



PREMIER +/-12.348 ACRE JV DEVELOPMENT AND/OR GROUND LEASE OPPORTUNITY

Eagle Plaza



Ritz Shopping
Center

Haddonfield Berlin Road

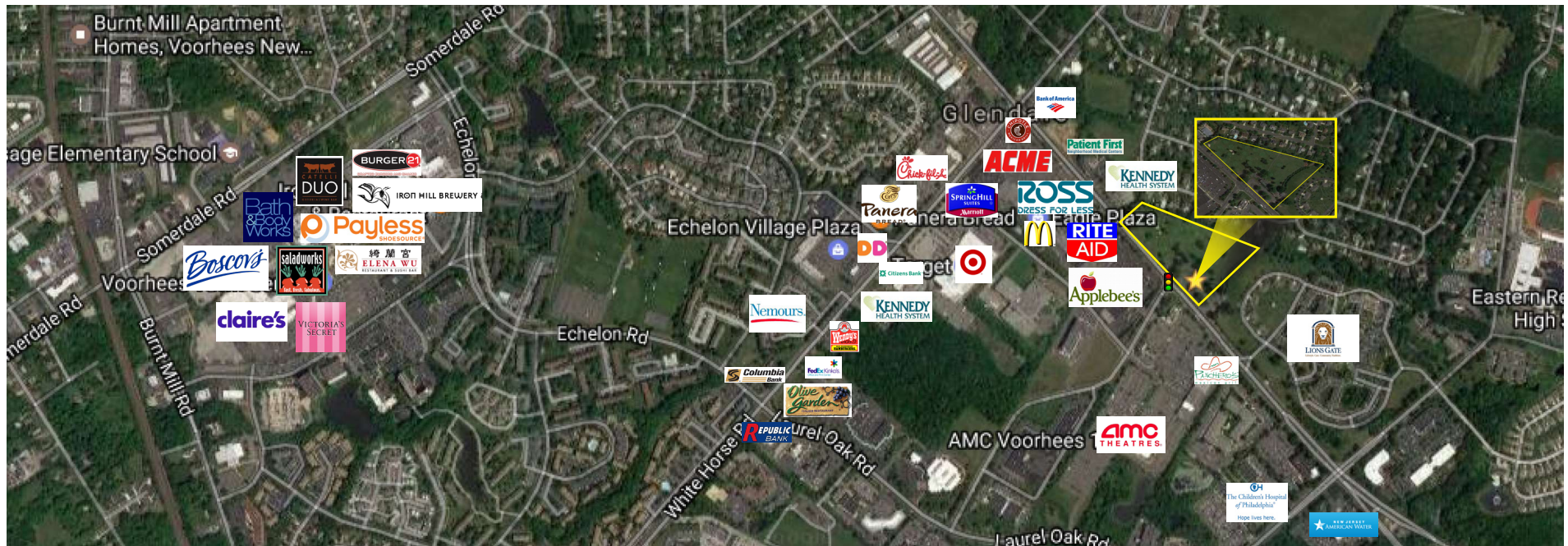


801 HADDONFIELD BERLIN ROAD | VOORHEES TOWNSHIP | NJ

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Property/Area Description

| | |
|----------------------------------|--|
| Location | 801 Haddonfield Berlin Road Voorhees, NJ |
| Lot/Block | Lot 35, Block 199.06 (Part Of 1000 Laurel Oak Road) |
| Acreage | +/-12.348 Acres |
| Sale Price | Call for more information |
| Zoning | SH (Senior Housing) |
| Property/Area Description | <ul style="list-style-type: none"> ▶ Prime JV Development and/or Ground Lease Opportunity ▶ Ideal for senior living, medical, professional and retail development ▶ Positioned directly next to Lions Gate Continuing Care Retirement Community and within immediate proximity to the newly constructed Patient First Urgent Care |

