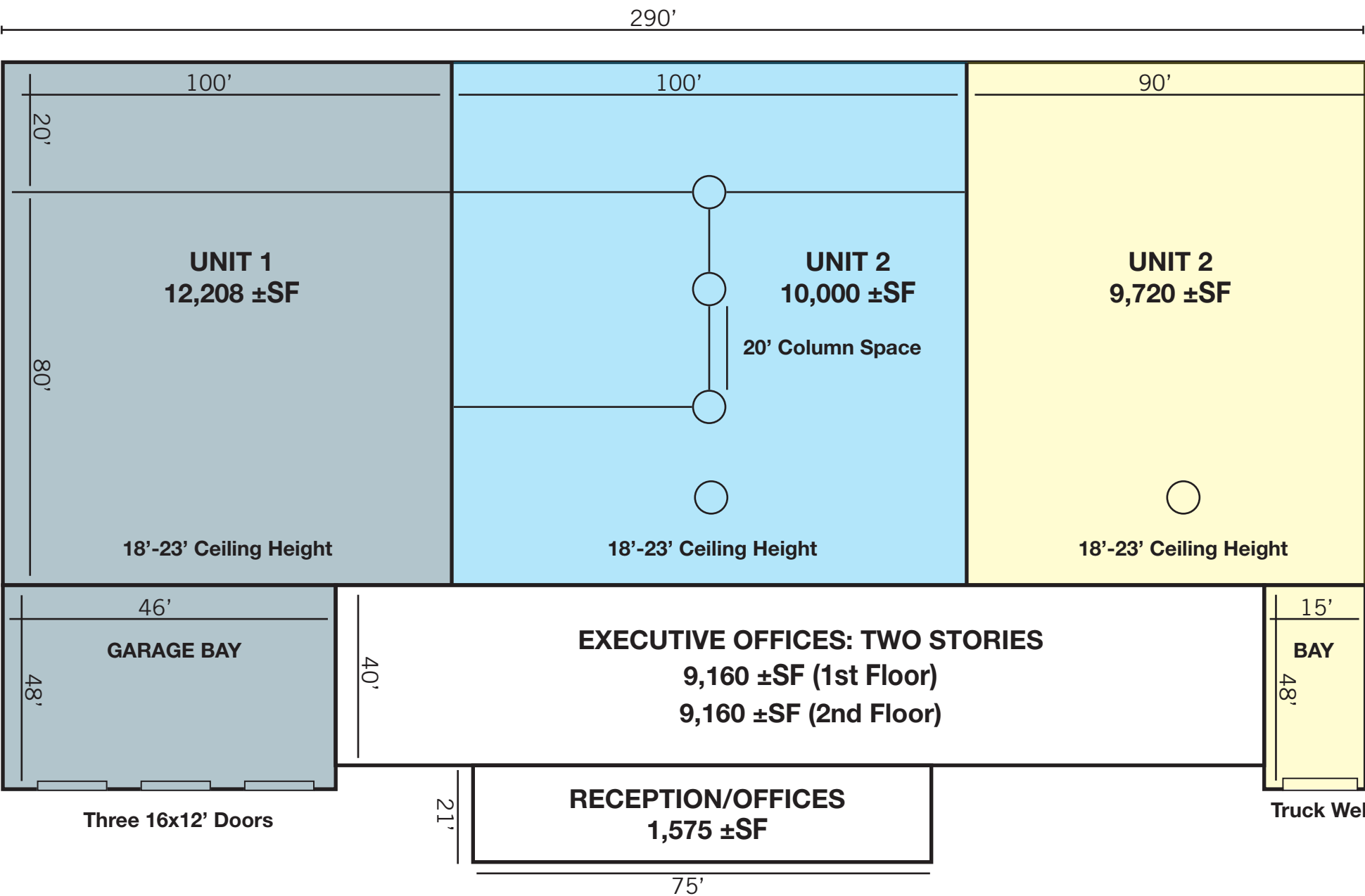




MULTI-TENANT FLEX WAREHOUSE

201 West Decatur Ave, Pleasantville, NJ (Atlantic City MSA)

SITE PLAN // 201 W DECATUR AVE



NOT TO SCALE

LOCAL AERIAL // SOUTHEAST VIEW



Downtown Atlantic City
27 Million Annual Visitors
(7 Miles from Subject)

