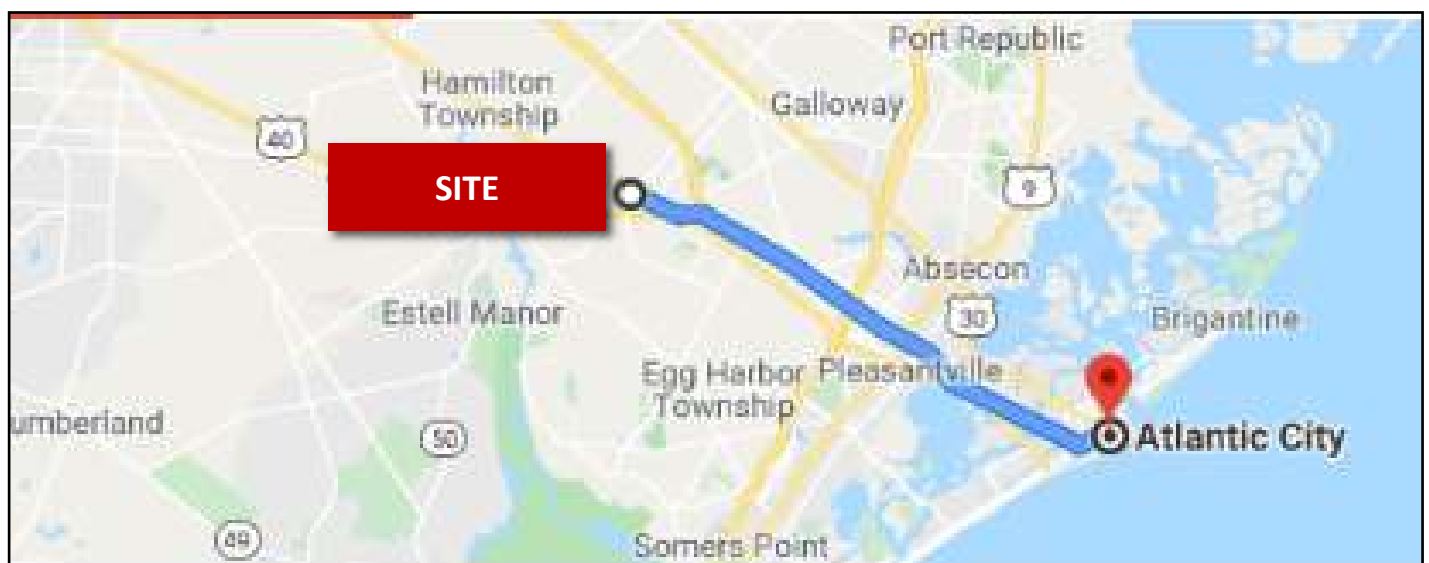
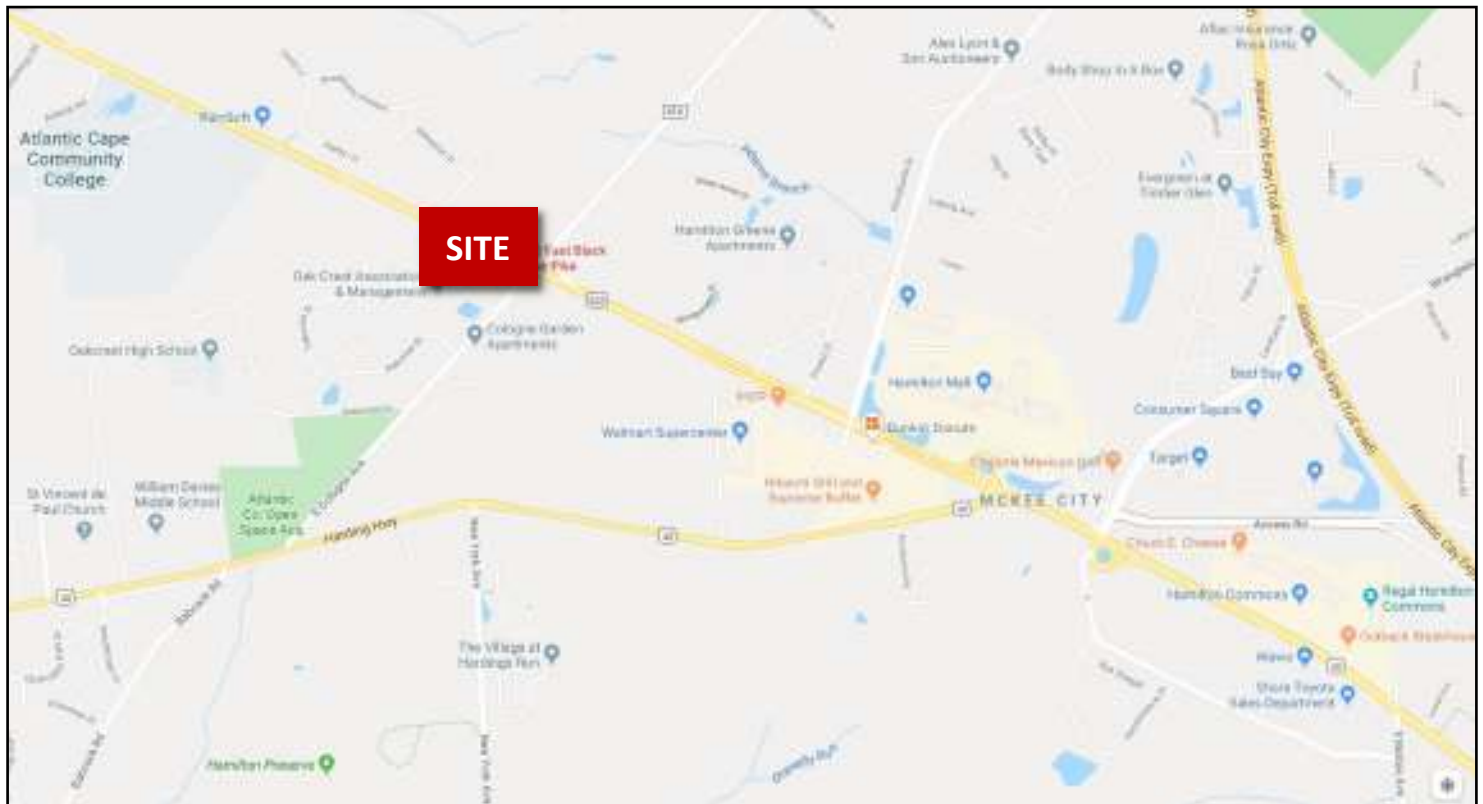
PREVIOUSLY APPROVED RETAIL CENTER

