

POMONA ROAD & WHITE HORSE PIKE | GALLOWAY, NJ

PROPERTY DETAILS & HIGHLIGHTS

Property Address:	Pomona Road & White Horse Pike, Galloway, NJ 08205
Property Type:	Retail
Lease Rate:	Call for more details
Available SF:	2,000 - 40,000 SF

PROPERTY OVERVIEW

Campus Town Transportation Center with Premier Retail Available for Lease

LOCATION OVERVIEW

Site will be home to 400-700 University Students

Location has the approval for a Train Station stop for the Atlantic City Rail Line/New Jersey Transit

Train Station stop proposed to include NJ Transit Busing, Atlantic City Airport Shuttles, and University Shuttles

Total of 159,000 SF of retail/commercial anticipated

Pad Sites available

Land lease, build to suits & vanilla shell delivery available

Building and pylon signage available

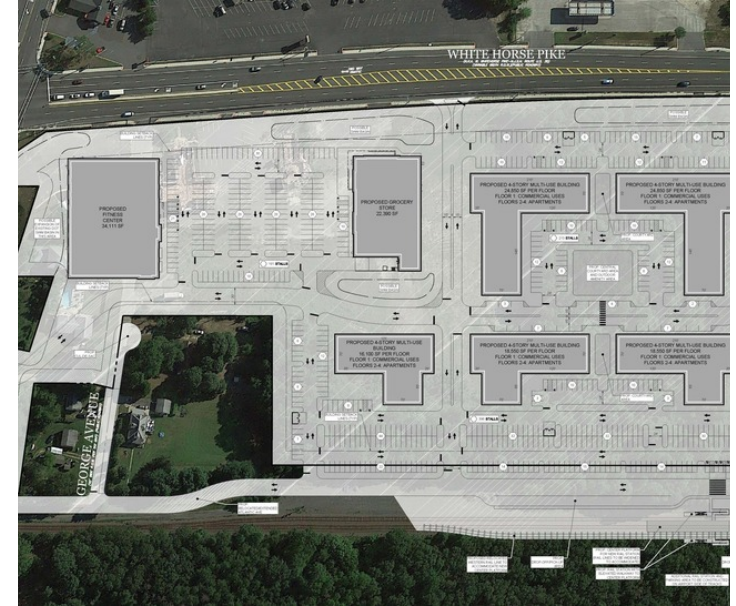
Retail center offers opportunities for local shopping, major retailers and big box grocers

