

*Fitness & Medical Center*  
***Tilton Vistas***

323 S PITNEY ROAD GALLOWAY, NJ

**R MARKETPLACE**  
**ONLINE AUCTION**  
NOVEMBER 17<sup>TH</sup> - 19<sup>TH</sup>, 2025

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**48,828 SQUARE FEET** | **100% OCCUPIED** | **10 MILES TO ATLANTIC CITY & SHORE TOWNS**

Marcus & Millichap  
THE DOUGHERTY TEAM  
EXCLUSIVE OFFERING MEMORANDUM





**MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | REDEVELOPMENT | 1031 EXCHANGE**

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## ONLINE AUCTION

### THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

### DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

### BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

### AUCTION DATE

The Auction end date is set for November 17<sup>th</sup> - 19<sup>th</sup>, 2025

### RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

### CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.



  
**Atlantic City, NJ**  
20 Minute Drive  
(10 Miles)

  
**Ventnor City, NJ**  
25 Minute Drive  
(12 Miles)

  
**Margate City, NJ**  
30 Minute Drive  
(15 Miles)

  
Coming Soon  
See Page 22

  
Placer.ai National Rank  
Top 44%

  
Placer.ai National Rank  
Top 21%



  
Placer.ai National Rank  
Top 16%



S Pittney Rd (14,216 VPD)

E Jimmie Leeds Rd (15,417 VPD)

RELOCATION SITE

RISLEY SQUARE | 490K+ Annual Visits

  **THE UPS STORE**









3 MILES AWAY

**AtlantiCare**

**REGIONAL MEDICAL CENTER**

323 Staffed Beds



**GALLOWAY TWP MUNICIPAL CENTER**

**PUBLIC AMENITIES:**

Library | Swim Club | Dog Park | Pickleball Courts  
| Playground | Basketball Courts | Open Space



E Jimmie Leeds Rd (15,417 VPD)

**RISLEY SQUARE | 490K+ Annual Visits**

**verizon**  **THE UPS STORE** 

**Santorini's**

**HORIZON**  
EYE CARE

*Gourmet*  
LIQUORS









# R MARKETPLACE

STARTING BID \$1,500,000

AUCTION DATES: NOVEMBER 17<sup>TH</sup> - 19<sup>TH</sup>, 2025

[CLICK TO VIEW AUCTION WEBSITE](#)



**\$1,500,000**  
STARTING BID



**\$481,925**  
NOI



**48,828 SF**  
GLA



**4.57ac**  
LOT SIZE



**323 S PITNEY ROAD, GALLOWAY, NJ**

## PROPERTY SPECIFICATIONS

Gross Leasable Area (GLA)	48,828 SF	Year Built	2008
Occupancy	100%	Parking Spaces	224
Number of Occupied Spaces	Five (5)	Parking Ratio (Spaces/1,000 SF)	4.59
WALT	2.9 Years	Zoning	CVC
Lot Size	4.57 Acres	E Jimmie Leeds Rd	15,471 VPD



# INVESTMENT HIGHLIGHTS

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

## 48K SQUARE FOOT FITNESS & MEDICAL FACILITY WITH MODERN & HIGH-TECH AMENITIES

- Five(5) Tenants featuring 3 Floors of Exercise Equipment with an incredible Cardio “Mezzanine”, elegant club locker rooms, private steam rooms, aquatics center, physical therapy, and medical/office use.

## STRATEGICALLY LOCATED JUST 15–20 MILES FROM THE SHORE TOWNS/ATLANTIC CITY, 60 MILES FROM PHILADELPHIA, AND 100 MILES FROM NEW YORK CITY

- Desirable location between various major cities.

## ANCHORED BY ATILS GYM, WHICH HAS A TREMENDOUS LOCAL FOLLOWING IN THE SUBMARKET

- New Jersey fitness brand with 5 locations , known for its hardcore gym atmosphere and a strong community of members.
- The layout consists of cardio equipment on the first floor, machines and free weights on the second floor, along with separate rooms for aerobics and for dance/Pilates/group classes, and boxing and a spinning room on the third floor.

## FIVE STAR SWIM FEATURES A BEAUTIFUL AQUATICS CENTER WITH A 3 LANE COMPETITION POOL AND 14” WHIRLPOOL.

- Family-operated business with 9 locations and recently extended its lease through 2029, offering age- and skill-based classes designed specifically for children with a highly trained staff.

## SYNERGISTIC BLEND OF FITNESS AND MEDICAL TENANTS

- Strive is a Physical Therapy & Sports Rehabilitation tenant with 35 locations across NJ and PA
- Accent Aesthetics is a Medical Spa that has been at this location for over 15 years, specializing in CoolSculpting, and all of the latest facial rejuvenation treatments.

## EXCELLENT REAL ESTATE FUNDAMENTALS

- The property consists of a large 4.57-acre parcel with 224 parking spaces and offers excellent access and signage from two major roads, Jimmie Leeds Road(15K VPD) and Pitney Road.



