

#### **Property Highlights**

- Seaview Square Shopping Center consists of approximately 1.1 million square feet of retail space located at the junction of the region's three major routes (18, 66 and 35) in Ocean Township, Monmouth County, New Jersey.
- The Property is anchored by Target, Costco, and Burlington Coat Factory. New tenants include HomeGoods, Marshalls, Home
   Sense and Sierra Trading. Other noteable tenants include Guitar Center, Petsmart, Starbucks, Dollar Tree, Jersey Strong, Five

Guys, Sky Zone, Mattress Firm, Smoothie King, SkyZone, Applebee's, and the PGA Superstore.

Seaview Square Shopping Center enjoys a rich traffic count of 88,000 cars per day, and 135,800 people live within 5 miles of the center. In addition, there are 644,000 people who live in Monmouth County, and in the summer months, these numbers swell dramatically as it is located about 2.5 miles from the major resort area of Asbury Park and the Atlantic Ocean.





## **Seaview Square**

SHOPPING CENTER











8 Industrial Way East, Eatontown, NJ 07724 Tel: 732.935.0111 X 115

#### **Dominant Regional Shopping Center**







Visits Over Last 12 Months



**#1 Most Visited** 

Shopping Center within a 10-Mile Radius (of 38 Properties)





By Visits Among Shopping Centers in the United States



1.9+ Million

Visits Over Last 12 Months



72<sup>nd</sup> Percentile

By Visits Among Superstores in the State



**#2 Most Visited** 

Superstore within a 10-Mile Radius (of 5 Properties)

Source: Placer.ai





1.6+ Million

Visits Over Last 12 Months



54th Percentile

By Visits Among Superstores in the United States



**58<sup>th</sup> Percentile** 

By Visits Among Superstores in the State

2





694.2K

Visits Over Last 12 Months



**#1 Most Visited** 

By Visits Within Chain in the United States



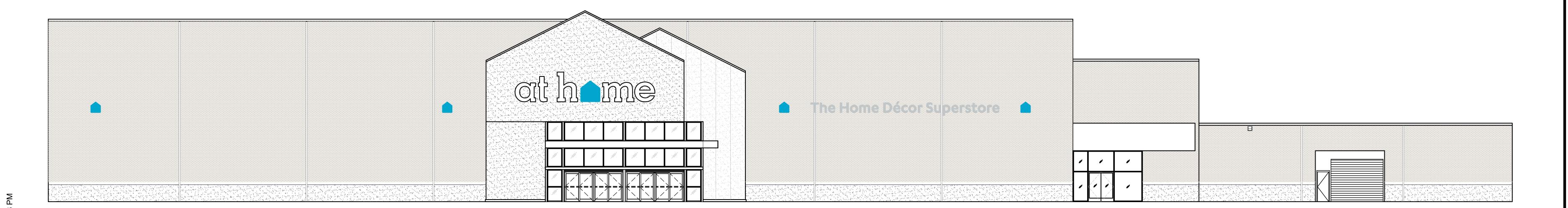
**#3 Most Visited** 

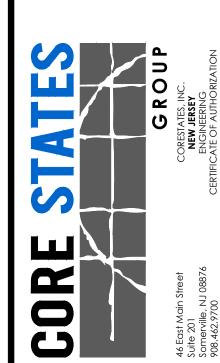
By Visits Among Furniture Stores in the State

JLL



# STORE 289, TOWNSHIP OF OCEAN, NJ



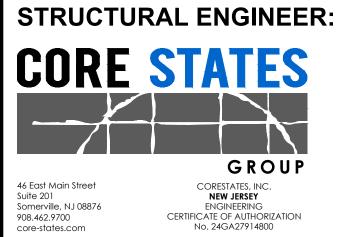


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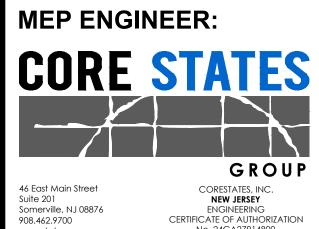
DRAWING ISSUES