PREVIOUSLY APPROVED RETAIL CENTER



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AREA MAPS



20 MINUTES TO ATLANTIC CITY

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ATLANTIC COUNTY DEMOGRAPHICS



Atlantic County leads the tourism industry in New Jersey, employing nearly 50,000 workers and generating \$6.7 billion dollars in annual revenue in 2016. the region's aviation infrastructure is among the most advanced in the nation. The Atlantic City International Airport provides convenient global access to the area, and the Federal aviation Administration William J. Hughes Technical Center is at the forefront of airspace and defense research and innovation.

From commercial farms and fisheries to a food and beverage distributors, the county's agricultural assets make it ideally suited for food businesses to grow.

Atlantic County is also home to Stockton University, pristine beaches, a robust public park system, world class golf courses, winery and brewery trails, a National Blue Ribbon High School, and Atlantic City - the Entertainment Capital of the Jersey Shore.

KEY INDUSTRIES



Aviation



Tourism



Food & Agriculture

MAJOR PRIVATE SECTOR EMPLOYERS

COMPANY	INDUSTRY
Harrah's Resort	Hospitality
Caesar's Entertainment	Hospitality
Trump Entertainment	Hospitality
Borgata Hotel Casino & Spa	Hospitality
FAA Technical Center	Aircraft/Aerospace
Bally's Park Place	Hospitality
Resorts Casino Hotel	Hospitality

Source: chosennj.com
Censusreporter.org

www.PrestigeGroup.com



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ATLANATIC COUNTY DEMOGRAPHICS

Age

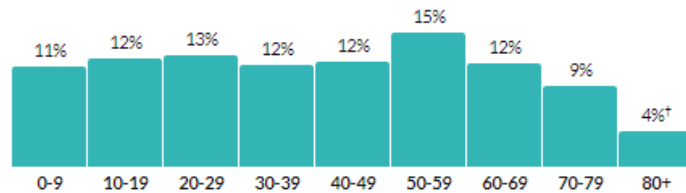
41.9

Median age

a little higher than the figure in New Jersey: 40

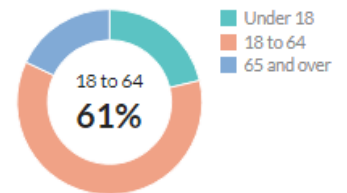
about 10 percent higher than the figure in United States: 38.2

