

# Seaview Square

## SHOPPING CENTER

2331 Route 66 | Ocean Township, NJ



## 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 notable 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

2331 Route 66  
Ocean Township, NJ



# Dominant Regional Shopping Center



**5.9+ Million**

Visits Over Last 12 Months



**#1 Most Visited**

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



**97<sup>th</sup> Percentile**

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



**54<sup>th</sup> Percentile**

By Visits Among Superstores in the United States



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

By Visits Among Superstores in the State



**694.2K**

Visits Over Last 12 Months



**#1 Most Visited**

By Visits Within Chain in the United States



**#3 Most Visited**

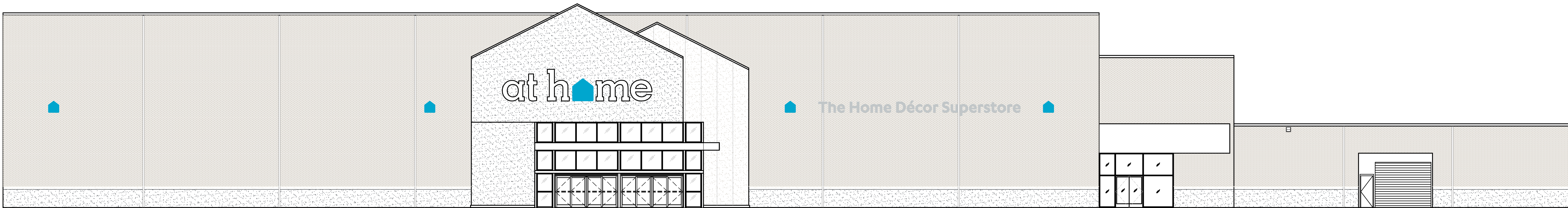
By Visits Among Furniture Stores in the State







STORE 289, TOWNSHIP OF OCEAN, NJ



CORE STATES GROUP  
CORESTATES, INC.  
46 East Main Street  
Somerville, NJ 08876  
908.462.9700  
core-states.com  
CERTIFICATE OF AUTHORIZATION  
NO. 24G42074800

PATRICK M. JONES  
2146013975

at home  
The Home Décor Superstore

OCEAN TOWNSHIP, NEW JERSEY

2341 NEW JERSEY 66

DRAWING ISSUES:  
ISSUE FOR PERMIT  
12/06/19

JOB NO: AHG.27624

AHG2 - AHP #18-26

ARCHITECT OF RECORD:



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PHONE: (267) 464-8055  
CONTACT: PATRICK JONES

STRUCTURAL ENGINEER:



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CORESTATES, INC.  
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MEP ENGINEER:

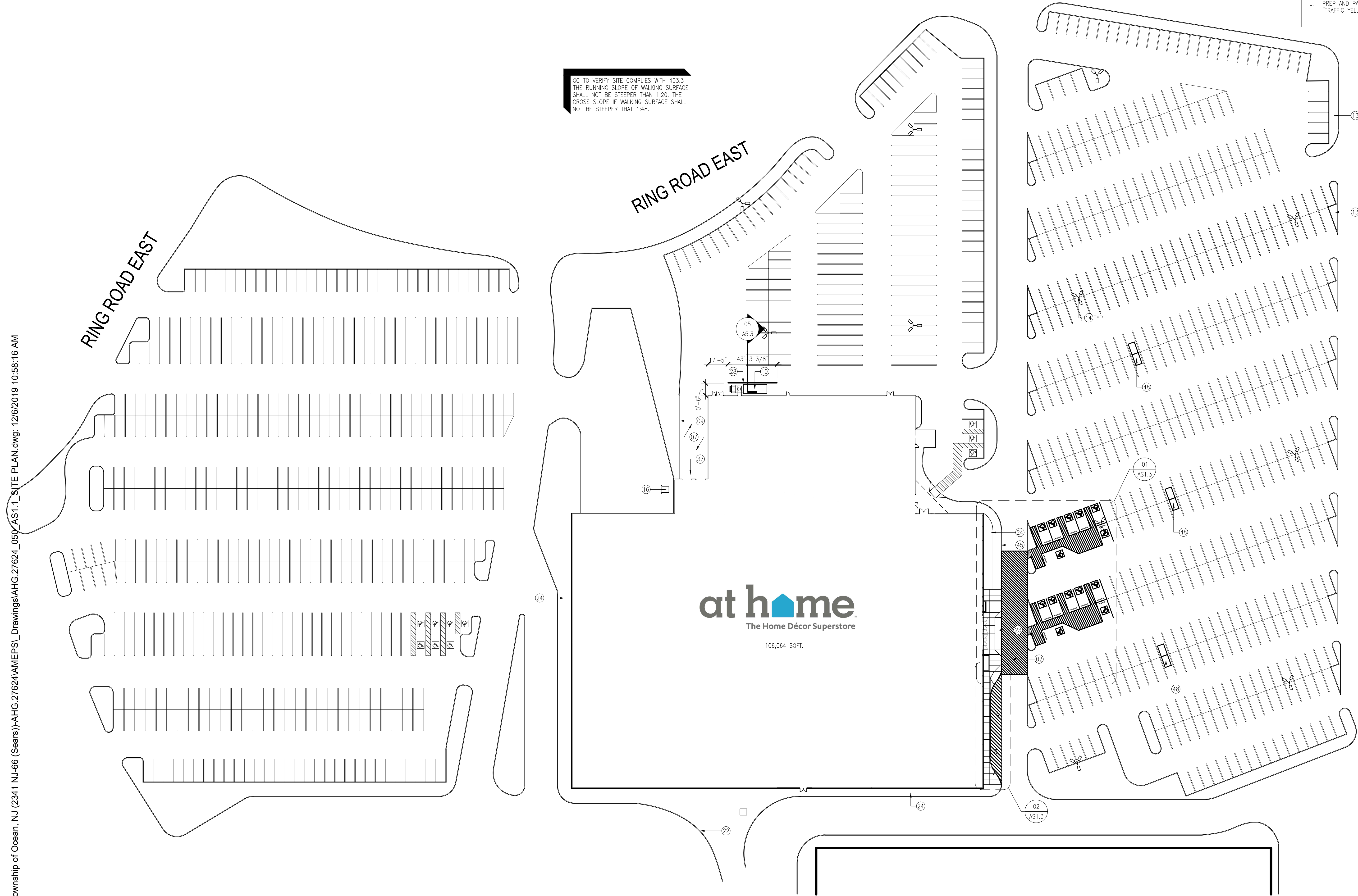


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(M/P): STEVEN VAZ

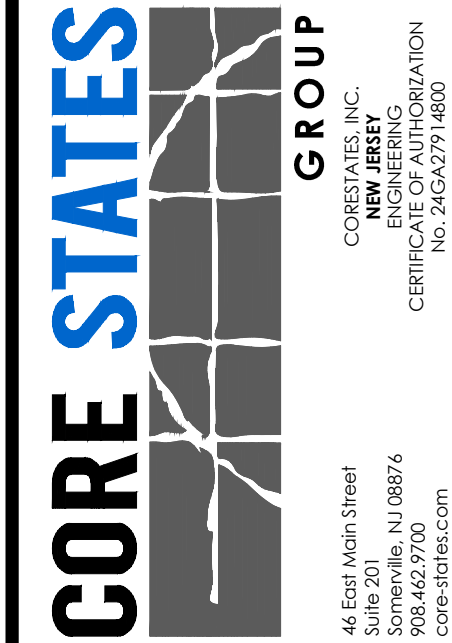


P:\At Home Group\Township of Ocean, NJ (2341 NJ-66 (Gears))\AHG-27624\AMEPS\_Drawings\AHG-27624\_050\AS1.1\_SITE PLAN.dwg: 12/6/2019 10:58:16 AM



PARKING: TABULATION			
SPACE	SQ.FT.	FACTOR	TOTAL
LOWER LEVEL "AT HOME":	106,064	250	425
UPPER LEVEL "FUTURE TENANT":	92,692	250	371
TOTAL REQUIRED:			796
TOTAL PROVIDED:			1206
HC SPACES 20 PLUS ONE FOR EACH 100 OR FRACTION THEREOF OVER 1000			
REQUIRED: 23			
PROVIDED: 24			

