

# Seaview Square

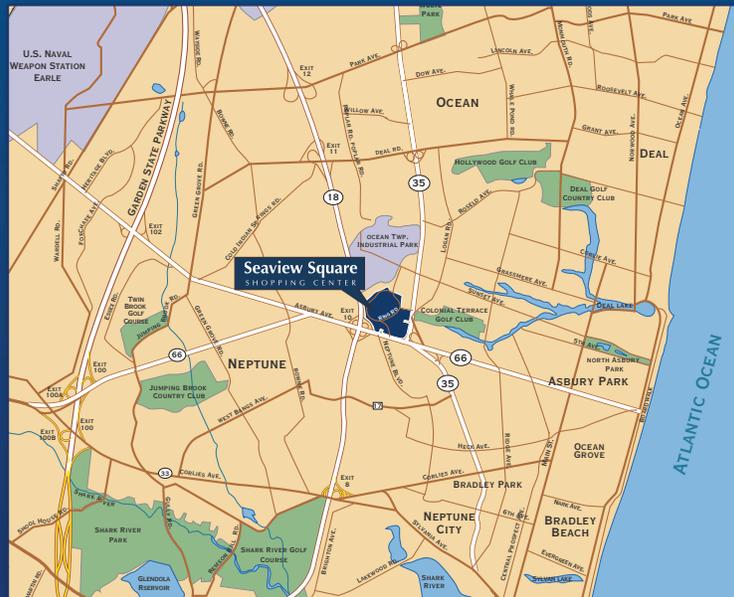
SHOPPING CENTER

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.





## TENANT LIST

FRONT RETAIL STRIP		
1	STARBUCKS	3,500 S.F.
2	FRO-YO CAFE	1,725 S.F.
3	TROPICAL SMOOTHIE CAFE	1,627 S.F.
4	TIKI TANNING	3,500 S.F.
5	DAVE'S HOT CHICKEN	3,434 S.F.
6	HALLMARK	6,450 S.F.
7	DOLLAR TREE	9,088 S.F.
8	FIVE GUYS	3,175 S.F.
9	H&R BLOCK	2,277 S.F.
10	MATTRESS FIRM	5,120 S.F.
11	JERSEY MIKE'S	1,795 S.F.
12	CRUMBL COOKIE	1,700 S.F.
13	APPLEBEE'S	6,314 S.F.
MIDDLE RETAIL STRIP		
14	HOMEGOODS / MARSHALLS	49,000 S.F.
14A	HOME SENSE	25,012 S.F.
	SIERRA TRADING POST	21,559 S.F.
15	GUITAR CENTER	13,400 S.F.
16A	SEPHORA	4,700 S.F.
16B	ARHAUS	13,800 S.F.
17	FIVE BELOW	16,846 S.F.
18	HAND & STONE	2,573 S.F.
19	WOW GYM	30,000 S.F.
20	JERSEY STRONG (Expansion)	18,333 S.F.
21	TARGET	148,700 S.F.
22	PETSMART	20,087 S.F.
BACK RETAIL STRIP		
24	SKY ZONE	38,000 S.F.
25	PGA TOUR SUPERSTORE	41,952 S.F.
26	BURLINGTON	80,000 S.F.
27	COSTCO	148,663 S.F.



## 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

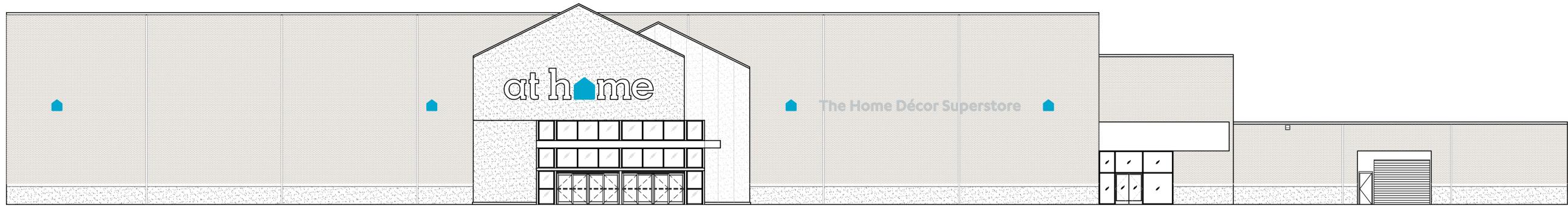


**#3 Most Visited**

By Visits Among Furniture Stores in the State



# STORE 289, TOWNSHIP OF OCEAN, NJ



**CORE STATES GROUP**  
 CORESTATES, INC.  
 ENGINEERING  
 CERTIFICATE OF AUTHORIZATION  
 No. 24G40714800  
 46 East Main Street  
 Somerville, NJ 08876  
 908.462.9700  
 core-states.com