Ventor City Beach / Marven Gardens

Atlantic City
Welcome Center

Lakes Bay

Atlantic City Expy (85,000+ VPD)

Mixed-Use Office,
Retail and Apartments

DOLLAR TREE

DUNKIN'

DOLLAR GENERAL

Pleasantville Public Schools

US-40 (23,900+ VPD)



SUBARU

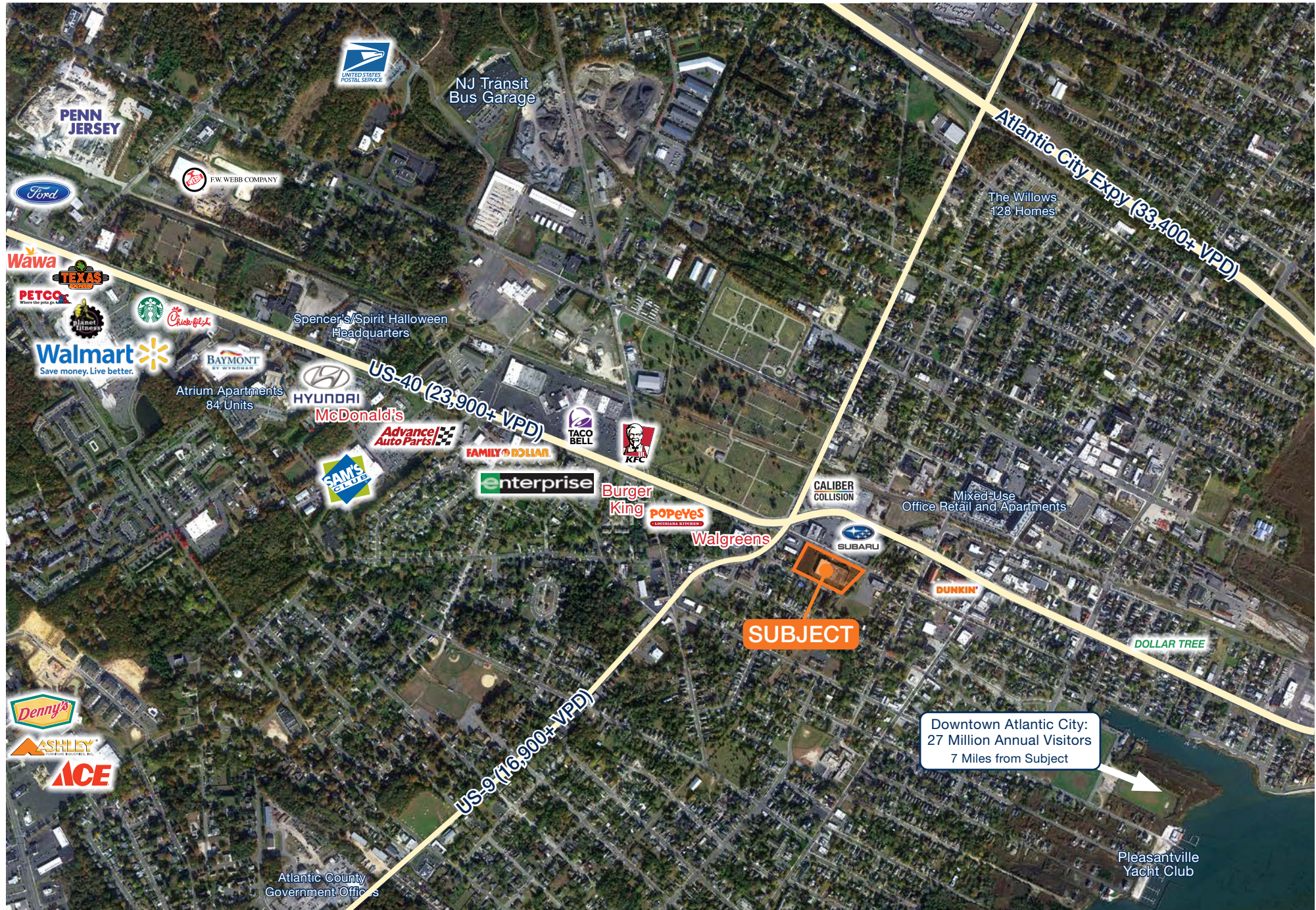
W Decatur Ave

SUBJECT PROPERTY

Sheffield Ave



AERIAL OVERVIEW // 201 W DECATUR AVE



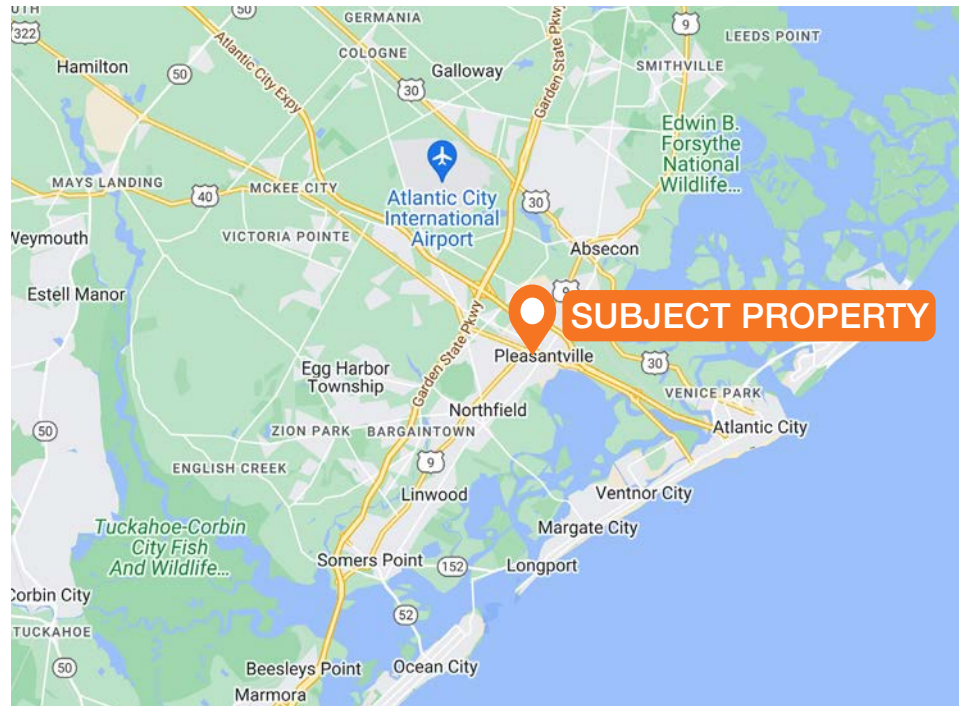
LOCATION OVERVIEW // PLEASANTVILLE, NJ

Pleasantville, NJ is a city united by strong community business relations and an aggressive redevelopment program. It is strategically located just 5 miles from downtown Atlantic City and is ready to meet the challenges of rapid economic growth. Pleasantville truly is a “City on the Move,” featuring an active mix of retail, professional and light industrial businesses. As of the 2020 United States census, the city’s population was 20,629.

Portions of the city are part of an Urban Enterprise Zone (UEZ), one of 32 zones covering 37 municipalities statewide. Pleasantville was selected in 1994 as one of a group of 10 zones added to participate in the program and one of four of those chosen based on a competition. In addition to other benefits to encourage employment and investment within the UEZ, shoppers can take advantage of a reduced 3.3125% sales tax rate (half of the rate charged statewide) at eligible merchants. Pleasantville is 6 miles from Atlantic City and part of the Atlantic City–Hammonton metropolitan statistical area, which is also part of the Delaware Valley combined statistical area / Philadelphia metro area. The combined statistical area of the Delaware Valley has a total population of 7.366 million.