# RENT ROLL

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

Unit	Tenant Name	SF	GLA %	Start Date	End Date	Increase Date	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
100	Atilis Gym (Fitness Center)	28,500	58.4%	Dec-2020	Dec-2028	Current	\$13.58	\$32,250	\$387,000	-	1, 5-Year	Gross (20% Water + Sewer & Separate Electric w/ Five Star)
						Jan-2026	\$14.53	\$34,500	\$414,000	7.0%		
						Jan-2028	\$15.37	\$36,500	\$438,000	5.8%		
113	Accent Aesthetics (Medical Spa)	4,000	8.2%	Nov-2008	Oct-2028	Current	\$17.50	\$6,125	\$73,500	-	-	Modified Net (PRS of Taxes + Insurance + Water + Sewer & Separate Electric
155	Five Star Swim School (Swimming School)	5,100	10.4%	May-2021	Jun-2029	Current	\$16.98	\$7,216	\$86,594	-	1, 5-Year	Gross (35% Water + Sewer & Separate Electric w/ Atilis Gym)
						Jul-2026	\$17.32	\$7,360	\$88,326	2.0%		
						Jul-2027	\$17.67	\$7,508	\$90,092	2.0%		
						Jul-2028	\$18.02	\$7,658	\$91,894	2.0%		
200	Claims Resolution Corporation (Office)	5,000	10.2%	Jul-2019	Jun-2026	Current	\$16.48	\$6,868	\$82,416	-	1, 3 Year	NNN (Utilities included in CAM)
201,203	Strive Physical Therapy Specialists (Physical Therapist)	4,228	8.7%	Mar-2024	May-2029	Current	\$16.48	\$5,806	\$69,677	-	2, 3 Year	NNN (Utilities included in CAM)
						May-2026	\$16.97	\$5,981	\$71,768	3.0%		
						May-2027	\$17.48	\$6,160	\$73,920	3.0%		
						May-2028	\$18.01	\$6,345	\$76,140	3.0%		
206	Atilis Gym (Sub Lease) (Fitness Center)	2,000	4.1%	Feb-2021	MTM	Current	\$3.00	\$500	\$6,000	-	-	Gross (Electric)
Sign	Tap House Jiu Jitsu (Sign)	-	0.0%	Mar-2024	MTM	Current	-	\$100	\$1,200	-	-	-

Total Square Footage 48,828 100%

Current Annual Rent: \$706,387

\* **Natural Pro Rata Share:** Percentage calculated off the Square Footage provided per the Leases

\* **Atilis/Five Star Locker Room Maintenance/Utility:** Both tenants share a locker room. Atilis gets a Landlord credit of \$700 a month for these costs. Five Star is charged \$450 a month for these costs. There is a slippage of about \$250 a month (\$3,000 per year) for these locker room expenses.

\* **Atilis Sublease Unit 206:** The person who is leasing the sign is also subleasing this space for Jui-Jitsu

\***Sign:** Verbal month to month agreement

\* **Atilis & Five Star Electric Bill:**

- One bill - one electric meter. Gym pays full electric direct to the provider.
- Then Landlord credits Gym for the Five Star amount and then Landlord bills Five Star the electric bill per usage.
- Landlord put in an E-Mon D-Mon Submeter which shows how much the Gym and Five Star uses.

\* **Atilis Gym Rent Credit:** Receives a \$1,500 monthly rent credit throughout the duration of it's current term for moving their deadlift equipment from the second to first floor

\***Atilis Gym Option Rent:** Based on the number of members per Schedule A of the Lease



# OPERATING EXPENSES

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

	2023 Expenses	\$/SF	2024 Expenses	\$/SF	2025 YTD	\$/SF	Underwriting	\$/SF	Expense Notes
Real Estate Taxes	\$99,780	\$2.04	\$66,760	\$1.37	\$50,590	\$1.04	\$67,800	\$1.39	Reflective of 2025 Tax Bill
Insurance	\$28,059	\$0.57	\$30,656	\$0.63	\$19,156	\$0.39	\$30,656	\$0.63	Reflective of 2024 Expense
<b>Common Area Maintenance</b>									
<b>Contracted Services</b>									
Disposal Service	\$3,957		\$5,405		\$3,760		\$5,405		Reflective of 2024 Expense
Landscaping	\$10,703		\$8,044		\$12,842		\$9,374		Reflective of Avg 2024 & 2023 Expense
Cleaning Service	\$800		\$800		\$320		\$800		Reflective of 2024 Expense
Exterminating	\$2,225		\$2,371		\$2,047		\$2,371		Reflective of 2024 Expense
Security/Camera/Alarm Svcs.	\$2,382		\$452		-		\$1,417		Reflective of Avg 2024 & 2023 Expense
Elevator Maint	\$11,950		\$10,806		\$11,086		\$10,806		Reflective of 2024 Expense
HVAC Maint	\$4,215		\$6,171		\$4,929		\$6,171		Reflective of 2024 Expense
Snow Removal	\$304		\$1,818		\$4,963		\$5,000		Reflective of Broker Estimate
Pool/Spa/Gym Services	\$582		\$0		-		\$582		Reflective of 2023 Expense
Fire Protect Svcs	\$2,630		\$4,908		\$2,581		\$4,908		Reflective of 2024 Expense
<b>Total Contracted Services</b>	<b>\$39,749</b>		<b>\$40,776</b>		<b>\$42,530</b>		<b>\$46,835</b>		
<b>Repairs &amp; Maintenance</b>									
R&M-Electrical	\$450		\$2,344		\$286		\$2,344		Reflective of 2024 Expense
R&M-Heat/Air Cond.	\$23,323		\$14,202		\$8,429		\$18,763		Reflective of Avg 2024 & 2023 Expense
R&M-Plumbing	\$1,729		\$93		\$160		\$911		Reflective of Avg 2024 & 2023 Expense
R&M-Roof/Gutters	\$1,652		\$2,602		\$2,652		\$2,602		Reflective of 2024 Expense
R&M-Landscaping	\$0		\$1,149		\$1,149		\$1,149		Reflective of 2024 Expense
R&M-Unit Repairs/Rehab	\$951		\$0		\$573		\$951		Reflective of 2023 Expense
R&M-Repairs/Gen Bldg	\$2,362		\$3,798		\$2,191		\$3,080		Reflective of Avg 2024 & 2023 Expense
R&M-Maint/Gen Bldg	\$2,058		\$1,602		\$1,591		\$1,830		Reflective of Avg 2024 & 2023 Expense
<b>Total Repairs &amp; Maintenance</b>	<b>\$32,525</b>		<b>\$25,789</b>		<b>\$17,032</b>		<b>\$31,629</b>		
<b>Miscellaneous Fees</b>									
Materials/Supplies	-		\$270		-		\$270		Reflective of 2024 Expense
Telephone	\$1,718		\$2,118		\$1,253		\$2,118		Reflective of 2024 Expense
Miscellaneous	\$80		-		-		\$80		Reflective of 2023 Expense
<b>Total Misc Fee</b>	<b>\$1,798</b>		<b>\$2,388</b>		<b>\$1,253</b>		<b>\$2,468</b>		
<b>Utilities</b>									
Electric Service	\$17,467		\$17,118		\$11,975		\$17,118		Reflective of 2024 Expense
Gas Service	\$594		\$710		-		\$710		Reflective of 2024 Expense
Water	\$10,518		\$11,150		\$9,159		\$11,150		Reflective of 2024 Expense
Sewer	\$7,315		\$7,315		\$7,315		\$7,315		Reflective of 2024 Expense
<b>Total Utilities</b>	<b>\$35,893</b>		<b>\$36,294</b>		<b>\$28,449</b>		<b>\$36,294</b>		
<b>Total CAM</b>	<b>\$109,966</b>	<b>\$2.25</b>	<b>\$105,246</b>	<b>\$2.16</b>	<b>\$89,265</b>	<b>\$1.83</b>	<b>\$117,225</b>	<b>\$2.40</b>	
Locker Room/Utilities - Atilis/Five Star	-	-	-	-	-	-	\$3,000	\$0.06	Reflective of Note on Rent Roll
Management Fee(3% of Base Rent)	\$21,192	\$0.43	\$21,192	\$0.43	-	-	\$21,192	\$0.43	Underwriting Standard @ 3% of Base Rent
Replacement Reserves(20 Cents PSF)	\$9,766	\$0.20	\$9,766	\$0.20	-	-	\$9,766	\$0.20	Underwriting Standard: \$0.20/SF
<b>Total Expenses</b>	<b>\$237,805</b>	<b>\$4.87</b>	<b>\$233,619</b>	<b>\$4.78</b>	<b>\$159,011</b>	<b>\$3.26</b>	<b>\$249,638</b>	<b>\$5.11</b>	