PATRICK M. JONES  
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**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

AHG - AHP #18-26

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CONTACT: (E): CHRIS SACCO  
 (M/P): STEVEN VAZ

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  |   |
|--|---|
| <p>A. DO NOT SCALE DRAWINGS.</p> <p>B. REFER EXISTING CIVIL ENGINEERING DOCUMENTS FOR ADDITIONAL INFORMATION AND DIMENSION CONTROL.</p> <p>C. CONFIRM LOCATIONS, QUANTITIES, AND COMPLETENESS OF SITE UTILITIES INSTALLED BY OTHERS.</p> <p>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.</p> <p>E. IN NO INSTANCE SHALL THE ACCESSIBLE PARKING STALLS, ACCESSIBLES, OR ACCESS ROUTES EXCEED A MAXIMUM SLOPE OF 2% IN ANY DIRECTION, UNLESS NOTED OTHERWISE AND APPROVED BY THE A.H.U. 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.</p> <p>F. PROVIDE FIRE LANE STRIPING AS REQUIRED BY THE FIRE MARSHAL OR LOCAL FIRE AUTHORITY HAVING JURISDICTION.</p> <p>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.</p> <p>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.</p> <p>J. RE-STRIPE 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.</p> <p>K. PROVIDE SEALCOAT FOR PARKING AND DRIVEWAY AREAS. SCOPE SHALL INCLUDE ALL AT HOME PARKING, UNLESS SPECIFIC AREAS ARE IDENTIFIED ON SITE PLAN.</p> <p>L. PREP AND PAINT ALL EXISTING BOLLARDS ON AT HOME'S LOT. PAINT "TRAFFIC YELLOW", UNLESS NOTED OTHERWISE.</p> | <p>02. NEW PAINTED STRIPING @ CROSS WALK, ACCESSIBLE AISLES, OR STRIPED ISLANDS; RE: SITE DETAILS.</p> <p>07. EXISTING CONCRETE SLAB AT TRUCK DOCK BERTH/COMPACTOR.</p> <p>09. EXISTING DOCK AREA RETAINING WALL. PAINT IF REQUIRED.</p> <p>10. AT HOME COMPACTOR LOCATION.</p> <p>13. EXISTING LANDSCAPE AREA.</p> <p>14. EXISTING LIGHT POLE AND BASE. PREP AND PAINT FIXTURES AND POLES. RELAMP ALL FIXTURES AND REPLACE BALLAST AS NEEDED FOR FULLY FUNCTIONING FIXTURE.</p> <p>16. EXISTING ELECTRICAL FORMER.</p> <p>22. EXISTING SITE RETAINING WALL.</p> <p>23. EXISTING BARRIER FREE RAMP TO REMAIN.</p> <p>24. EXISTING CONCRETE SIDEWALK.</p> <p>28. CONCRETE/MASONRY SCREEN WALL; RE: STRUCTURAL.</p> <p>37. CONTRACTOR TO CONFIRM LOADING DOCK DRAIN IS FUNCTIONING PROPERLY. MAKE ANY REPAIRS AS NEEDED.</p> <p>45. PAINT FACE OF CURB TRAFFIC YELLOW ALONG FRONT OF BUILDING.</p> <p>48. DOUBLE ENTRY CARRY CORRAL TO BE FURNISHED AND INSTALLED BY THE OWNER. IF THE PARKING LOT IS NOT READY TO RECEIVE THE CARRY CORRAL, 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 3/8" TAPCON SCREWS PER INSTRUCTIONS. FINAL LOCATIONS TO BE DETERMINED BY AT HOME PM.</p> |

GC TO VERIFY SITE COMPLIES WITH 403.3. THE RUNNING SLOPE OF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE IF WALKING SURFACE SHALL NOT BE STEEPER THAN 1:48.