Population by age range



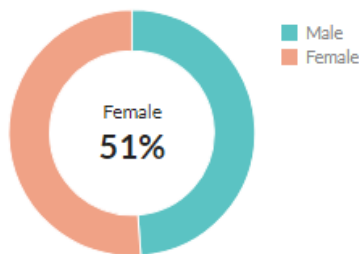
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Population by age category



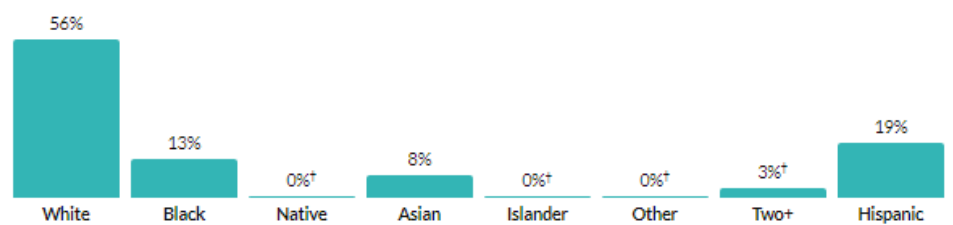
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Sex



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Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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Income

\$32,590

Per capita income

about three-quarters of the amount in New Jersey: \$42,815

a little less than the amount in United States: \$33,831

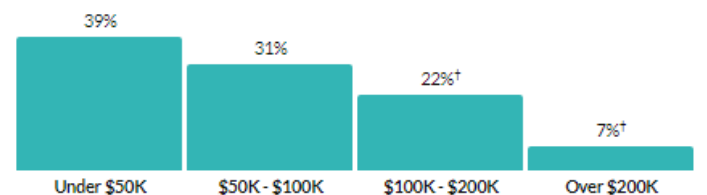
\$61,212

Median household income

about three-quarters of the amount in New Jersey: \$81,740

about the same as the amount in United States: \$61,937

Household income



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Poverty

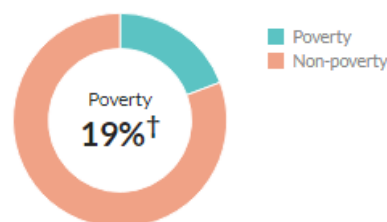
12.9%

Persons below poverty line

about 1.4 times the rate in New Jersey: 9.5%

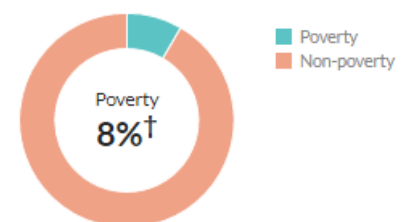
about the same as the rate in United States: 13.1%

Children (Under 18)



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Seniors (65 and over)



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ATLANTIC COUNTY DEMOGRAPHICS

Households

96,981

Number of households

New Jersey: 3,249,567

United States: 121,520,180

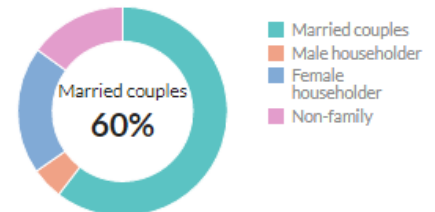
2.7

Persons per household

about the same as the figure in New Jersey: 2.7

about the same as the figure in United States: 2.6

Population by household type



Units & Occupancy

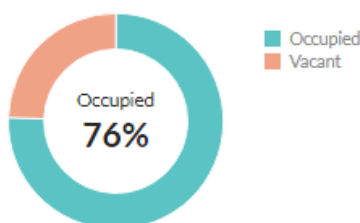
128,408

Number of housing units

New Jersey: 3,628,198

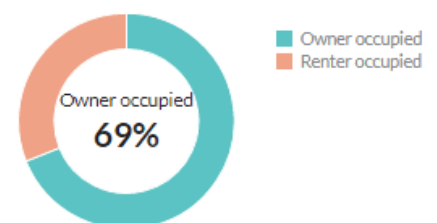
United States: 138,539,906

Occupied vs. Vacant



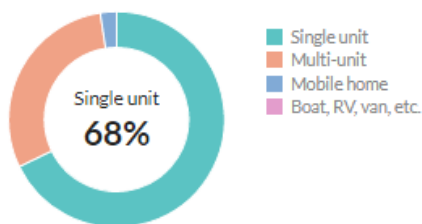
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Ownership of occupied units