\* HVAC: Some of these expenses are Capital Expenditures



# REIMBURSEMENT SCHEDULE

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

Tenant Name	Water (1 Bill)	Sewer (1 Bill)	Electric (2 Bills)	CAM	Gas (Direct)	Taxes	Insurance
Atilis Gym	20%	20%	Pays interior unit direct (shared w/ Five Star via submeter). No CAM Electric.	\$700 Locker Room Maintenance/ Utilities Credit	Direct	-	-
Accent Aesthetics	8.20% PRS	8.20% PRS	Pays Direct (no CAM Electric)	-	Direct	PRS @ 8.20%	PRS @ 8.20%
Five Star Swim	35%	35%	Pays submeter portion via LL. No CAM Electric.	\$450 Locker Room Maintenance/ Utilities Reimbursement	Direct	-	-
Claims Resolution	Within CAM Bill	Within CAM Bill	CAM Electric included in PRS via CAM letter. Interior direct.	Included in PRS	Within CAM Bill	PRS via CAM Letter	PRS via CAM Letter
Strive	Within CAM Bill	Within CAM Bill	CAM Electric included in PRS via CAM letter. Interior direct.	Included in PRS	Within CAM Bill	PRS via CAM Letter	PRS via CAM Letter
Atilis (Second Floor)	-	-	Separately Metered - Reimburses Landlord for cost.	-	Direct	-	-

\* **Electric:** Two Bills to Landlord(CAM LIGHTS & Second Floor Atilis Sublease)





# INCOME & EXPENSES

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

INCOME		\$/SF
Base Rent <sup>(1)</sup>	\$706,387	\$14.47
Reimbursement Rent <sup>(2)</sup>	\$60,496	\$1.24
Potential Gross Income	\$766,883	\$15.71
Vacancy Factor (5.0%) <sup>(3)</sup>	(\$35,319)	
Effective Gross Income	\$731,563	\$14.98
EXPENSES		
Real Estate Taxes <sup>(4)</sup>	\$67,800	\$1.39
Insurance <sup>(5)</sup>	\$30,656	\$0.63
Common Area Maintenance		
Contracted Services	\$46,835	
Repairs & Maintenance	\$31,629	
Miscellaneous Fees	\$2,468	
Utilities	\$36,294	
Total CAM	\$117,225	\$2.40
Locker Room/Utilities - Atilis/Five Star <sup>(6)</sup>	\$3,000	\$0.06
Management Fee (3.0%) <sup>(7)</sup>	\$21,192	\$0.43
Replacement Reserves (\$0.20) <sup>(8)</sup>	\$9,766	\$0.20
Total Expenses	\$249,638	\$5.11
Net Operating Income	\$481,925	

## UNDERWRITING NOTES:

- (1) **Base Rent:** Reflective of current annual rent
- (2) **Reimbursement Rent:** Reflective of Reimbursement Schedule per the leases
- (3) **Vacancy Factor:** Reflective of 5% of the current annual base rent
- (4) **Real Estate Tax Expense:** Reflective of the 2025 Tax Bill
- (5) **Insurance/CAM Expenses:** Reflective of 2024/2023 Expenses
- (6) **Locker Room/Utilities - Atilis/Five Star:** Reflective of note on rent roll
- (7) **Management Fee:** Reflective of 3% of the annual base rent
- (8) **Replacement Reserves:** Reflective of \$0.20 per square foot