01 SITE PLAN  
SCALE: 1"=40'-0"



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OCEAN TOWNSHIP, NEW JERSEY

2341 NEW JERSEY 66

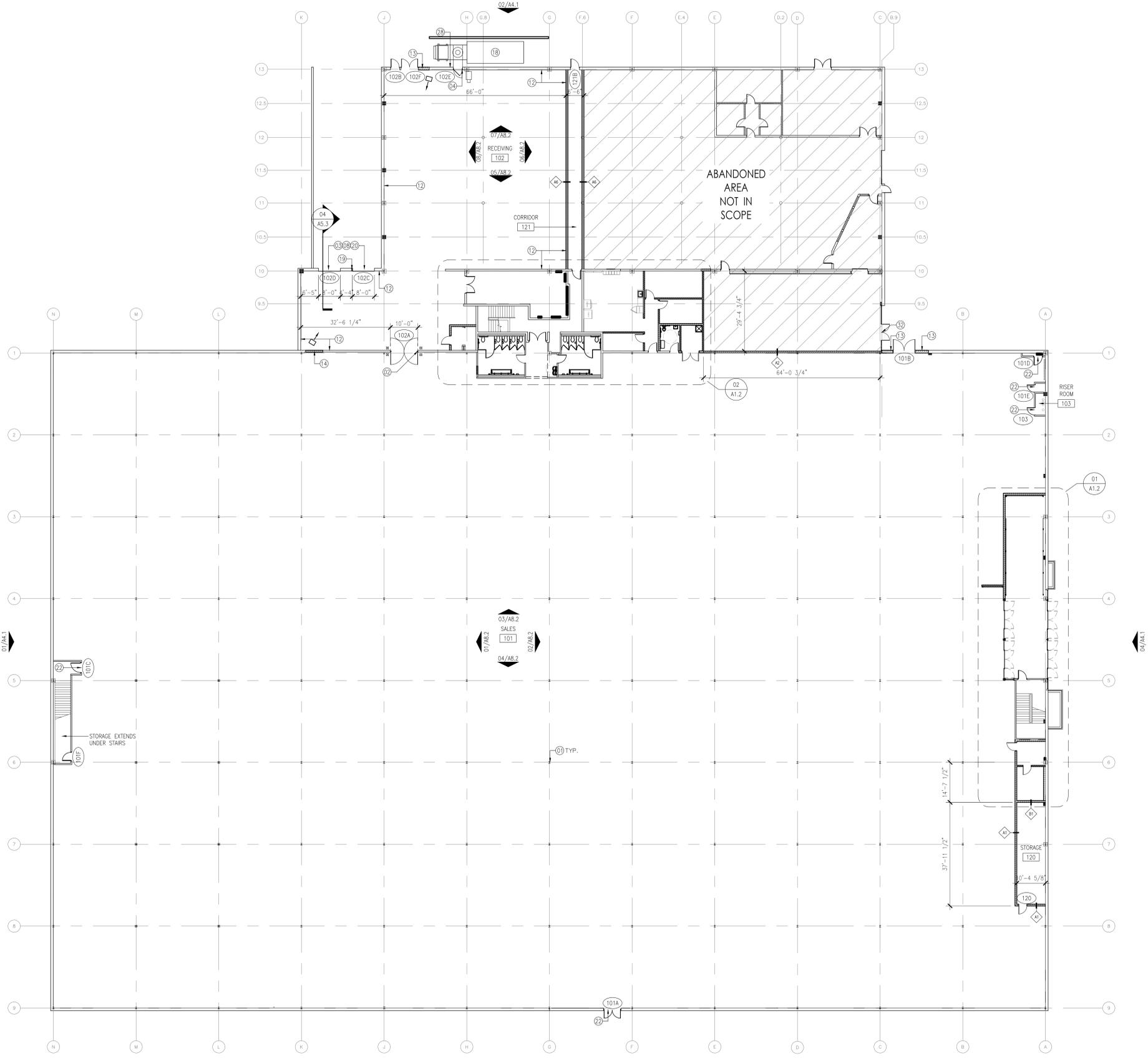
DRAWING ISSUES:  
ISSUE FOR PERMIT  
12/06/19