**ARCHITECT OF RECORD:** GROUP Suite 201 Somerville, NJ 08876 908.462.9700 ENGINEERING CERTIFICATE OF AUTHORIZATION No. 24GA27914800

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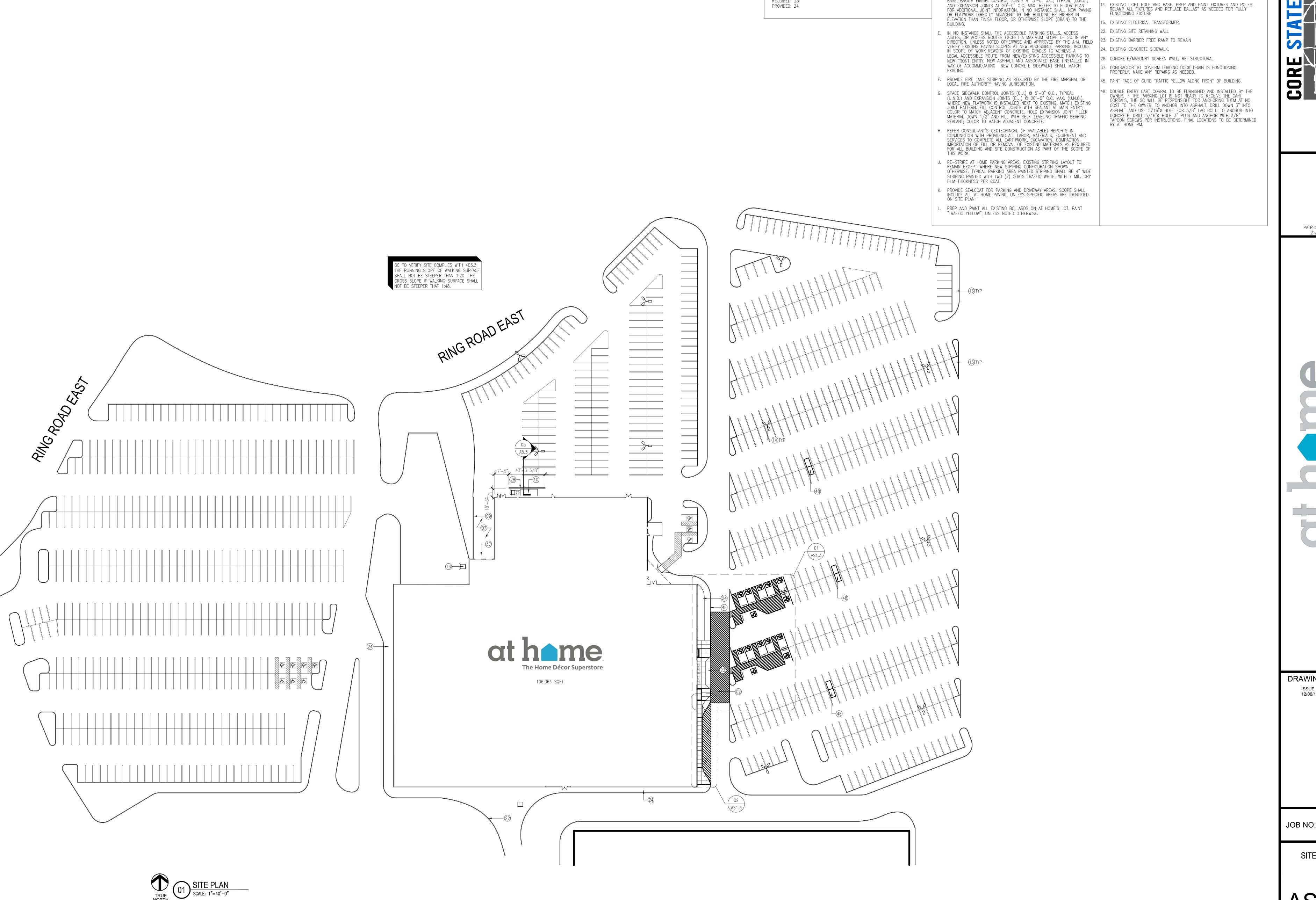
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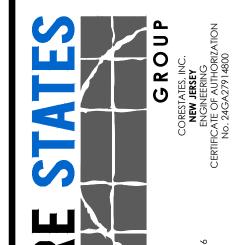
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JOB NO: AHG.27624

AH2G - AHP #18-26





SITE PLAN KEYED NOTES BY SYMBOL "®"

. NEW PAINTED STRIPING @ CROSS WALK, ACCESSIBLE AISLES, OR STRIPED ISLANDS; RE: SITE DETAILS.

