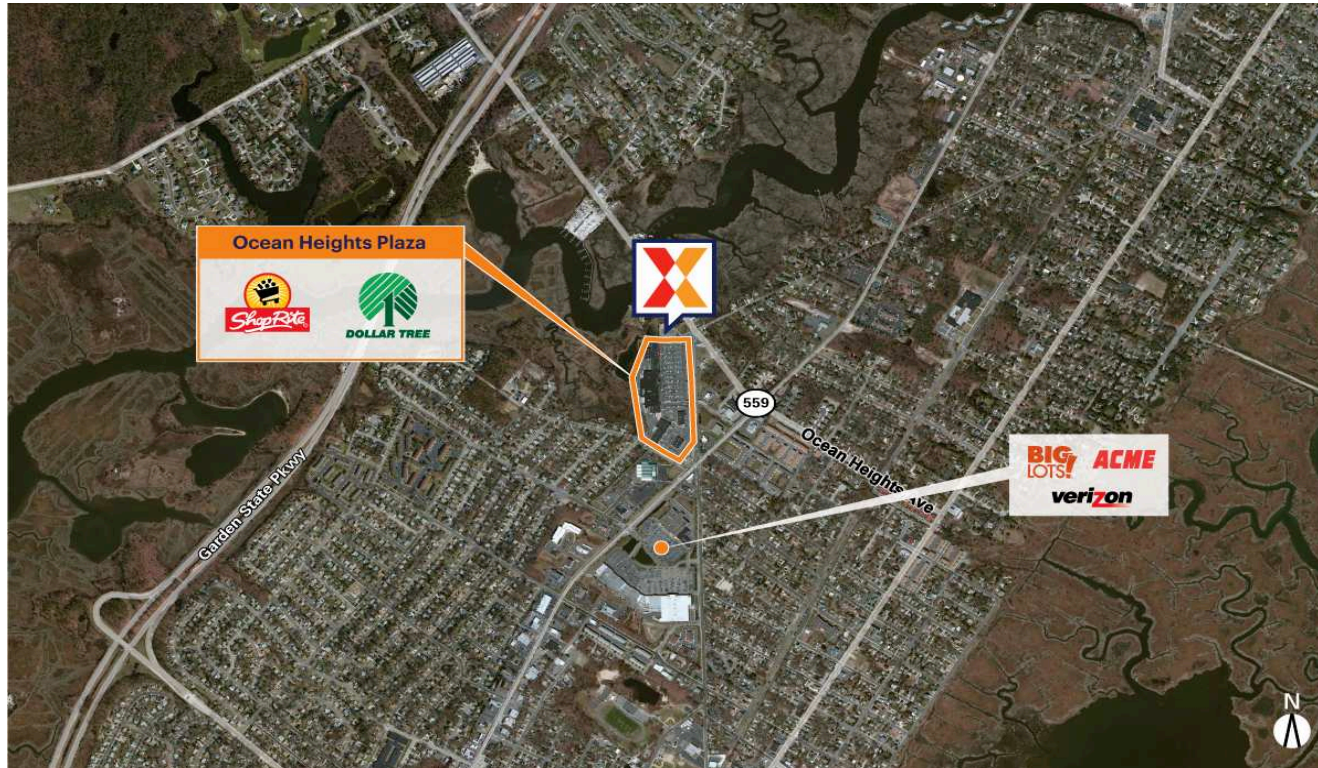


Ocean Heights Plaza

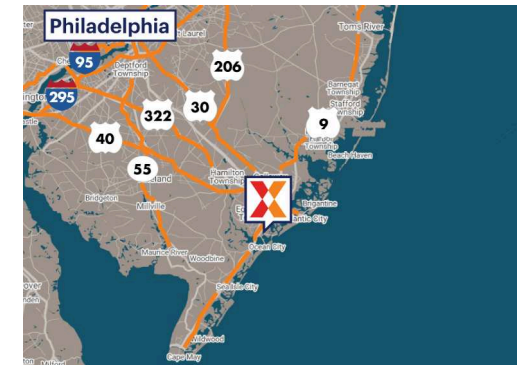
Atlantic City-Hammonton, NJ

39.3323, -74.5954

319 Bethel Road | Somers Point, NJ 08244



Center Size: 179,183 SF



Demographics	1 Mile	3 Mile	5 Mile
	8,591	30,927	71,196
	3,715	12,395	28,857
	\$93,012	\$115,482	\$114,376

Highly trafficked shopping center with ShopRite and top national brands including Staples, Five Below and Dollar Tree drawing an estimated 8,100 visits/day and 2.9M+ visits/year (based on CreditIntell)

Dominant retail center with close proximity to Ocean City beaches and boardwalk

Surrounded by an affluent population with an average household income of \$115,000+ within 3 miles

Strong daytime population of 23,000+ within a 3-mile radius

Ocean Heights Plaza

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4058

Available Space

300 4,778 SF

Current Retailers

N.A.P.	Bank of America	0 SF
100	Fyzical Therapy & Balance Centers	2,054 SF
110	Sport Clips	1,230 SF
120/130	Somers Point Dental	2,645 SF
135	Somers Point Dental	2,220 SF
140	Ocean Garden Kitchen	1,760 SF
150	Edible Arrangements	1,600 SF
160	Ocean Heights Foot and Body Massage	1,600 SF
180	Dollar Tree	9,552 SF
190/195	J Suites	4,370 SF
200/210	Five Below	7,756 SF
220	ShopRite	80,734 SF
230	Doggie Style Pets	2,400 SF
235	Manco & Manco's	2,400 SF
240	Tony Beef	1,600 SF
245	GameStop	1,600 SF
250	Supercuts	1,200 SF
260	America's Best Contacts & Eyeglasses	3,423 SF
270	Staples	18,229 SF
280	Xfinity and/or Comcast	1,600 SF
285	Tiffani Nail & Beauty Spa	1,600 SF
290	Club Pilates	3,200 SF
300A	Norman's Hallmark	6,000 SF
400	Starbucks	1,860 SF
410	T-Mobile	2,003 SF
420	Applebee's	6,169 SF
500	Mavis Discount Tire	5,600 SF