JOB NO: AHG.27624

SITE PLAN

AS1.1  
AH2G - AHP #18-26

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

- FLOOR PLAN GENERAL NOTES**
- DO NOT SCALE DRAWINGS.
  - 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.
  - ALL EXPOSED STRUCTURE, MEP SYSTEMS, AND OTHER LIKE BUILDING COMPONENTS VISIBLE TO THE PUBLIC SHALL BE PAINTED COLOR AS SCHEDULED.
  - 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 MASTIC.
  - EXCEPT FOR RECEIVING AREAS, ALL NEW AND EXISTING INTERIOR WALLS SHALL BE PAINTED.
  - 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 AGENCY. 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.
  - 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.
  - PATCH AND REPAIR ALL SIDEWALK/SLAB AREAS AFFECTED BY DEMO OF EXISTING BUILDING ELEMENTS OR CONSTRUCTION OF NEW.
  - 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 JURISDICTION.
  - ALL WOOD SHEATHING, BLOCKING, CURBS, ETC. SHALL BE FIRE RETARDANT TREATED.
  - VERIFY EXACT LOCATION OF EXISTING ROOF DRAIN CONDUCTORS.
  - PROVIDE 2"x2"x1/2" STAINLESS STEEL ANGLE CORNER PROTECTION ON ALL EXPOSED OUTSIDE WALL CORNERS IN PUBLIC AREAS. MOUNT STAINLESS STEEL ANGLE FROM TOP OF FLOOR BASE TO 4'-0" A.F.F.
  - GENERAL CONTRACTOR SHALL PROVIDE REQUIRED ANNUAL TEST ON FIRE SPRINKLER RISER AND BACK FLOW PREVENTORS.
  - 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.
  - GENERAL CONTRACTOR SHALL SEAL SLAB COLD JOINTS, SAW-CUT JOINTS WILL GET NO TREATMENT.
  - REFER SITE PLAN SHEET AS.1.1 FOR ADDITIONAL EXTERIOR WORK.
  - EXISTING WALL FURRING TO BE CONTINUED UP TO 16'-0" A.F.F. AND CAPPED. NEW WALL FURRING TO RUN TO 16'-0" A.F.F. AND CAPPED. THE REMAINDER OF THE WALLS TO BE PATCHED/PREPARED FOR PAINTING.
  - ALL SEALANT AND CAULKING SHALL BE APPLIED IN A CLEAN CONSISTENT BEAD OR WILL BE REDONE @ CONTRACTOR'S COST.

- WALL PARTITION TYPES BY SYMBOL "X"**
- 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.
  - 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" GYPSUM 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.
  - 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 FROM 8'-0" A.F.F. TO ROOF DECK AT RESTROOM, FAMILY RESTROOM, AND DRINKING FOUNTAIN ABOVE LOCATIONS; REFER B1/A5.10.

- KEYED NOTES THIS SHEET BY SYMBOL "X"**
- 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.
  - 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 16/A6.1.
  - MARATHON TO PROVIDE STEEL FRAMED OPENING FOR COMPACTOR CHUTE.
  - 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.
  - COMPACTOR FURNISHED AND INSTALLED BY OWNER.
  - NEW DOCK SEALS, BUMPERS AND MECHANICAL LEVELERS.
  - IF THERE ARE NO EXISTING AREA/TRENCH DRAINS, PROVIDE INLET DRAIN, RE: PLUMBING AND CIVIL.
  - REPAIR, CLEAN, PAINT EXISTING DOOR AND REPLACE HARDWARE.
  - COORDINATE LOCATION OF 3" PVC HOLE FOR HYDRAULIC LINE. APPLY CONTINUOUS SEALANT AROUND PVC AFTER INSTALLATION.
  - RELOCATED STOREFRONT DOORS.
- FLOOR PLAN LEGEND:**
- EXISTING PARTITION
  - NEW INFILL, PARTIAL HEIGHT EXTERIOR WALL
  - NEW 1HR RATED PARTITION
  - NEW INTERIOR PARTITION

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FLOOR PLAN

**A1.1**  
 AH2G - AHP # 18- 24