# TENANT OVERVIEWS

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

Tenant Name	Description	# of Locations
	Atilis Gym, founded in 1974 in Wildwood, NJ, began as a hardcore, full-service gym and has since grown into a multi-location fitness brand. In 1996, Chris Lambert purchased the gym, and with the support of his sons, Cody and Brandon, they now operate locations in Wildwood, Sea Isle City, Ocean City, Egg Harbor Township, Galloway, and Brick, NJ. Each gym upholds a no-contract, no-hidden-fee philosophy while offering state-of-the-art equipment, an apparel line, and a welcoming community.	6
	At Accent Sinus Center, we're committed to helping patients of all ages find real, lasting relief from sinus, allergy, and ENT-related conditions. Whether you're navigating chronic congestion, recurring sinus infections, or persistent allergy symptoms, our experienced team offers tailored solutions grounded in evidence-based care.	1
	Five Star Swim School, family-owned and operated since 2010, has been dedicated to teaching children how to swim. With programs from beginner to advanced and private lessons available, the highly trained instructors create a fun, supportive environment where students feel comfortable to learn and grow.	9
	Claims Resolution Corporation, Inc. is a full service third-party administrator founded in 2013, headquartered in Galloway, NJ. It provides multi-line claims management including: Workers' Compensation, General Liability, Auto Liability, Errors and Omissions, Public Officials, Law Enforcement Liability, EPLI, and Professional and Property claims administration services.	5
	Since 2005, Strive Physical Therapy has been dedicated to providing exceptional, compassionate care that targets the root problem, resulting in lasting relief. As a physical-therapist owned practice, experts are driven by a passion for serving the community and helping people get better.	42





# UNLEASH YOUR POTENTIAL AT ATILIS GYM

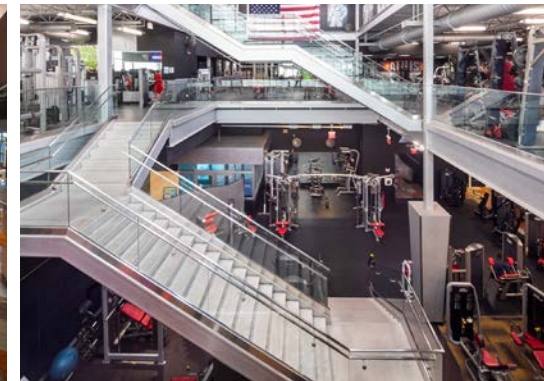


WHERE STRENGTH MEETS COMMUNITY

30,000+/- sq. ft. of High-Energy, Intense Fitness

## Welcome to Atilis Gym Galloway

- Opened in 2021, Atilis Gym Galloway spans 30,000 +/- square feet across three floors, offering an optimal fitness environment.
- Features modern locker rooms with steam saunas, state-of-the-art bathroom facilities, and three large studios.
- The gym also includes an apparel shop and a full supplement selection, featuring pre-workouts and protein powders.



VISIT US AT ONE OF OUR 6 LOCATIONS, RANKED TOP FIVE GYMS IN THE WORLD BY GENERATION IRON (2023).



Wildwood



EHT



Galloway



Sea Isle City



Ocean City



Brick Gym



# LOCAL COMPETITION

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

	TENANT NAME	ADDRESS	DISTANCE
1		323 S Pitney Rd, Galloway, NJ	Subject
2		319 E Jimmie Leeds Rd, Galloway, NJ	0.4 Miles
3		160 S New York Rd, Galloway, NJ	2.6 Miles
4		660 White Horse Pike, Absecon, NJ	2.9 Miles
5		24 New Jersey Ave, Absecon, NJ	3.2 Miles
6		45 S New York Rd, Galloway, NJ	3.5 Miles
7		2511 Fire Rd, Egg Harbor Twp, NJ	5 Miles
8		6801 Black Horse Pike, Egg Harbor Twp, NJ	7.2 Miles
9		6825 Tilton Rd, Egg Harbor Twp, NJ	7.8 Miles
10		801 Tilton Rd, Northfield, NJ	8.3 Miles





# PROPERTY DETAILS

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

## SITE DESCRIPTION

Gross Leasable Area	48,828 SF
Year Built	2008
Parking Ratio (Spaces/1,000 SF)	4.59
Topography	Flat
Zoning	CVC

## PARCELS

Number of Tax Parcels	1
Parcel Number(s)	11 00985-0000-00004- 02

## CONSTRUCTION

Type of Structure	Steel-framed w/ with 16 gauge metal framing on exterior walls
Type of Foundation	Concrete
Exterior	Tilt-up Panels

## UTILITIES

Plumbing Water Supply	Municipal
Electric	Galloway Electric
Sewer	Municipal
Gas	South Jersey

## INTERIOR DETAIL

Walls	Steel-framed
Ceilings	4" concrete deck

Please reference the Property Condition Report in the RI Marketplace Vault

## ROOF

Age of Roof	17 Years Old
Type	Single-ply EPDM adhered
Roof Warranty	20 Years (2 Years Left - 2008 Start)

## HVAC

Type of Units	Roof Top
Number of HVAC Units	8
Age of HVAC Units	17 Years Old+/- Except for PKG 10(25 Ton)

## OTHER HVAC EQUIPMENT

Concentric Exhaust System	Fans 1 -6 placed on the roof
Reznor Unit Heat	Located on the Roof Top
Dehumidifiers	<b>Manufacturer:</b> Aprilaire <b># of Units:</b> 2 (Men's & Women's locker room) <b>Ages:</b> 13/14 Years Old
Unit Heater(Indoor for Elevator)	<b>Type:</b> Trane Manufacturer <b># of Units:</b> 2 <b>Age:</b> 17 years

## PARKING LOT

Parking Lot Type	Asphalt
Parking Lot Restriped	2022

## ACCESS

The Site features (2) points of ingress and egress along East Jimmie Leads Road and South Pitney Road.