. EXISTING CONCRETE SLAB AT TRUCK DOCK BERTH/COMPACTOR.

09. EXISTING DOCK AREA RETAINING WALL. PAINT IF REQUIRED.

AT HOME COMPACTOR LOCATION.

3. EXISTING LANDSCAPE AREA.

SITE PLAN GENERAL NOTES

. CONFIRM LOCATIONS, QUANTITIES, AND COMPLETENESS OF SITE UTILITIES INSTALLED BY OTHERS.

BASIS OF DESIGN FOR NEW CONCRETE SIDEWALK IS 4" THICK 3000 PSI CONCRETE W/ #3 BARS @ 18" O.C., ON 6" OF CRUSHED AGGREGATE

BASE; BROOM FINISH. CONTROL JOINTS AT 5'-0" O.C., TYPICAL (U.N.O.)

B. REFER EXISTING CIVIL ENGINEERING DOCUMENTS FOR ADDITIONAL

A. DO NOT SCALE DRAWINGS.

INFORMATION AND DIMENSION CONTROL.

PARKING TABULATION

SPACESQ.FT.FACTORTOTALLOWER LEVEL "AT HOME":106,064250425

UPPER LEVEL "FUTURE TENANT": 92,692 250 371

HC SPACES 20 PLUS ONE FOR EACH 100 OR FRACTION THEREOF

TOTAL REQUIRED:

TOTAL PROVIDED:

OVER 1000

REQUIRED: 23

PROVIDED: 24

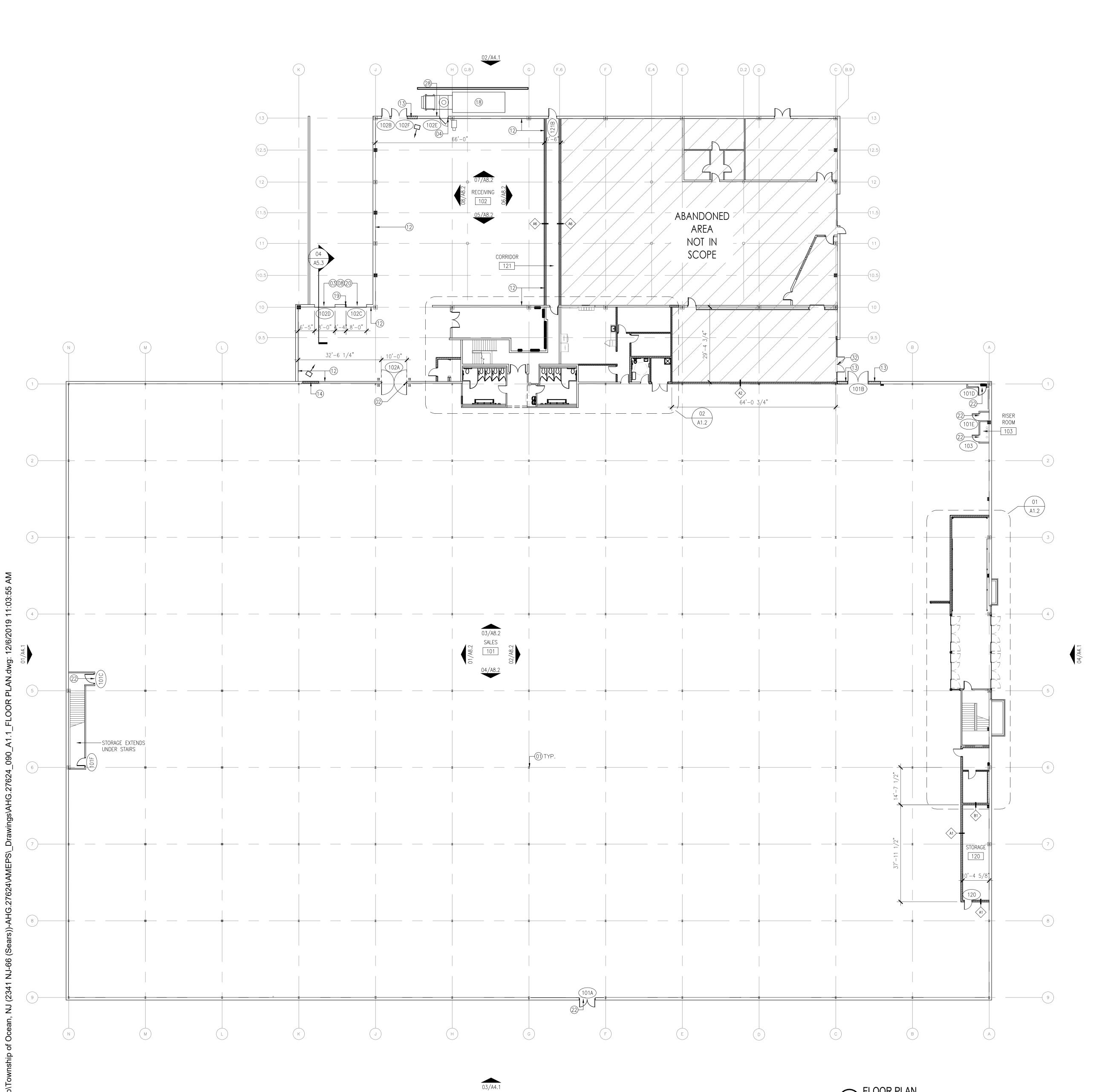
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DRAWING ISSUES

JOB NO: AHG.27624

SITE PLAN



FLOOR PLAN

SCALE: 1/16"=1'-0"

FLOOR PLAN GENERAL NOTES

A. DO NOT SCALE DRAWINGS.

B. EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE DOCUMENTS AND FIELD OBSERVATION. GENERAL CONTRACTOR SHALL BRING ANOMALIES BETWEEN THESE DOCUMENTS AND ACTUAL CONDITIONS TO ARCHITECT AND AT HOME'S ATTENTION IMMEDIATELY.

DIMENSIONS ARE FROM CENTERLINE OF COLUMNS, FACE OF EXTERIOR FINISH, FACE OF INTERIOR GYP. BOARD, FACE OF CMU/CONCRETE ROUGH OPENING, U.N.O.

D. ALL EXPOSED STRUCTURE, MEP SYSTEMS, AND OTHER LIKE BUILDING COMPONENTS VISIBLE TO THE PUBLIC SHALL BE PAINTED COLOR AS

ALL JOINTS IN MATERIALS, THE INTERFACE BETWEEN DIFFERENT
MATERIALS, OR PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE
SEALED WITH HIGH-PERFORMANCE SEALANT APPROPRIATE TO THE SPECIFIC APPLICATION AND REQUIRED RATING.

ALL EXTERIOR DOOR THRESHOLDS SHALL BE SET IN A FULL BED OF

EXCEPT FOR RECEIVING AREAS, ALL NEW AND EXISTING INTERIOR WALLS

H. CONSULT AVAILABLE ENVIRONMENTAL AND GEOTECHNICAL REPORTS FOR FURTHER INFORMATION REGARDING CONDITIONS AND PARAMETERS WHICH MAY IMPACT THE SCOPE OF THIS RENOVATION.

PROVIDE KNOX BOX(ES) IN LOCATION(S) AS REQUIRED BY THE FIRE MARSHALL OR OTHER FIRE PROTECTION AHJ. KNOX BOX COLOR SHALL MATCH ADJACENT WALL FINISH. . REFER ENLARGED PLANS FOR ADDITIONAL INFORMATION.