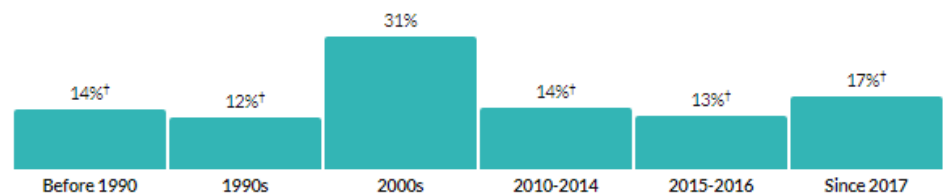
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Types of structure



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Year moved in, by percentage of population



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Value

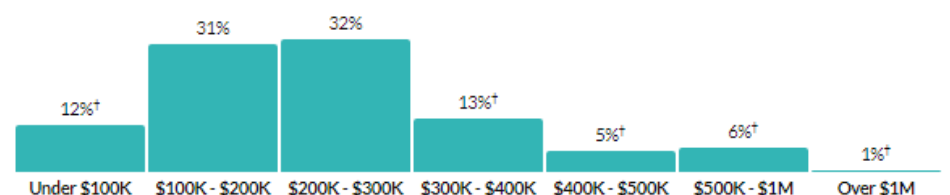
\$219,300

Median value of owner-occupied housing units

about two-thirds of the amount in New Jersey: \$344,000

a little less than the amount in United States: \$229,700

Value of owner-occupied housing units



MAYS LANDING, NJ • DEVELOPMENT OPPORTUNITY

CONFIDENTIALITY AND DISCLAIMER

PROPERTY ADDRESS: 4800 Black Horse Pike, Mays Landing, NJ

This Offering Memorandum has been prepared by Prestige Group (hereafter known as Prestige) and, does not purport to be all-inclusive. All projections have been developed by Prestige, the Owners and designated sources and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Prestige or the Owners, and therefore are subject to variation. Prestige, Owners and its employees disclaim any and all liability for inaccuracies, representations and warranties, expressed and implied, contained in, or for omissions from Offering Memorandum or any other written or oral communication transmitted or made and we expect prospective purchasers to exercise due diligence to verify all information.

The Owners reserve the right, in their sole discretion, to reject any and all expressions of interest or offers regarding the Property at any time with or without notice. The Owners shall have no legal commitment or obligation to any entity making an offer to purchase the Property unless and until a written agreement of sale for the purchase of the Property has been fully executed, delivered and approved by the Owners and its legal counsel. Prestige is not authorized to make any representations or agreements on behalf of Owners.

By accepting this Offering Memorandum, Buyer agrees (I) to hold and treat it in the strictest of confidence, (II) not to disclose the offering Memorandum or any of its contents to any other entity (except outside advisors retained by you) without the prior written authorization of the Owners or Prestige (III) not to use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owners or Prestige.

In consideration for this introduction, Buyer agrees that should Buyer enter into negotiations or agreements with respect to the Property the same shall be done through Prestige. In the event that Buyer violates this Agreement, both Prestige and Owner(s) shall be entitled to all remedies provided by law, including, but not limited to, injunctive relief and damages. In the event that Buyer disclosed the availability of this property to a third party and this third party or the Buyer purchases the above Property without Prestige, then Buyer in addition to the remedies specified herein, will responsible for the payment of Prestige's commission.

Buyer acknowledges that they are working with Prestige as Exclusive Broker and Buyers are not represented by any other real estate broker or agent. Buyer also agrees that they will not contact Owner or Owner's Employees directly or indirectly under any circumstances. Additional information and an opportunity to inspect the Property will be made upon request to Prestige.

Prestige, understands and acknowledges that if the Potential Buyer is a "publicly traded company" on the New York Stock Exchange, and that the existence of discussion regarding Potential Buyer's interest in the Potential Transaction may be material non-public information about Potential Buyer. Prestige, Owner and their respective affiliates and Representatives will comply with all federal and state securities laws as they relate to the purchasing or selling of securities of Potential Buyer after receipt of material non-public information about Potential Buyer.

ACKNOWLEDGED, AGREED AND ACCEPTED this _____ day of _____, 2019, by

Buyer's Signature

Buyers Company (Print)

Buyer's Name (Print)

Buyer's Email Address (Print)

Buyer's Mailing Address (Print)

Buyer's Cell Number (Print)

Buyer's Office Number

Buyer's Fax Number

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