Mixed-Use property with Student housing above retail

Property is situated within a Redevelopment Zone

New Market Tax Credits Eligible

Tenant incentives available from NJEDA



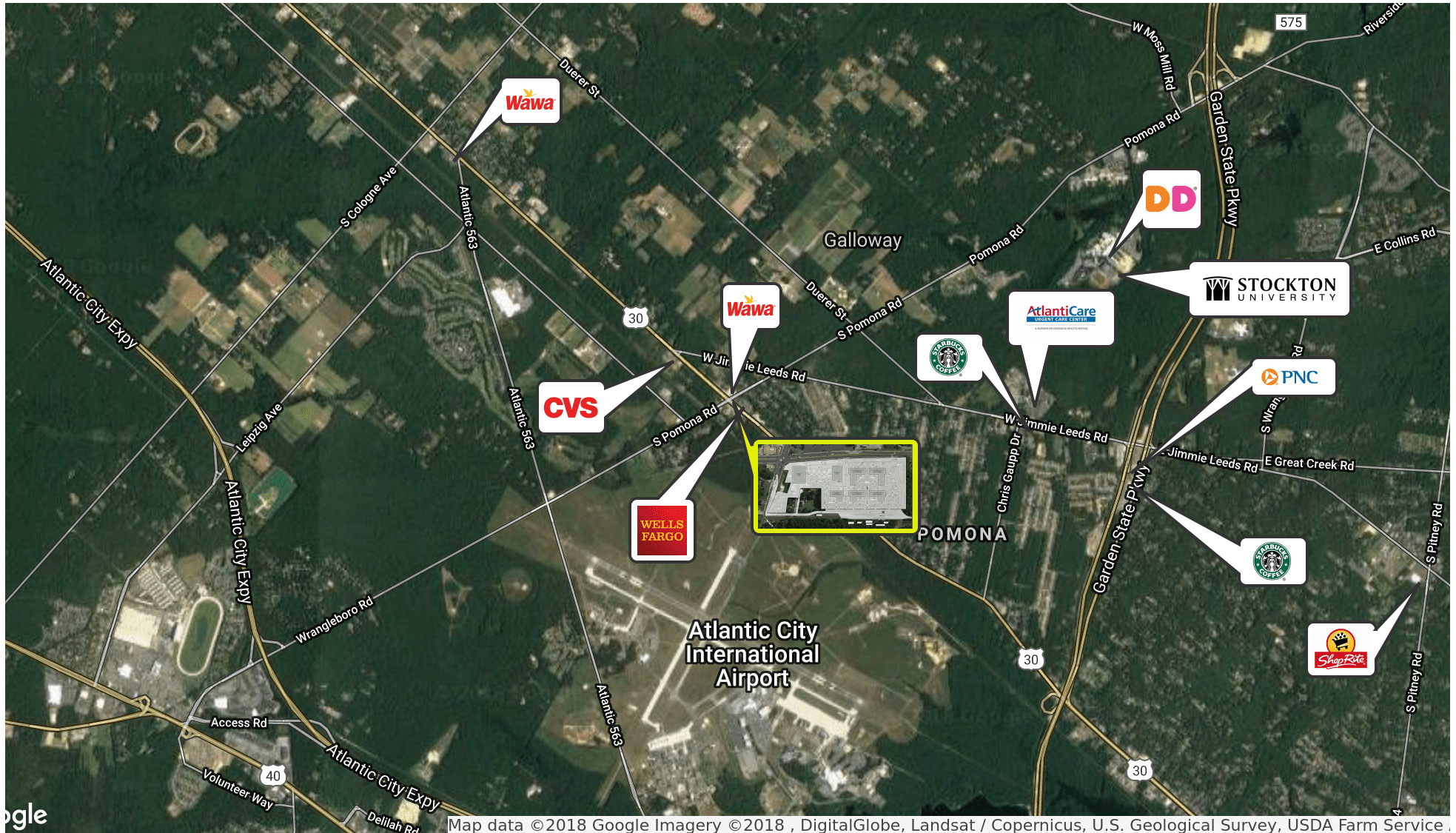
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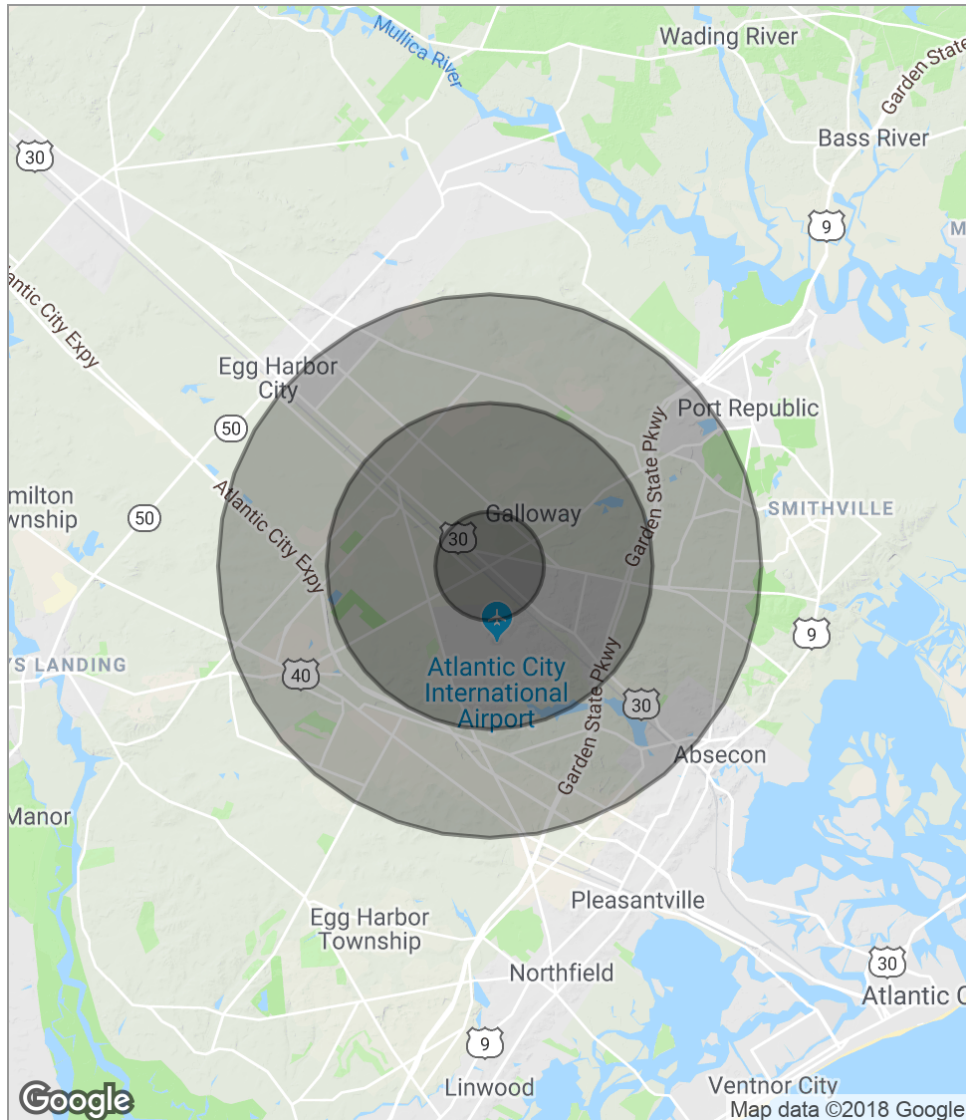
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RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,411	17,463	50,916
Median age	34.8	30.9	34.2
Median age (male)	34.0	30.3	33.7
Median age (Female)	34.9	31.4	34.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	667	3,816	14,521
# of persons per HH	3.6	4.6	3.5
Average HH income	\$78,947	\$71,686	\$71,219
Average house value		\$166,239	\$237,006

** Demographic data derived from 2010 US Census*

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