PROVIDE BREAK METAL ENCLOSURE FOR ALL COLUMNS OR STUD POSTS WITHIN STOREFRONT/CURTAIN WALL RUN. BREAK METAL FINISH TO MATCH STOREFRONT FINISH.

M. OWNER TO MAKE A FINAL DETERMINATION REGARDING APPLICATION OF FURRING (AND INSULATION) ON PERIMETER EXTERIOR WALLS PENDING

EVALUATION OF CONDITIONS ABOVE EXISTING CEILING GRID LINE. N. PATCH AND REPAIR ALL SIDEWALK/SLAB AREAS AFFECTED BY DEMO OF

EXISTING BUILDING ELEMENTS OR CONSTRUCTION OF NEW. P. FILL EXISTING HOLES IN WALLS EXPOSED TO SALES WHERE DUCTWORK, PIPES, CONDUITS, OR OTHER SIMILAR ITEMS HAVE BEEN REMOVED.

FINISH/PATCH/REPAIR EXPOSED ENDS OF CMU OR CONCRETE PANEL WALLS' CUT FOR NEW OPENINGS.

GC/FIRE PROTECTION CONSULTANT IS RESPONSIBLE FOR SUBMITTING PLANS AND SPECIFICATIONS FOR WORK SCOPE FOR FIRE SPRINKLER AND FIRE ALARM SYSTEM TO THE APPROPRIATE AUTHORITY HAVING

ALL WOOD SHEATHING, BLOCKING, CURBS, ETC. SHALL BE FIRE RETARDANT TREATED.

VERIFY EXACT LOCATION OF EXISTING ROOF DRAIN CONDUCTORS.

J. PROVIDE 2"X2"X3/32" STAINLESS STEEL ANGLE CORNER PROTECTION ON ALL EXPOSED OUTSIDE WALL CORNERS IN PUBLIC AREAS. MOUNT

GENERAL CONTRACTOR SHALL PROVIDE REQUIRED ANNUAL TEST ON FIRE SPRINKLER RISER AND BACK FLOW PREVENTORS.

STAINLESS STEEL ANGLE FROM TOP OF FLOOR BASE TO 4'-0" A.F.F.

W. GENERAL CONTRACTOR SHALL CAMERA EXISTING SANITARY LINE FROM RESTROOM/WASH-DOWN AREAS TO FIRST MANHOLE.

GENERAL CONTRACTOR SHALL INCLUDE IN SCOPE OF WORK REMOVAL OF EXISTING FLOOR DEVICES, AND ASSOCIATED SLAB FILL, FLOAT & REPAIR.

CAPPED. NEW WALL FURRING TO RUN TO 16'-0" A.F.F AND CAPPED.

THE REMAINDER OF THE WALLS TO BE PATCHED/PREPPED FOR

GENERAL CONTRACTOR SHALL SEAL SLAB COLD JOINTS, SAW-CUT JOINTS WILL GET NO TREATMENT.

Z. REFER SITE PLAN SHEET AS1.1 FOR ADDITIONAL EXTERIOR WORK. AA. EXISTING WALL FURRING TO BE CONTINUED UP TO 16'-0" A.F.F. AND

BB. ALL SEALANT AND CAULKING SHALL BE APPLIED IN A CLEAN CONSISTENT BEAD OR WILL BE REDONE @ CONTRACTOR'S COS

WALL PARTITION TYPES BY SYMBOL "�"

6" 20 GA. METAL STUDS @ 24" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. STOP GYPSUM BOARD 4" ABOVE CEILING AT LAY-IN CEILING CONDITION (OR UP TO 14'-0" A.F.F. AT RESTROOM LOCATION). PROVIDE 5/8" F.R.T. PLYWOOD UP TO 8'-0" A.F.F. AND 5/8" GYPSUM BOARD FROM 8'-0" A.F.F. TO ROOF DECK AT JANITOR'S CLOSET SIDE @ SIM.; REFER A1/A5.10.