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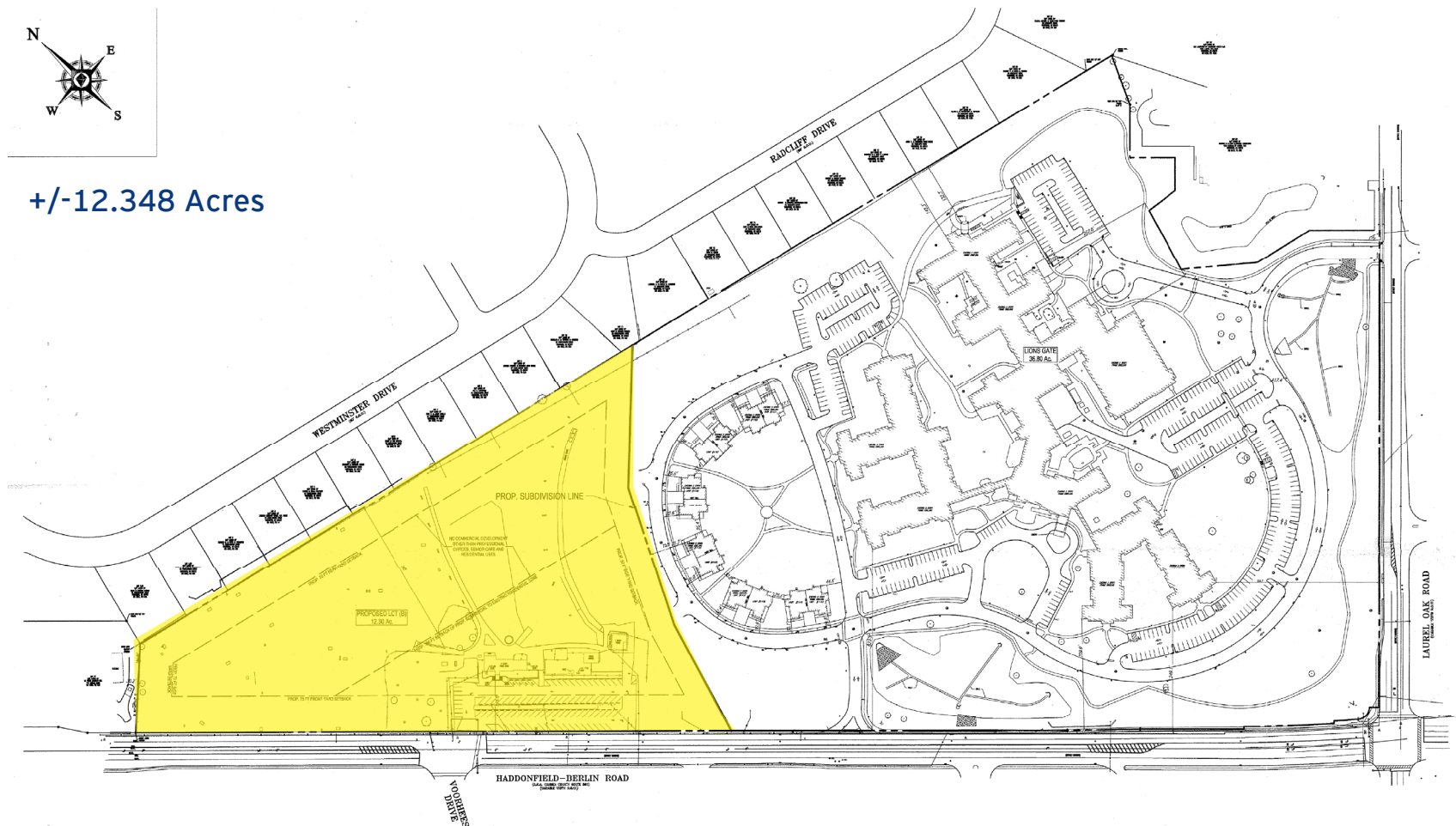
- ▶ Located directly across from Eagle Plaza and The Ritz Retail Shopping Centers
- ▶ Traffic light and turning lane access from either direction
- ▶ Triangle shaped +/-12.348 Acre parcel sits on heavily trafficked Haddonfield-Berlin Road
- ▶ Includes over 1000 feet of frontage
- ▶ This site benefits from superior demographics, prominent visibility, and ease of access to I-295, Route 70 and Route 73
- ▶ Close proximity to Virtua Health System & Voorhees Towne Center

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+/-12.348 Acres



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About Lions Gate

Lions Gate is a Continuing Care Retirement Community that opened in 2007. There are 152 apartments and 12 cottages in Independent Living. 13 apartment floor plans and two cottage floor plans. Balconies or patios, reserved parking, fully equipped eat-in kitchens with granite countertops, stainless steel appliances, high quality flooring and stylish fixtures, walk-in closets, emergency personal response system, washer and dryer. Services provided to residents include premier dining options with full-service Bistro and formal dining room, weekly housekeeping services, maintenance services, free transportation within 10 mile radius, wide array of various programs, including Lions Gate University, trips to theatre and concerts in Phila., religious services for Shabbat and holidays, indoor swimming pool. 24 hour concierge/security. Rehab gym for therapy services and a salon. Recently built a new auditorium, fitness center, and gift shop. In addition, expect to complete major renovation by end of June of an all-day dining Bistro and formal dining room. Kosher community with about 95% residents being Jewish. Wellness Center which is staffed with Wellness Nurses 7 days a week and physician services staffed by Rowan University School of Medicine- Institute for Successful Ageing. In addition, specialist such as Podiatrist, audiologist, dermatologist and labs provide services.



Assisted Living has 70 apartments of 1-bedrooms and studios with similar services as IL but with 24 hour nurses and certified nursing assistants on duty. Residents provided breakfast, lunch, and dinner. Wide variety of programming, weekly housekeeping, maintenance, and laundry services. Free transportation within 10 mile radius. Various trips to movies, restaurants, shore, etc. Physicians visit residents in apartments unlike IL where they go to Wellness Center.

Skilled Nursing is 78 beds and the majority of rooms are private. Private pay, Medicaid and Medicare and managed care accepted. 24 hour nursing care, provided 3 meals per day, various activities, trips, etc. Rehab gym and salon services.

Rehabilitation Center is 32 beds for short-term rehab. Therapy gym, 24 hour nursing care, in addition to physician services, physiatry services provided for pain management. Rehab services provided 7 days a week. All private rooms with private showers.

About Voorhees Township

Downtown Voorhees and its shopping/dining opportunities are a destination for both local and regional residents. Voorhees's economic sector is the key component of its highly desirable quality of life.



Voorhees is already home to some of the largest employers in South Jersey including Comcast, Virtua Hospital, and American Water Company.

The Voorhees economic development program consists of creating and sustaining a multi-faceted economic base that includes business development, office operations, retail and services, and other types of uses that will find Voorhees an attractive location. This is evidenced by numerous recently completed and on-going development projects.

DEMOGRAPHIC SUMMARY

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|---|-----------|-----------|
| Population | 8,346 | 78,745 | 215,920 |
| Household | 3,676 | 30,386 | 84,145 |
| Median HH Income | \$71,687 | \$76,175 | \$79,341 |
| Avg HH Income | \$93,476 | \$100,374 | \$101,279 |
| Traffic Count | 20,562 (Haddonfield Berlin Rd & Voorhees Dr.) | | |