

Salem County | New Jersey

THE RIVERWALK AT PENNS GROVE

W. Main Street at Delaware Avenue | Penns Grove



CONTACT:

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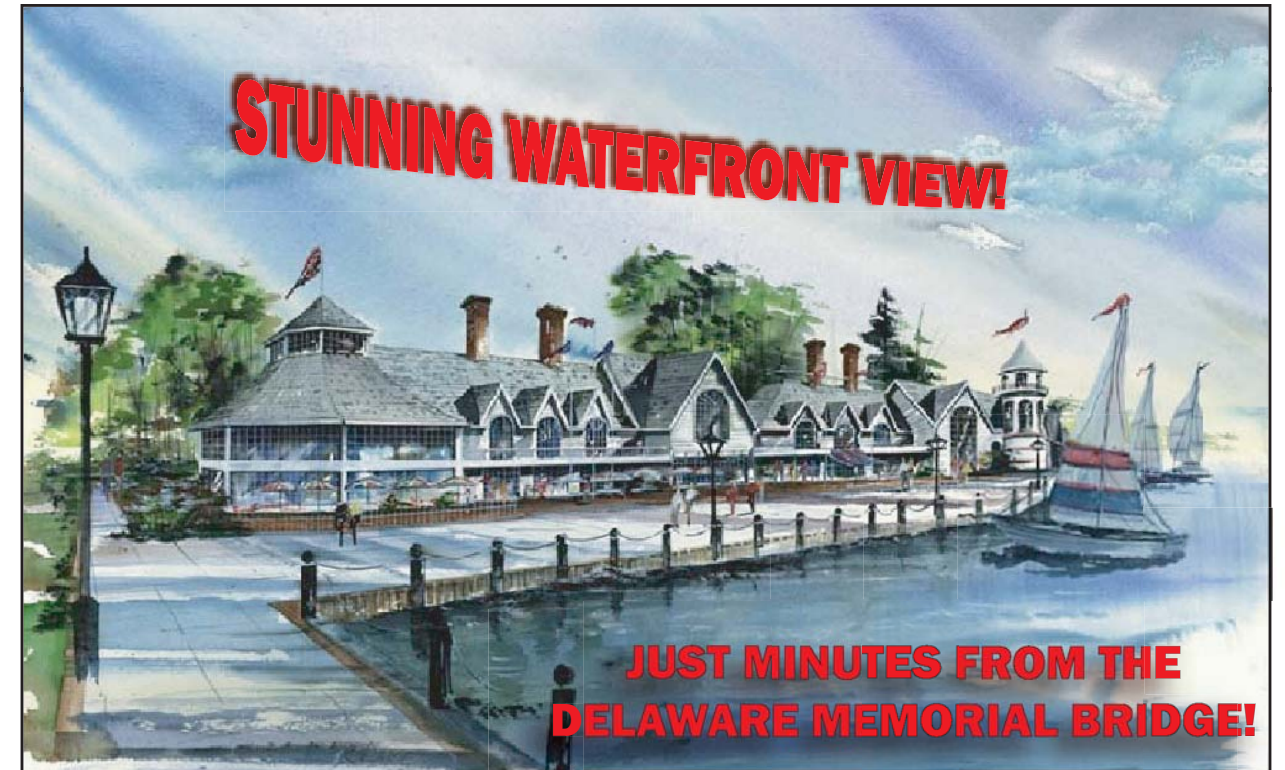


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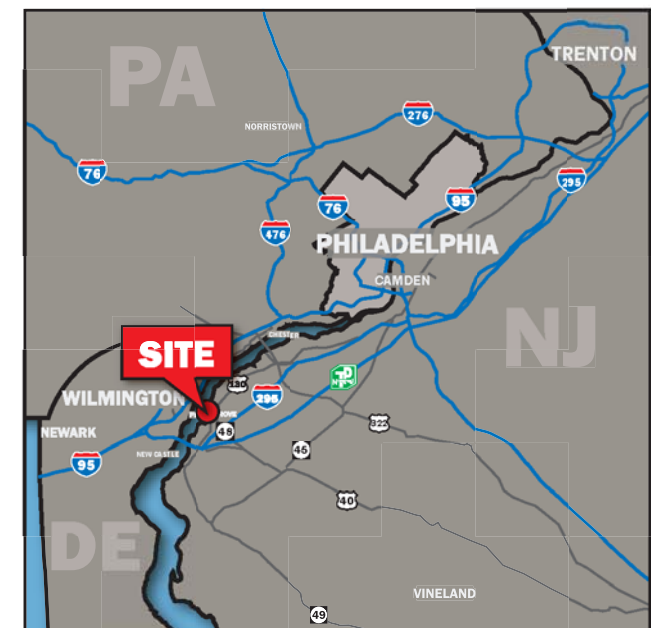
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PROPERTY HIGHLIGHTS

- 191,000 SF of mixed use retail, office, restaurant and entertainment space
- Historic town of Penns Grove is one of the original landing sites of William Penn
- The Riverwalk is a decorative promenade connecting to an 800 foot pier and offers a stunning waterfront experience and a view of the Delaware Memorial Bridge
- Easy access from Interstates 95 & 295, the NJ Turnpike and Routes 40 & 48
- Located between Commodore Barry and Delaware Memorial Bridges



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ADDITIONAL HIGHLIGHTS

The Riverwalk at Penns Grove is a creative nautically-themed public/private mixed-use development on 25 acres on the Delaware River in Historic Penns Grove, Salem County, New Jersey. The property will be comprised of seven buildings totaling approximately 191,000 square feet of retail, restaurant, hotel and office space, including food court and entertainment.

BUILDING 1		Hotel / Restaurant / Catering
BUILDING 2	1st floor	Retail from 1,400 to 7,000 SF
	2nd floor	Hotel with 28 rooms 480 to 880 SF
BUILDING 3	1st floor	Retail from 1,400 to 7,000 SF
	2nd floor	32 Extended Stay 480 to 1,250 SF
BUILDING 4	1st floor	Retail from 1,400 to 7,000 SF
	2nd floor	12 Office Units 1,280 SF each
BUILDING 5		Food Court
BUILDING 6		25,000 SF Retail
BUILDING 7		Restaurant

The Riverwalk is in the Philadelphia-Wilmington-Atlantic City metropolitan statistical area along the Delaware River. The buildings are in New Jersey; the dock or "Riverwalk", and its ancillary pier with its 17-foot draft is in Delaware, as the Delaware border is at the low mean water line, a boundary set in the days of William Penn.

The Riverwalk is within 2 miles of Interstate 295 Exit 4, straight down Route 48, from the proposed Lowe's Shopping Center. There is a population of 3.6 million within a 45-minute drive. The Spitfire Aerodrome, a modernized general aviation airport and premier helicopter facility, is four miles north of the Riverwalk at I-295 Exit 7; the Philadelphia Airport is 24 miles away. Amtrak's Wilmington Station is less than 10 miles away.

From the Delaware Memorial Bridge or New Jersey Turnpike Exit 1: take Route 130 north four miles.

From the Commodore Barry Bridge: take I-295 south seven miles to Exit 4, west on Route 48 two miles.

DEMOGRAPHICS*

	10 Miles	20 Miles	30 Miles
2002 Population	379,044	1,454,570	3,864,167
2002 Median HH Income	\$ 53,240	\$ 55,113	\$ 51,237
2002 Total Businesses	20,060	53,554	163,721
2002 Number of Employees	254,658	639,063	1,917,280

*Data Source: AnySite Analyzer™ 2002



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