A2 6" 20 GA. METAL STUDS @ 24" O.C. (3 5/8" STUDS @ SIM.) WITH 5/8" F.R.T. PLYWOOD FROM FINISH FLOOR TO 8'-0" A.F.F. AND 5/8" GYPSÚM BOARD FROM 8'-0" A.F.F. TO ROOF DECK ON RECEIVING SIDE, AND 5/8" GYPSUM BOARD FROM FINISH FLOOR TO ROOF DECK ON OTHER SIDE; REFER A2/A5.10.

A6 1-HOUR RATED WALL: 6" 20 GA. METAL STUDS @ 24" O.C. WITH 5/8" TYPE 'X' GYPSUM BOARD BOTH SIDES UP TO ROOF DECK. FIRE CAULK ALL JOINTS, GAPS AND PENETRATIONS; REFER A6/A5.10.

3-5/8" 20 GA. METAL STUDS @ 24" O.C. WITH 5/8" GYPSUM BOARD BOTH SIDES. STOP GYPSUM BOARD 4" ABOVE CEILING AT LAY-IN CEILING (OR UP TO 14'-0" A.F.F. AT RESTROOM, FAMILY RESTROOM, AND DRINKING FOUNTAIN ALCOVE LOCATIONS); REFER B1/A5.10.

### KEYED NOTES THIS SHEET BY SYMBOL "W"

EXISTING COLUMN, RE: STRUCTURAL. PAINT P4 TO BOTTOM OF STEEL STRUCTURE AND P7 TO METAL DECK.

. PROVIDE TRAFFIC DOOR C-CHANNEL JAMB WRAP FRAME; RE: FRAME TYPES ON A7.1.

3. PROVIDE STEEL CHANNEL OR BENT PLATE FRAME FOR OVERHEAD DOORS. STEEL FRAMES SHALL BE ANCHORED TO CONCRETE PANELS, AND SHALL BE SIZED FOR FLANGES TO RETURN ON EXTERIOR FACE OF PANELS AND INTERIOR FACE OF GYPSUM FURRING, U.N.O. REFER DETAIL

4. MARATHON TO PROVIDE STEEL FRAMED OPENING FOR COMPACTOR

8. COORDINATE OPENING IN WALL FOR NEW OVERHEAD SECTIONAL DOORS WITH STRUCTURAL.

. INSTALL 5/8" FRT PLYWOOD ON THE RECEIVING SIDE OF NEW FRAMED WALLS AND EXISTING WALLS UP TO 8'-0" A.F.F, 10'-0" ONLY AT WALL

WITH DOCK OVERHEAD DOORS AT RECEIVING.

CMU WALL INFILL; MATCH EXISTING CMU WALL THICKNESS AND COURSING. APPLY INTERIOR AND EXTERIOR FINISHES TO MATCH ADJACENT EXISTING CONSTRUCTION, OR NEW AS SCHEDULED.

. INFILL EXISTING WALL WITH NEW CONSTRUCTION AND FINISHES TO MATCH ADJACENT EXTERIOR WALLS.

8. COMPACTOR FURNISHED AND INSTALLED BY OWNER.

O. NEW DOCK SEALS, BUMPERS AND MECHANICAL LEVELERS. 1. IF THERE ARE NO EXISTING AREA/TRENCH DRAINS, PROVIDE INLET DRAIN, RE: PLUMBING AND CIVIL.

2. REPAIR, CLEAN, PAINT EXISTING DOOR AND REPLACE HARDWARE. 28. COORDINATE LOCATION OF 3" PVC HOLE FOR HYDRAULIC LINE. APPLY CONTINUOUS SEALANT AROUND PVC AFTER INSTALLATION. 2. RELOCATED STOREFRONT DOORS.

EXISTING PARTITION

NEW INFILL, PARTIAL HEIGHT EXTERIOR WALL

NEW 1HR RATED PARTITION

FLOOR PLAN LEGEND:

PATRICK M. JONES 21Al013875

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DRAWING ISSUES

JOB NO: AHG.27624

FLOOR PLAN