Atlantic City is the seaside gaming and resort capital of the East Coast, hosting over 27 million visitors a year, making it one of the most popular tourist destinations in the United States. Construction on Atlantic City’s world-famous Boardwalk began in 1870, and from then on it has become an America icon. Stroll along the Boardwalk and enjoy ocean views on one side and shopping on the other, ranging from high-end retail to saltwater taffy shops.

More than \$1.7 billion in investments in recent years has enhanced Atlantic City’s magnetic appeal with world-renowned casinos resorts and hotels, big name restaurants featuring famous chefs, unique attractions, headline entertainment, luxurious spas, championship golf, elite shopping and more. Atlantic City is only an hour from Philadelphia and two-and-a-half hours from New York City.



MARKET RESEARCH REPORT // SOUTHERN NEW JERSEY

SOUTHERN NEW JERSEY

Southern New Jersey encompasses the counties of Burlington, Camden, Gloucester, Atlantic, Salem, Cumberland and Cape May. Camden County is also part of the Philadelphia metro and accounts for the largest portion of the market's population, with over 515,100 residents. Along the coast, Atlantic City is the largest municipality, with around 36,700 citizens. The eastern part of the market is largely a coastal resort area, while the western portion has the highest population density and contains a well-developed transportation infrastructure.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



DIVERSIFIED EMPLOYMENT BASE

The region's economy is moving away from agriculture to a more diversified employment base, which includes business services, hospitality and tourism.



FAA'S WILLIAM J. HUGHES TECHNICAL CENTER

The FAA William J. Hughes Technical Center is one of the nation's top aviation research, development, test and evaluation facilities. It employs engineers and technicians.



THREE DISTINCT AREAS IN ONE REGION

Atlantic and Cape May counties are tourism-based. Greater Philadelphia is the metro's main business center, while Cumberland and Salem counties are primarily agricultural.

ECONOMY

- Once reliant on the agricultural industry, Southern New Jersey now has an expanding number of businesses in the professional and business services sector, consisting primarily of small businesses with fewer than 15 workers.
- The services sector accounts for much of the labor force, forming the backbone of the local economy through hospitals, schools, hotels, business and social services, and entertainment facilities.
- The region boasts a large tourism and recreation industry, especially in Atlantic City, where gaming generates billions of dollars of revenue each year.
- Fortune 500 company Campbell's Soup is headquartered in the region.

DEMOGRAPHICS



POPULATION

1.9M

Growth 2022-2027*
0.9%



HOUSEHOLDS

695K

Growth 2022-2027*
1.3%



MEDIAN AGE

40.9

U.S. Median
38.6



MEDIAN
HOUSEHOLD
INCOME

\$76,100

U.S. Median
\$66,400

DEMOGRAPHIC REPORT // PLEASANTVILLE, NJ

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	13,640	38,458	107,146
2022 Estimate			
Total Population	13,448	38,367	106,781
2010 Census			
Total Population	13,580	39,530	109,510
2000 Census			
Total Population	12,477	36,329	101,869
Daytime Population			
2022 Estimate	10,895	38,538	94,790
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	4,106	14,026	40,039
2022 Estimate			
Total Households	4,056	13,990	39,912
Average (Mean) Household Size	3.1	2.7	2.6
2010 Census			
Total Households	4,036	14,163	40,052
2000 Census			
Total Households	3,859	13,108	38,293
Occupied Units			
2027 Projection	4,605	15,428	52,082
2022 Estimate	4,545	15,361	51,695
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	6.3%	10.0%	14.3%
\$100,000-\$149,999	12.6%	13.7%	15.8%
\$75,000-\$99,999	11.2%	12.2%	12.3%
\$50,000-\$74,999	17.1%	17.9%	16.4%
\$35,000-\$49,999	15.8%	15.1%	13.0%
Under \$35,000	36.9%	31.2%	28.2%
Average Household Income	\$68,716	\$79,146	\$94,319
Median Household Income	\$47,043	\$54,681	\$63,014
Per Capita Income	\$21,013	\$29,054	\$35,371