# EASEMENT AGREEMENT

TILTON VISTAS // GALLOWAY, NJ

## EASEMENT ABSTRACT

### PURPOSE

- Establishes a **cross easement and agreement for shared driveways and parking** on Block 985, Lots 3.02, 4.01, and 4.02.
- Provides **three main access points** to the parcels:
  - **Jimmie Leeds Road Access Aisle** (crosses Lot 3.02 to access Lot 4.02).
  - **Existing Pitney Road Access Aisle** (south of Gourmet Liquor, crosses Lot 4.01 to access Lot 4.02).
  - **Pitney Road North Access Aisle** (north of Gourmet Liquor, crosses Lot 4.01 to access Lot 4.02).

### GRANTS OF EASEMENTS

- **Mutual Access Easement:**
  - All parties grant each other (and their tenants, visitors, licensees, successors) **ingress/egress rights** across Lots 3.02, 4.01, and 4.02 for vehicle and pedestrian traffic, parking, and access to buildings.

### MAINTENANCE

- **Tilton Vistas Landlord:** Maintains at its sole cost and expense all parking and drive aisles in the easement for the other lots, including snow removal.

## EASEMENT MAP KEY



Subject Property



Liquor Store



Office/Medical Building

DRIVING EASEMENTS

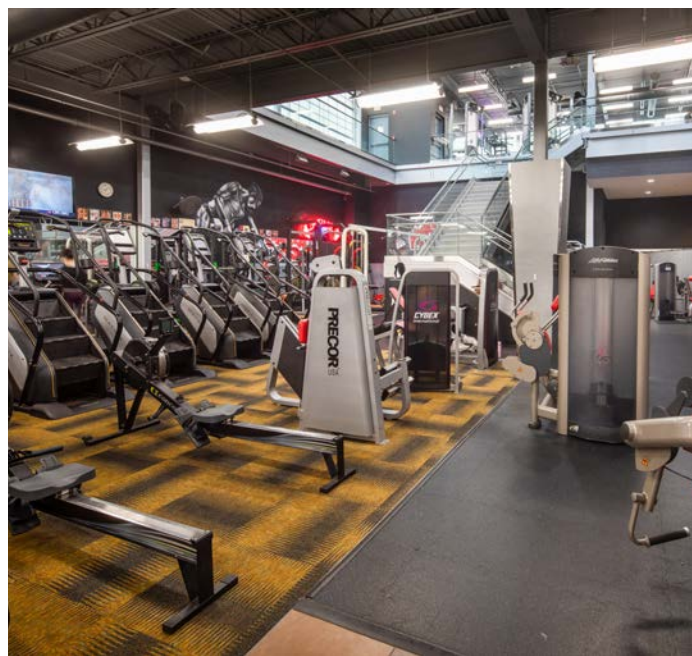




FLOORS 1-3

UNIT 100

**Atilis**  
**Gym**





**FLOOR 1**  
UNIT 113

*Accent* AESTHETICS  
MEDICAL & LASER DAY SPA



**FLOOR 1**  
UNIT 155

**FIVE STAR**  
SWIM SCHOOL



**FLOOR 2**  
UNIT 200

**CRC**  
Claims Resolution Corporation, Inc.



**FLOOR 2**  
UNITS 201,203

**STRIVE**  
PHYSICAL THERAPY &  
SPORTS REHABILITATION

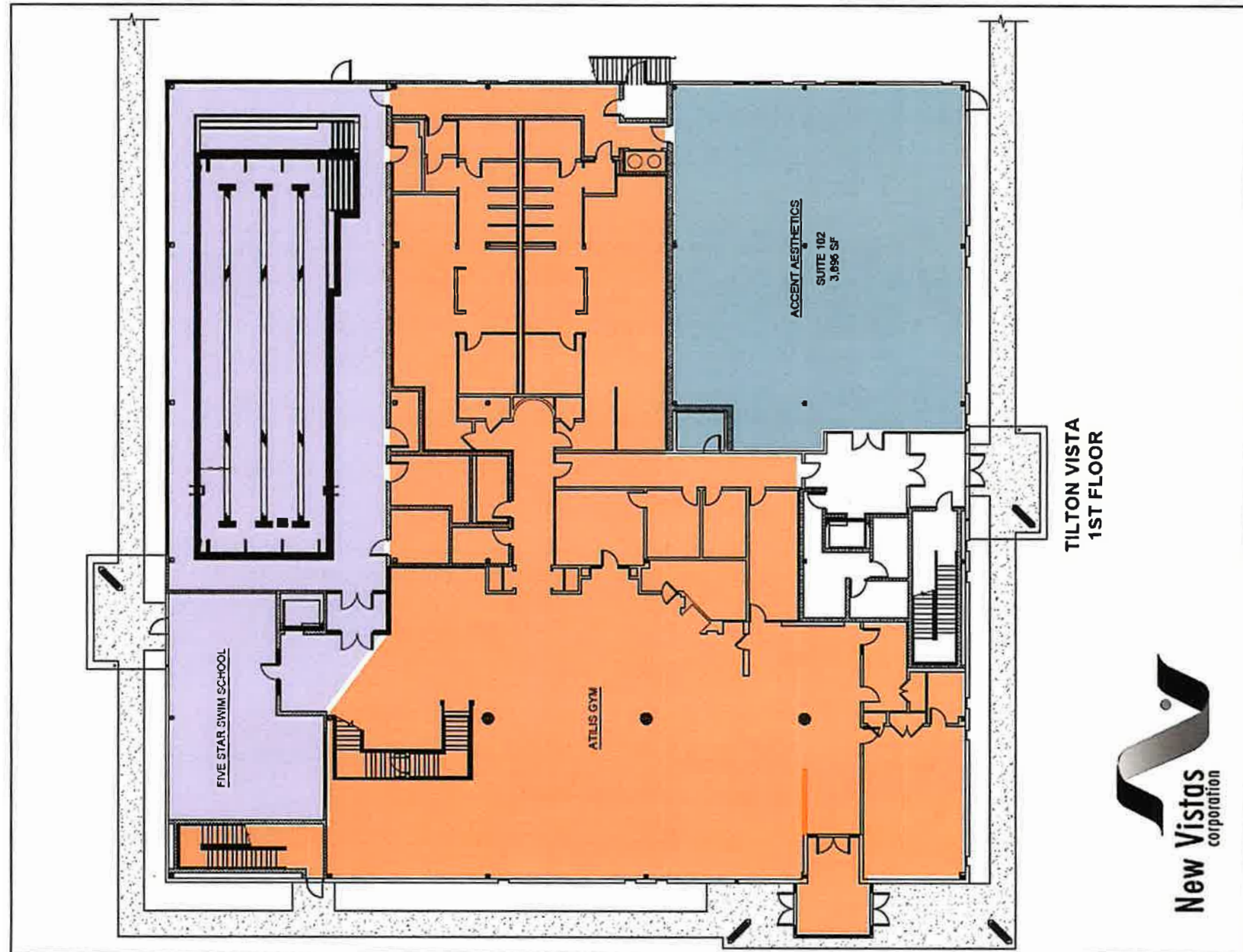




# BUILDING PLAN (FLOOR 1)

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM

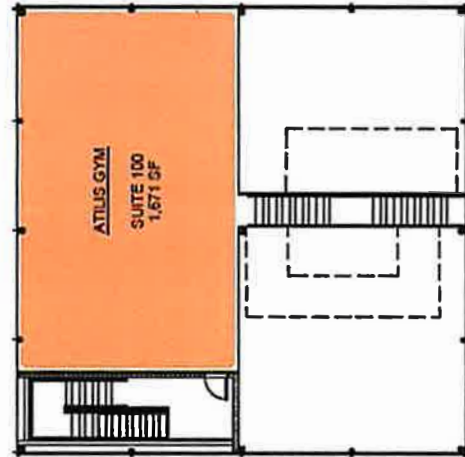




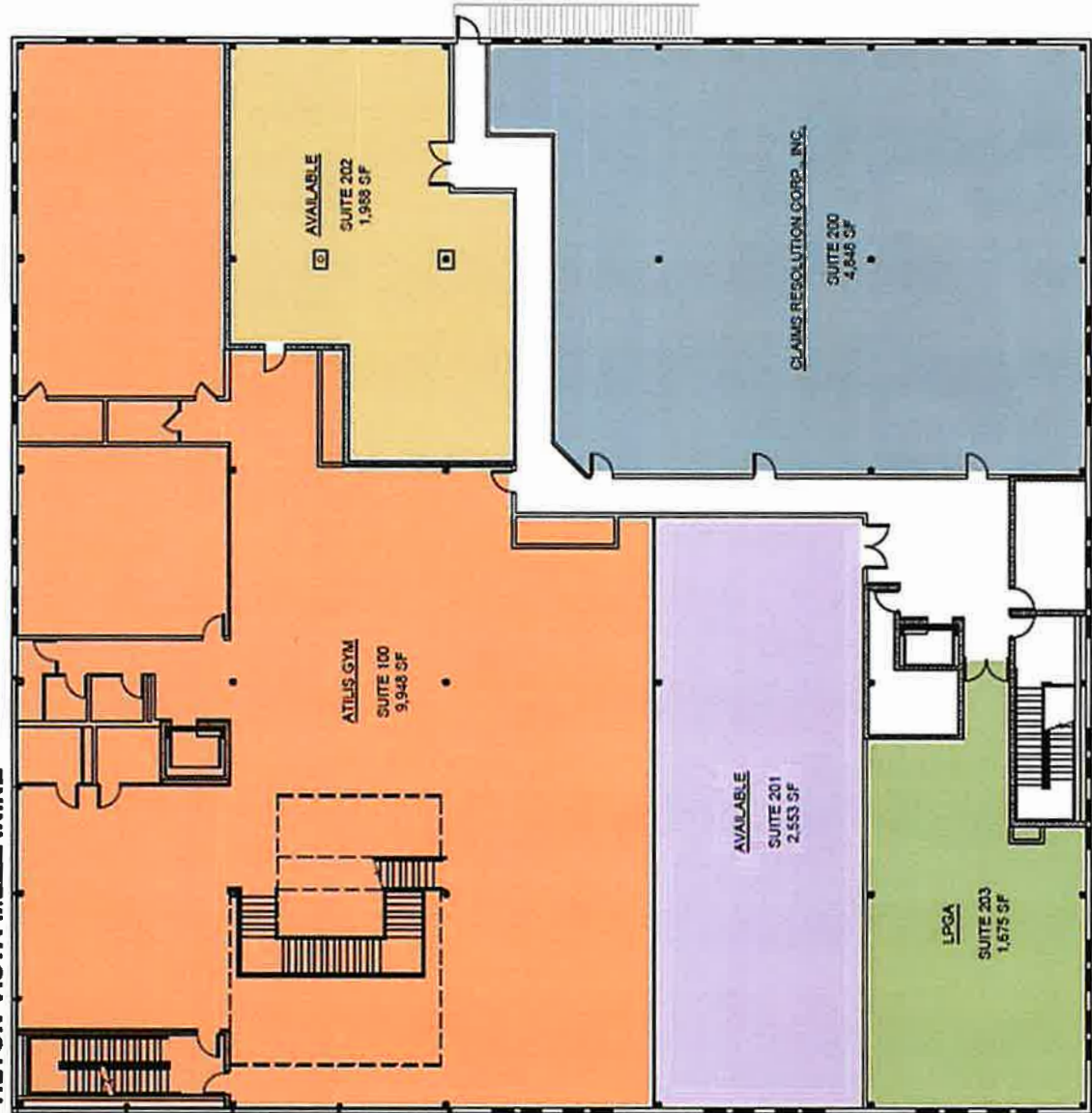
# BUILDING PLAN (FLOOR 2)

