



THE SHOPPES AT WEXFORD | LUMBERTON, NJ

Property/Area Description

Location	1788 Route 38 Lumberton, NJ
Size/SF Available	2,000 - 60,000 sf available
Lease Price	Call for more information
Signage	Pylon and store signage
Parking	Ample parking

Property/Area Description

- ▶ Pad Sites available from 2,000-60,000 square feet
- ▶ A total of 108,000 +/- sf of retail/commercial is anticipated
- ▶ Retail center offers availability for local shopping, major retailers and big box grocers and retailers
- ▶ Expected population to increase by approximately 1,000 people within 0.25 miles of the shopping center due to this development alone. Future development phases are anticipated on an adjacent property
- ▶ Located on Route 38 in the fast growing Township of Lumberton
- ▶ Bruce Paparone Homes to construct 92 single family home sites in the same development
- ▶ 300 apartments to be constructed behind the retail
- ▶ Located directly next to an established Wal-Mart and within a Redevelopment Area
- ▶ Turn-key, warm vanilla shell, cold dark shell, or ground lease all considered
- ▶ Anticipated to be shovel ready in Q3 2019



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

Expected Apartments*

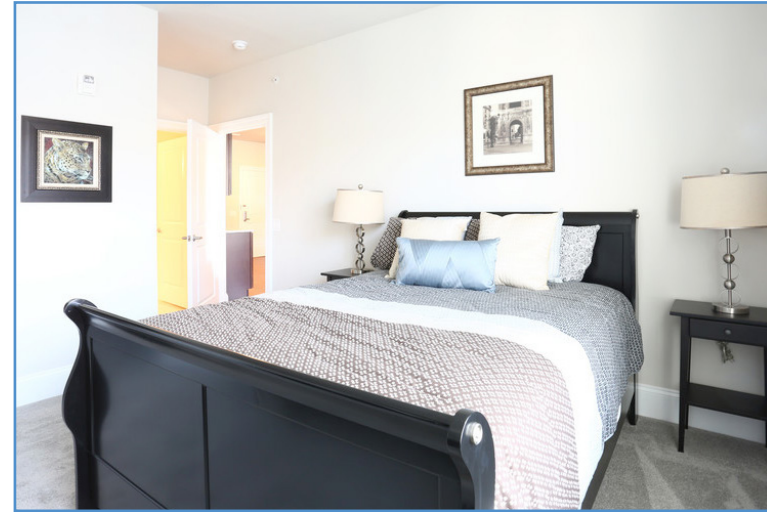
Unit Type	Building SF	Average SF per Unit	Building Units
Market Rate Units			
A - 1BD/ 1BA	33,750	675	50
B - 1BD/ 1BA	32,550	775	42
C - 1BD/ 1BA DEN	40,000	800	50
D - 2BA/ 1BA	21,250	850	25
E - 2BD/ 2BA	48,750	975	50
F - 2BD/ 2BA	47,150	1150	41
Total	223,450		258
Affordable Units 14% of total units			
B - 1BD/ 1BA	1,550	775	2
B - 1BD/ 1BA		775	3
B - 1BD/ 1BA		775	3
D - 2BA/ 1BA	1,700	850	2
D - 2BA/ 1BA		850	10
D - 2BA/ 1BA		850	13
F - 3BD/ 2BA		1150	2
F - 3BD/ 2BA		1150	3
F - 3BD/ 2BA	4,600	1150	4
Total	7,850		42
Subtotal	231,300		300

*300 apartments are expected with an average rental rate of \$1435/month.