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Consumer Expenditure Top 10 Categories			
Housing	\$21,342	\$22,764	\$24,040
Transportation	\$8,649	\$8,993	\$9,186
Food	\$7,909	\$8,503	\$9,043
Personal Insurance and Pensions	\$6,852	\$7,613	\$8,170
Healthcare	\$4,511	\$5,002	\$5,418
Cash Contributions	\$3,215	\$3,981	\$4,758
Entertainment	\$2,389	\$2,609	\$2,767
Education	\$1,921	\$2,342	\$2,692
Apparel	\$1,474	\$1,592	\$1,664
Gifts	\$1,241	\$1,461	\$1,666
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	13,448	38,367	106,781
Under 20	28.3%	26.1%	24.2%
20 to 34 Years	22.2%	19.6%	17.8%
35 to 39 Years	5.9%	5.9%	5.6%
40 to 49 Years	10.9%	11.4%	11.6%
50 to 64 Years	18.2%	20.2%	21.6%
Age 65+	14.5%	16.8%	19.3%
Median Age	34.6	38.7	42.2
Population 25+ by Education Level			
2022 Estimate Population Age 25+	8,616	25,869	74,803
Elementary (0-8)	12.1%	7.1%	5.9%
Some High School (9-11)	12.0%	8.4%	7.5%
High School Graduate (12)	38.0%	35.4%	32.0%
Some College (13-15)	19.7%	20.8%	19.3%
Associate Degree Only	4.7%	5.5%	6.0%
Bachelor's Degree Only	8.7%	15.7%	19.4%
Graduate Degree	4.8%	7.1%	10.0%

DEMOGRAPHIC REPORT // PLEASANTVILLE, NJ



POPULATION

In 2022, the population in your selected geography is 106,781. The population has changed by 4.8 percent since 2000. It is estimated that the population in your area will be 107,146 five years from now, which represents a change of 0.3 percent from the current year. The current population is 48.3 percent male and 51.7 percent female. The median age of the population in your area is 42.2, compared with the U.S. average, which is 38.6. The population density in your area is 1,358 people per square mile.



EMPLOYMENT

2000 Census revealed that 52.9 percent of employees are in white-collar occupations in this geography, and 47.1 percent are in blue-collar occupations. In 2022, unemployment in this area was 6.0 percent. In 2000, the average time traveled to work was 19.3 minutes.



HOUSEHOLDS

There are currently 39,912 households in your selected geography. The number of households has changed by 4.2 percent since 2000. It is estimated that the number of households in your area will be 40,039 five years from now, which represents a change of 0.3 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$276,292 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 26,695 owner-occupied housing units and 11,598 renter-occupied housing units in your area. The median rent at the time was \$629.



INCOME

In 2022, the median household income for your selected geography is \$63,014, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 38.7 percent since 2000. It is estimated that the median household income in your area will be \$73,948 five years from now, which represents a change of 17.4 percent from the current year.

The current year per capita income in your area is \$35,371, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$94,319, compared with the U.S. average, which is \$96,357.