TILTON VISTAS // GALLOWAY, NJ

Marcus & Millichap  
THE DOUGHERTY TEAM



TILTON VISTA MEZZANINE



TILTON VISTA 2ND FLOOR



**AtlantiCare**  
REGIONAL MEDICAL CENTER  
323 Staffed Beds



WILLIAM J HUGHES  
TECHINICAL CENTER



Federal Aviation  
Administration



ATLANTIC CITY  
INTERNATIONAL AIRPORT

American Airlines **spirit**



STOCKTON  
UNIVERSITY

Subject Property / Subject Property / Subject Property



GALLOWAY NATIONAL  
GOLF CLUB



SEAVIEW GOLF CLUB



ATLANTIC CITY  
10 MILES AWAY

VENTNOR CITY

NORTHFIELD

EGG HARBOR  
TOWNSHIP

ABSECON

FIRE RD

TILTON RD

ATLANTIC CITY EXPY

BLACK HORSE PIKE

GARDEN STATE PKWY

NJ ROUTE 30

NJ ROUTE 9

NJ ROUTE 9

GARDEN STATE PKWY





# SUBMARKET DEVELOPMENT

## SHOPRITE BUILDING LARGER STORE IN GALLOWAY

PRESS-ROOM

[CLICK TO READ](#)

## SHOPRITE UNDER CONSTRUCTION TO REPLACE SMALLER STORE

PRESS-ROOM

[CLICK TO READ](#)

- **Development:** A new **86,076 sq. ft. Village ShopRite** is under construction at **501 Jimmie Leeds Road**, replacing the current 57,000 sq. ft. store nearby.
- **Project Details:** The 15-acre site will add **two additional 6,000 sq. ft. retail pads** with modern amenities and improved customer convenience.
- **Market Presence:** Village ShopRite operates **30 stores** in four states and holds roughly **75% of the regional grocery market share**, despite competition from Walmart, Acme, and Aldi.
- **Long-Term Planning:** Approvals began in **July 2020** and involved extensive regulatory steps, including **purchasing 20 acres of mitigation land and infrastructure upgrades**.
- **Timeline:** Construction is expected to continue **through 2026**, with the upgraded store anticipated to support Galloway's sustained population and economic growth.
- **Rapid Population Growth:** Galloway's population now exceeds 37,000 (excluding Stockton University students), making it one of Atlantic County's fastest-growing communities and fueling strong retail and commercial expansion.