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Market Rate Units



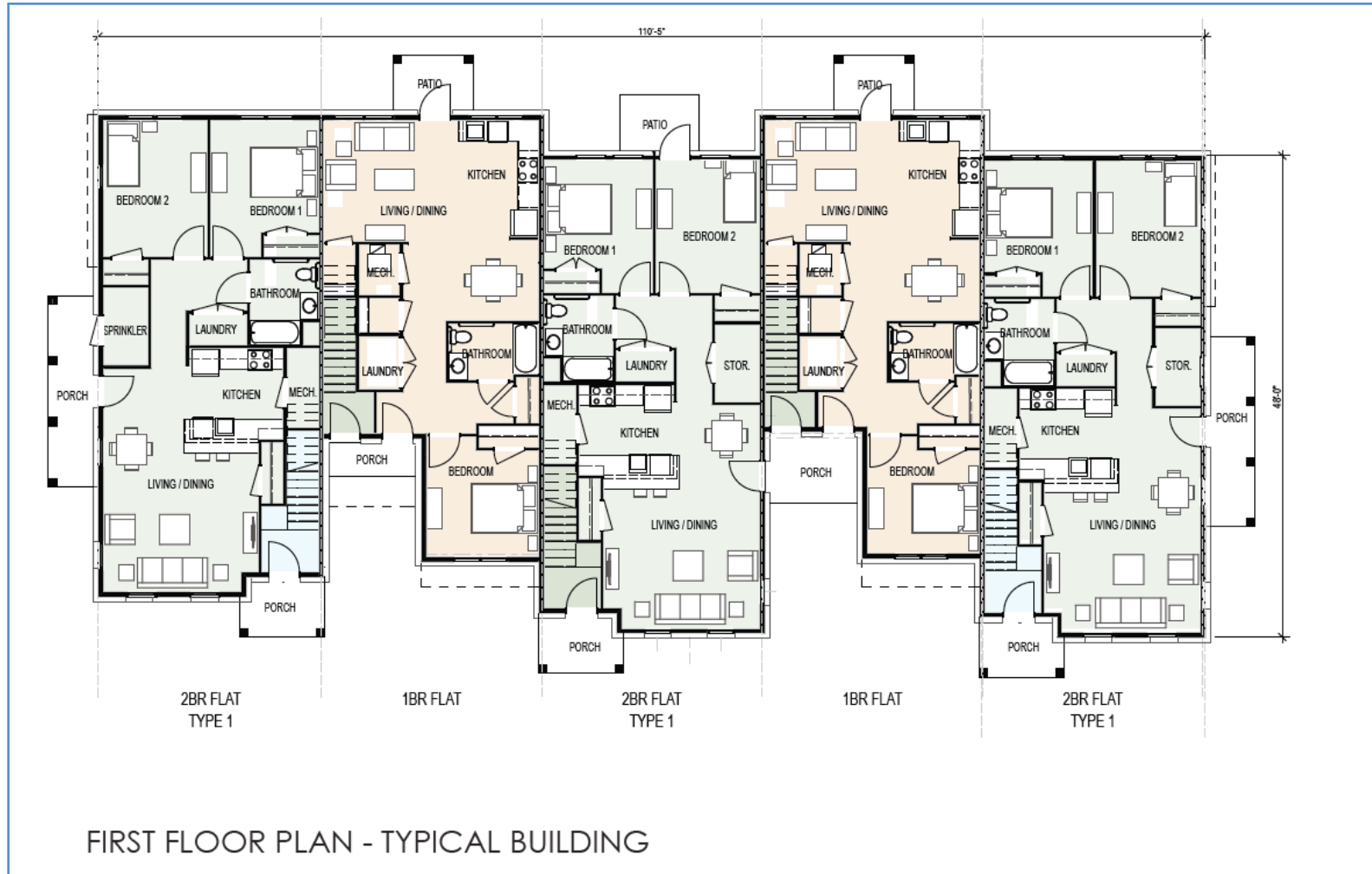
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Affordable Units