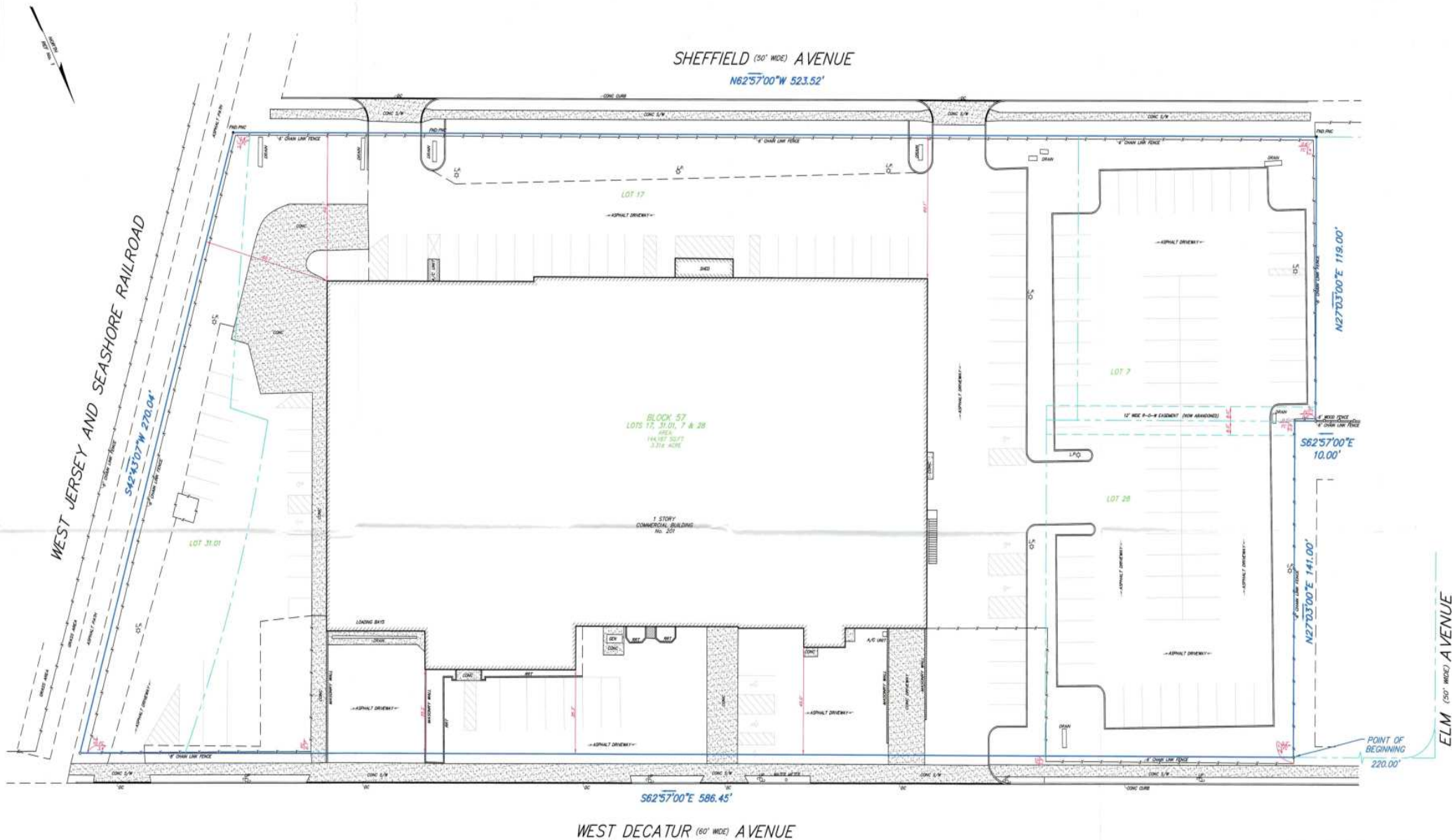


EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 10.0 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 19.4 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 6.0 percent vs. 8.4 percent, respectively.

The area had more high-school graduates, 32.0 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is lower than the average for the nation, at 19.3 percent in the selected area compared with the 20.4 percent in the U.S.

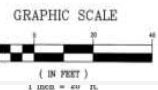


METX AND BOUND
TAX LOTS 17, 31.01 & 28, BLOCK 57
201 WEST DECATUR AVENUE
CITY OF PLEASANTVILLE
ATLANTIC COUNTY, NEW JERSEY

BEGINNING at a point on the southerly line of West Decatur Avenue (60' wide) and point being distant 240.00 feet southerly along the same from its intersection with the southerly line of Elm Avenue (30' wide) (commence) and from said point running thence