# DEMOGRAPHICS

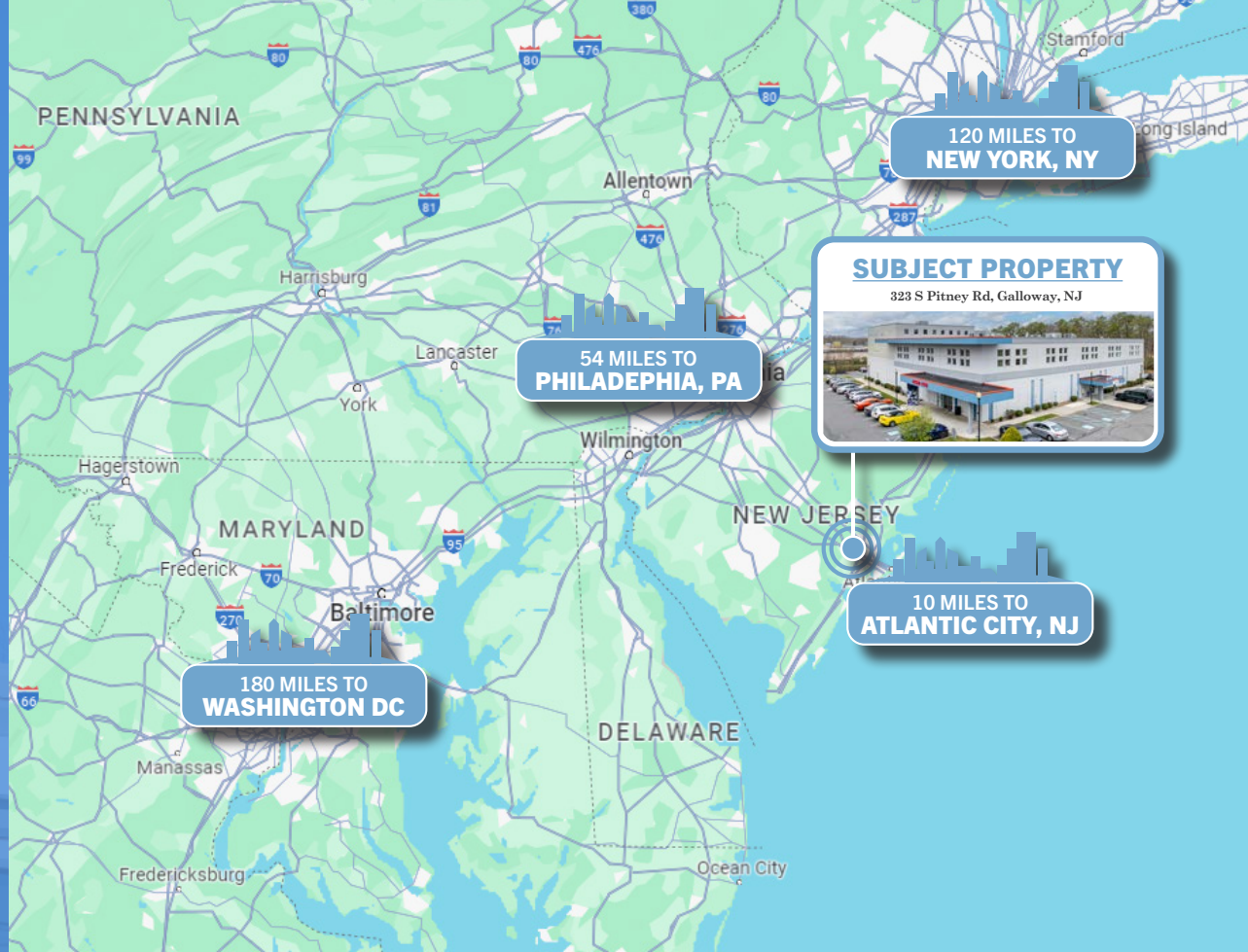
TILTON VISTAS // GALLOWAY, NJ

POPULATION	1-MILE	3-MILE	5-MILES
2023 Population	2,845	27,835	48,547
2028 Population Est.	2,759	27,166	47,392

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2023 Households	1,032	10,506	17,035
2028 Household Est.	994	10,170	16,473

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
2023 Average HH Income	\$96,590	\$93,177	\$90,047
2023 Median HH Income	\$72,462	\$71,752	\$69,062

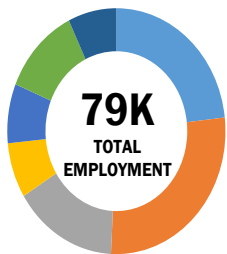
EMPLOYMENT	1-MILE	3-MILE	5-MILE
Businesses	223	1,546	2,411



## MARKET PERFORMANCE

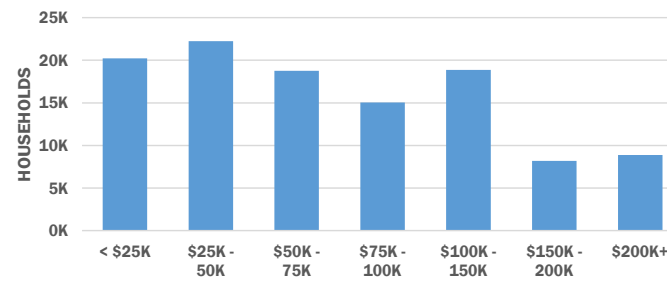
ATLANTIC COUNTY // GALLOWAY, NJ

### TOP INDUSTRIES

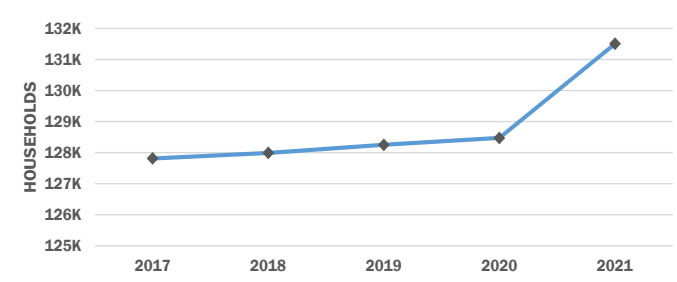


- (23%) TRADE, TRANSPORTATION, & UTILITIES
- (28%) EDUCATION & HEALTHCARE
- (15%) PROFESSIONAL & BUSINESS SERVICES
- (7%) CONSTRUCTION
- (8%) FINANCIAL ACTIVITIES
- (12%) LEISURE & HOSPITALITY
- (7%) GOVERNMENT

### HOUSEHOLD INCOME



### HOUSEHOLD GROWTH





# ATLANTIC COUNTY, NJ

## GROWTH & VALUE

Expected 5% growth in Atlantic County population in the Next 5 Years



## GALLOWAY, NEW JERSEY

Excellent access to major highways (Garden State Parkway, U.S. Route 30, Rout 9) makes it easy to reach the Jersey Shore, Philadelphia, and New York City.



## EASILY ACCESIBLE

Within 45-miles (1hr Drive) from Philadelphia and 120-miles (2hr Drive) from New York City



## Employment:

EMPLOYER	EMPLOYEES
AtlantiCare	5,500 ±
Borgata Hotel Casino and Spa	5,000 ±
FAA Technical Center	4,500 ±
Ocean Resort and Casino	4,000 ±
Tropicana Casino and Resort	3,200 ±



## Transportation:

ROADWAY	TRAFFIC COUNTS (VPD)
Atlantic City Expressway	41,572
U.S. Route 322	40,732
U.S. Route 40	18,555
U.S. Route 30	13,183
U.S. Route 206	12,165



## Education:

EMPLOYER	STUDENTS
Stockton University	8,392 ±
Atlantic Cape University College	4,464 ±
Egg Harbor Township High School	2,346 ±
Atlantic County Institute of Technology	1,751 ±
Atlantic City High School	1,724 ±
Mainland High School	1,181 ±







## EXCLUSIVE OFFERING

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**Lic #: 2192359**



*Fitness & Medical Center*  
***Tilton Vistas***

323 S PITNEY ROAD GALLOWAY, NJ

**R MARKETPLACE**  
**ONLINE AUCTION**  
NOVEMBER 17<sup>TH</sup> - 19<sup>TH</sup>, 2025

[CLICK TO VIEW AUCTION WEBSITE](#)



**48,828 SQUARE FEET** | **100% OCCUPIED** | **10 MILES TO ATLANTIC CITY & SHORE TOWNS**

Marcus & Millichap  
THE DOUGHERTY TEAM  
EXCLUSIVE OFFERING MEMORANDUM