

The Shoppes at Jackson, LLC
70 Old Bloomfield Ave, Suite 200
Pine Brook, NJ 07058

Dear Prospective Retailer,

RE: Retail Marketing Package for The Shoppes at Jackson, 90 Route 526 (North County Line Road), Township of Jackson, NJ.

For your information, we are the owners of a four (4) acre piece of property with 550 ft. of frontage on Route 526 (North County Line Road). The site was previously planned and approved for the construction of a 35,000 sq.ft. retail shopping center. This prime location within a few miles of both Highway 195 and Route 9 is zoned as "Highway Commercial", allowing for a range of potential land uses. Our company is able to build-to-suit your needs, but would also consider a ground lease or sale of the property.

Jackson is in the midst of an exciting and explosive period of development. *Jackson Twenty-One*, a proposed mixed-use community of over 1500 residential units and 2.9 million square feet of commercial space, is coming to fruition after decades of anticipation. Phase I of construction, a 510 unit apartment complex called *Jackson Woods*, is currently underway. Construction of another 539 units is expected to commence in Phase II later this year. Other noteworthy residential projects which have been completed include: The Kaplan Homes 288 unit single family development (Hampshire Hills) within ¼ mile; Orleans Homebuilders 332 townhome development (Cooksbridge at Jackson) within less than a mile; Hovnanian's two residential complexes, the 886 unit South Knolls and 776 unit Four Seasons at Metedeconk, each less than 1 ½ miles to the west; and US Homes & Toll Brothers 1,400 unit adult community and country club (West Lake) within 2 miles.

The following information is posted to our web site (<http://demattheis.com/the-shoppes-at-jackson/>) for the above referenced property:

1. Site Plan
2. Demographic Map
3. Area Demographics
4. Originally approved Floor Plans
5. Originally approved Front Elevation
6. Permitted Zoning Uses

Upon review, please advise if you have interest in this location. I look forward to hearing from you.

Very Truly Yours,

Mark S. De Mattheis

**Mark S. De Mattheis, Managing Member
The Shoppes at Jackson, LLC
(973) 808-9151**

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