- 1) Along said southerly line of West Decatur Avenue, South 62 degrees 57 minutes 00 seconds East a distance of 106.45 feet to a point thence
- 2) South 62 degrees 45 minutes 07 seconds West a distance of 270.04 feet to a point on the southerly line of Sheffield Avenue, thence
- 3) Along the same, North 62 degrees 57 minutes 00 seconds West a distance of 523.52 feet to a point thence
- 4) North 27 degrees 03 minutes 00 seconds East a distance of 119.00 feet to a point thence
- 5) South 62 degrees 57 minutes 00 seconds East a distance of 10.00 feet to a point thence
- 6) North 27 degrees 03 minutes 00 seconds East a distance of 141.00 feet to the POINT OF BEGINNING

any discrepancy in accordance with a survey made by meter carrying and Mapping, LLC dated February 14, 2019



SET/FOUND PROPERTY MARKER
COLOR KEY:
--BLUE-- BOUNDARY LINES, COURSES AND DISTANCES
--GREEN-- EXISTING LOT LINES AND AREA
--RED-- BOUNDARY DEVIATIONS
--BLACK-- EXISTING FEATURES

ABBREVIATIONS:
--FC-- FENCE CORNER --MM-- MANHOLE --PH-- PORCH
--DC-- DROP CURB --WV-- WATER VALVE --MA-- MASONRY
--GV-- GAS VALVE --UP-- UTILITY POLE --LA-- LANDSCAPING

NOTES:
1.) THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH N.J.A.C. 15:40-5.
2.) A WRITTEN "WARRANTY AND DIRECTION NOT TO SET CORNER MARKERS" HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO N.J.A.C. 15:40-5.1(g).
3.) SURVEY BASED ON DEEDS FURNISHED; IT IS STRONGLY RECOMMENDED THAT A FULL TITLE SEARCH BE PERFORMED ON ALL ADJOINING PROPERTIES PRIOR TO ANY PERMANENT CONSTRUCTION.

REFERENCES:
1.) MADISON TITLE AGENCY, LLC
(COMMITMENT NO. MTAUJ-133006)
2.) [REDACTED]

SCHEDULE B-1 REVIEW
1.) 08-22-02 PG 189- UTILITY-ELECTRIC BLANKET EASEMENT
18.) 08-28-06 PG 118- NO ATTACHMENT PROVIDED IN TITLE REPORT

CERTIFICATION:
I HEREBY CERTIFY TO THE FOLLOWING PARTIES LISTED BELOW THAT THIS MAP HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED 02-13-2019 AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, CORRECTLY REPRESENTS THE CONDITIONS FOUND EXCEPT SUCH EASEMENTS NOT DISCLOSED IN THE TITLE REPORT OR FOUND BELOW THE GROUND.

THIS MAP IS CERTIFIED TO:
--PLEASANTVILLE NJ REALTY LLC
--MADISON TITLE AGENCY, LLC
--MADISON TITLE AGENCY, LLC
--STERNBY TITLE GUARANTEE COMPANY
--FINWAVE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR ATTORNEY IN FACT

BOUNDARY SURVEY
TAX LOT 17 & 31.01 BLOCK 57
201 WEST DECATUR AVENUE
200 SHEFFIELD AVENUE
TAX LOT 28 BLOCK 57
401 WEST DECATUR AVENUE
TAX LOT 7 BLOCK 57
308-404 SHEFFIELD AVENUE
CITY OF PLEASANTVILLE
ATLANTIC COUNTY, NEW JERSEY

Proj: BSM19-0509 Scale: 1"= 20' 02/14/2019

BUTLER
SURVEYING & MAPPING, INC.
PROFESSIONAL ENGINEERING AND SURVEYING SERVICES
19 WILLOW AVENUE - MIDLAND PARK, NJ 07432
PH (201) 390-0146 - FAX (201) 851-3905 - E-MAIL: BUTLER@BUTLERINC.COM
DIVISION OF CONSUMER AFFAIRS LICENSE NUMBER - 2464281578100

John A. Butler
JOHN A. BUTLER, P.E.
JOHN A. BUTLER, P.E.
N.J. PROFESSIONAL LAND SURVEYOR LIC. NO. 43287