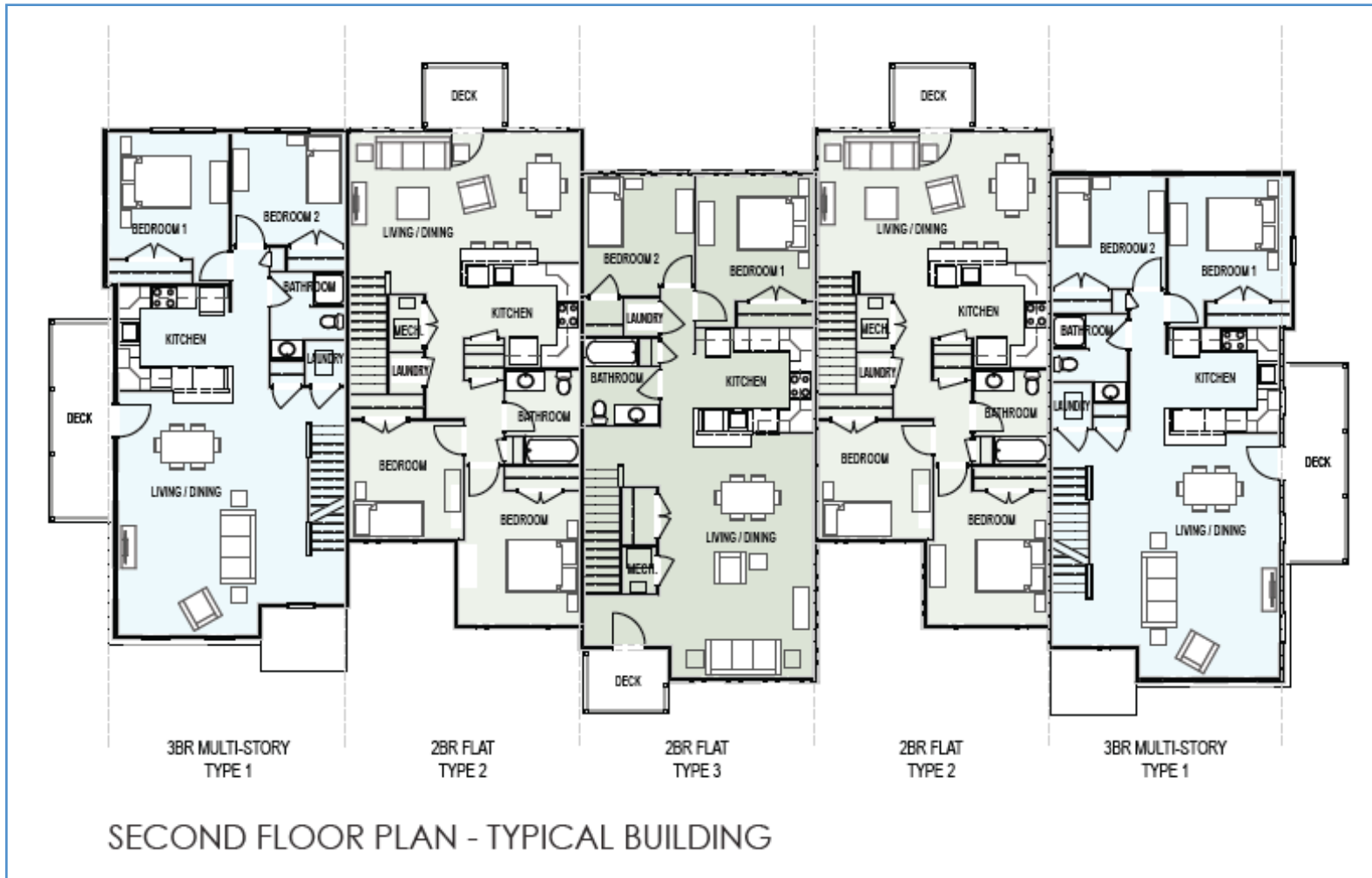
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Affordable Units - Typical Floor Plans