SITE PLAN GENERAL NOTES	SITE PLAN KEYED NOTES BY SYMBOL "Ø"
A. DO NOT SCALE DRAWINGS.	02. NEW PAINTED STRIPING @ CROSS WALK, ACCESSIBLE AISLES, OR STRIPED ISLANDS; RE: SITE DETAILS.
B. REFER EXISTING CIVIL ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION AND DIMENSION CONTROL.	07. EXISTING CONCRETE SLAB AT TRUCK DOCK BERTH/COMPACTOR.
C. CONFIRM LOCATIONS, QUANTITIES, AND COMPLETENESS OF SITE UTILITIES INSTALLED BY OTHERS.	09. EXISTING DOCK AREA RETAINING WALL. PAINT IF REQUIRED.
D. 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.) AND EXPANSION JOINTS AT 20'-0" O.C. MAX. REFER TO FLOOR PLAN FOR ADDITIONAL JOINT INFORMATION. IN NO INSTANCE SHALL NEW PAVING OR FLATWORK DIRECTLY ADJACENT TO THE BUILDING BE HIGHER IN ELEVATION THAN FINISH FLOOR, OR OTHERWISE SLOPE (DRAIN) TO THE BUILDING.	10. AT HOME COMPACTOR LOCATION.
E. IN NO INSTANCE SHALL THE ACCESSIBLE PARKING STALLS, ACCESS AISLES, OR ACCESS ROUTES EXCEED A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, UNLESS NOTED OTHERWISE AND APPROVED BY THE A.H.L. FIELD. VERIFY EXISTING PAVING SLOPES AT NEW ACCESSIBLE PARKING. INCLUDE IN SCOPE OF WORK REWORK OF EXISTING GRADES TO ACHIEVE A LEGAL ACCESSIBLE ROUTE FROM NEW/EXISTING ACCESSIBLE PARKING TO NEW FRONT ENTRY, NEW ASPHALT AND ASSOCIATED BASE (INSTALLED IN WAY OF ACCOMMODATING NEW CONCRETE SIDEWALK) SHALL MATCH EXISTING.	13. EXISTING LANDSCAPE AREA.
F. PROVIDE FIRE LANE STRIPING AS REQUIRED BY THE FIRE MARSHAL OR LOCAL FIRE AUTHORITY HAVING JURISDICTION.	14. EXISTING LIGHT POLE AND BASE. PREP AND PAINT FIXTURES AND POLES. RELAMP ALL FIXTURES AND REPLACE BALLAST AS NEEDED FOR FULLY FUNCTIONING FIXTURE.
G. SPACE SIDEWALK CONTROL JOINTS (C.J.) @ 5'-0" O.C., TYPICAL (U.N.O.) AND EXPANSION JOINTS (E.J.) @ 20'-0" O.C. MAX. (U.N.O.) WHERE NEW FLATWORK IS INSTALLED NEXT TO EXISTING, MATCH EXISTING JOINT PATTERN. FILL CONTROL JOINTS WITH SEALANT AT MAIN ENTRY. COLOR TO MATCH ADJACENT CONCRETE. HOLD EXPANSION JOINT FILLER MATERIAL DOWN 1/2" AND FILL WITH SELF-LEVELING TRAFFIC BEARING SEALANT; COLOR TO MATCH ADJACENT CONCRETE.	16. EXISTING ELECTRICAL TRANSFORMER.
H. REFER CONSULTANT'S GEOTECHNICAL (IF AVAILABLE) REPORTS IN CONJUNCTION WITH PROVIDING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO COMPLETE ALL EARTHWORK, EXCAVATION, COMPACTION, IMPORTATION OF FILL OR REMOVAL OF EXISTING MATERIALS AS REQUIRED FOR ALL BUILDING AND SITE CONSTRUCTION AS PART OF THE SCOPE OF THIS WORK.	22. EXISTING SITE RETAINING WALL.
I. RE-STRIP AT HOME PARKING AREAS. EXISTING STRIPING LAYOUT TO REMAIN EXCEPT WHERE NEW STRIPING CONFIGURATION SHOWN OTHERWISE. TYPICAL PARKING AREA PAINTED STRIPING SHALL BE 4" WIDE STRIPING PAINTED WITH TWO (2) COATS TRAFFIC WHITE, WITH 7 MIL. DRY FILM THICKNESS PER COAT.	23. EXISTING BARRIER FREE RAMP TO REMAIN.
J. PROVIDE SEALCOAT FOR PARKING AND DRIVEWAY AREAS. SCOPE SHALL INCLUDE ALL AT HOME PARKING, UNLESS SPECIFIC AREAS ARE IDENTIFIED ON SITE PLAN.	24. EXISTING CONCRETE SIDEWALK.
K. PREP AND PAINT ALL EXISTING BOLLARDS ON AT HOME'S LOT. PAINT "TRAFFIC YELLOW", UNLESS NOTED OTHERWISE.	28. CONCRETE/MASONRY SCREEN WALL; RE: STRUCTURAL.
	37. CONTRACTOR TO CONFIRM LOADING DOCK DRAIN IS FUNCTIONING PROPERLY. MAKE ANY REPAIRS AS NEEDED.
	45. PAINT FACE OF CURB TRAFFIC YELLOW ALONG FRONT OF BUILDING.
	48. DOUBLE ENTRY CART CORRAL TO BE FURNISHED AND INSTALLED BY THE OWNER. IF THE PARKING LOT IS NOT READY TO RECEIVE THE CART CORRALS, THE GC WILL BE RESPONSIBLE FOR ANCHORING THEM AT NO COST TO THE OWNER. TO ANCHOR INTO ASPHALT, DRILL DOWN 3" INTO ASPHALT AND USE 5/16" HOLE FOR 3/8" LAG BOLT TO ANCHOR INTO CONCRETE. DRILL 5/16" HOLE 3" PLUS AND ANCHOR WITH 5/8" TAPCON SCREWS PER INSTRUCTIONS. FINAL LOCATIONS TO BE DETERMINED BY AT HOME PM.



PATRICK M. JONES  
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2341 NEW JERSEY 66

OCEAN TOWNSHIP, NEW JERSEY

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SITE PLAN





AS1.1  
AH2G - AHP #18-26





01 FLOOR PLAN  
SCALE: 1/16"=1'-0"

FLOOR PLAN LEGEND:

	EXISTING PARTITION
	NEW INFILL, PARTIAL HEIGHT EXTERIOR WALL
	NEW 1HR RATED PARTITION
	NEW INTERIOR PARTITION