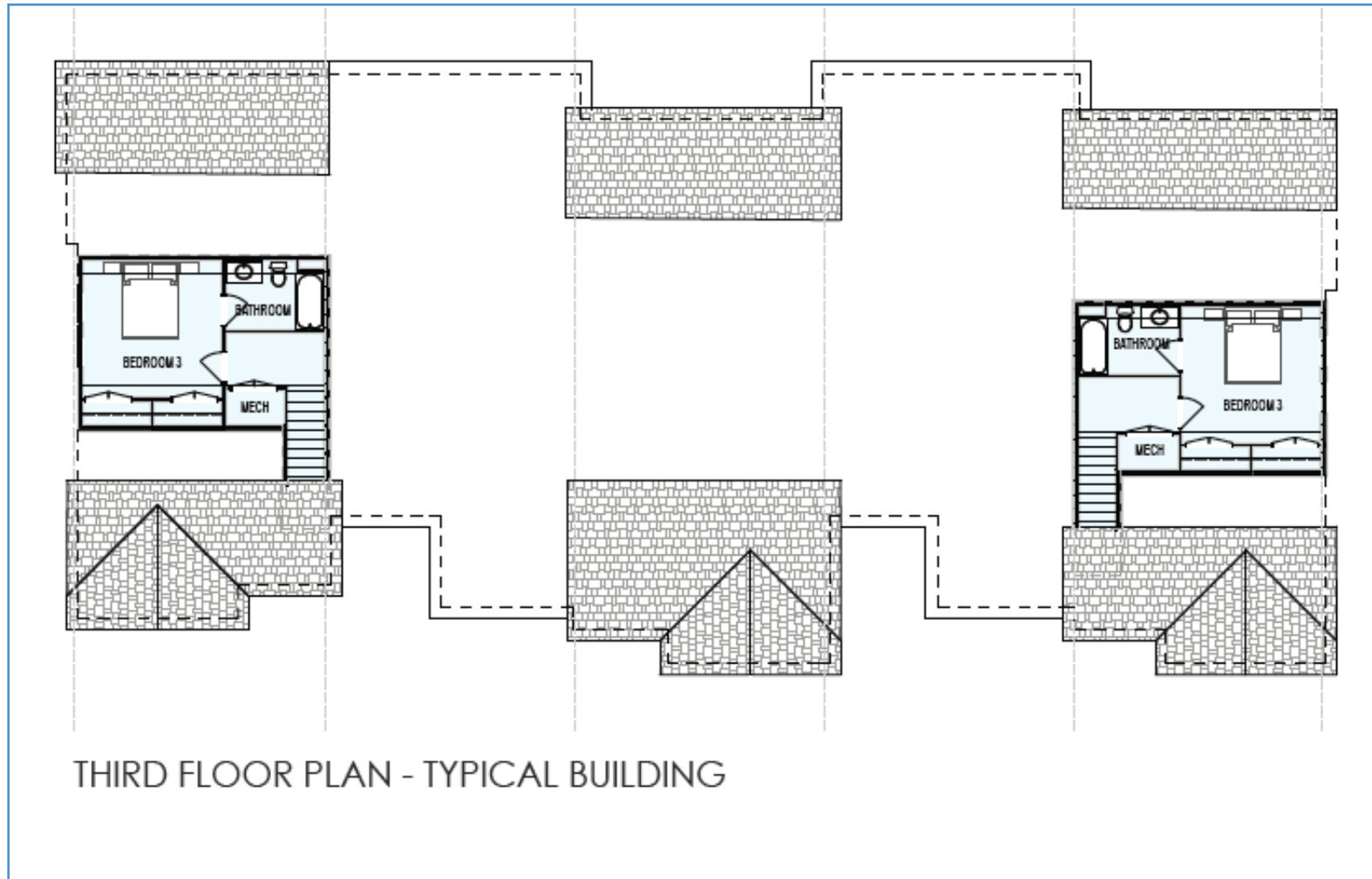
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Affordable Units - Typical Floor Plans



THIRD FLOOR PLAN - TYPICAL BUILDING

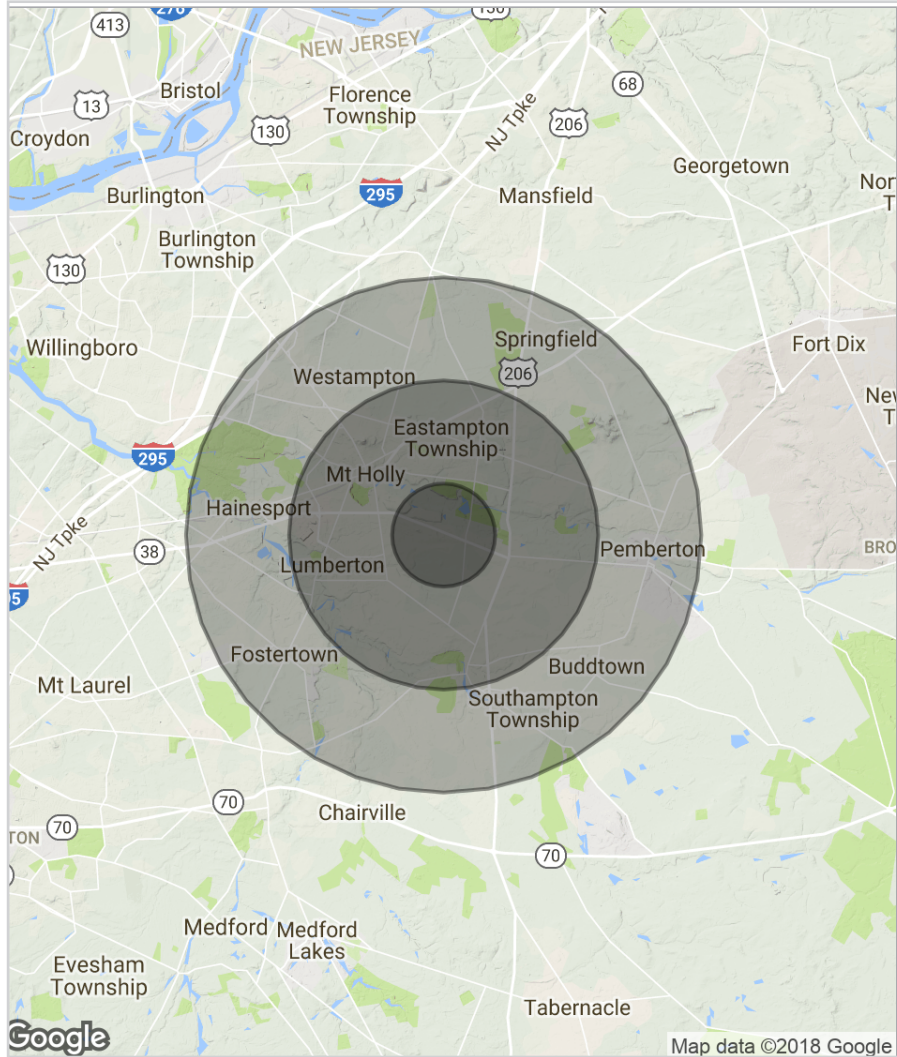
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DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
Population	3,781	32,246	52,475
Households	1,615	12,016	19,344
Median Family Income	\$66,494	\$73,878	\$81,186
Median Age	35.30	39.10	40.50
Job Count			
Job Count		5,284	
Population Expected from Project (within 0.25 mi)		919	
School Children Expected from Project (within 0.25 mi)		116	
Average Household Income Expected from Project (within 0.25 mi)		\$81,122	
Single Family Expected Avg. Sale Price (within 0.25 mi)		\$375,000	
Multifamily Expected Avg. Rent Rate (within 0.25 mi)		\$1,400	

TRAFFIC COUNT		
STREET	AVG DAILY VOL	MILES FROM PROPERTY
State Route 38 & S Pemberton Rd	32,061	0.26
S Pemberton Rd & Always Dr	26,615	0.32

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