






PROJECT:

The Riverwalk at Penns Grove
Penns Grove, New Jersey
Salem County

BUILDINGS / SIZE:

Seven buildings to include:

-  191,000 sq. ft. of retail, restaurant, hotel and office space, including food court and entertainment.
-  28 hotel rooms from 480 to 880 sq ft and 32 business suites from 480 to 1,250 sq ft.
-  12 office units available on 2nd floor of Building #4 - 1,280 sq ft each.
-  Retail space on 1st floor available from 1,400 to 7,000 sq ft plus a single 25,000 sq ft space.
-  4,500 sq ft bank building available for restaurant conversion.

DESCRIPTION:

The Riverwalk at Penns Grove is a creative nautically-themed dining, entertainment, mixed-use development on 25 acres on the Delaware River in Historic Penns Grove, Salem County, New Jersey.

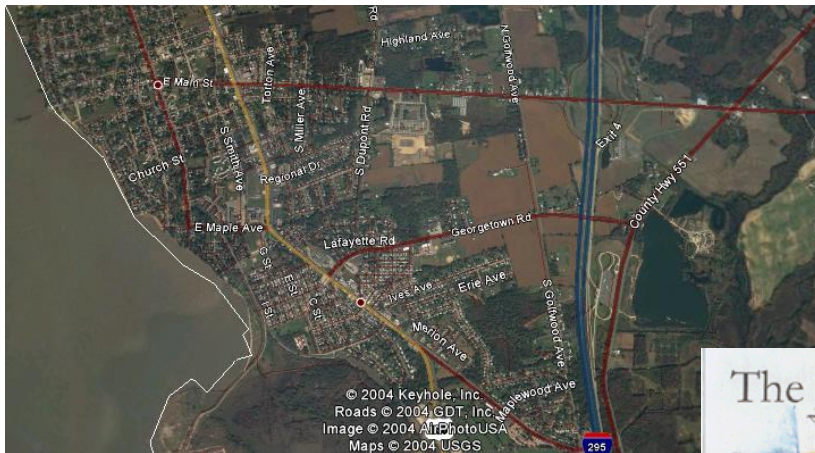
The Riverwalk is in the Philadelphia-Wilmington-Atlantic City metropolitan statistical area along the Delaware River. The buildings are in New Jersey; the dock or "Riverwalk", and its ancillary pier with its 17-foot draft, is in Delaware, as the Delaware border is at the low mean water line, a boundary 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 30 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.

CONTACT INFO:

Joseph Scarpa, e-PRO[®], Sales Associate | **Steven DePetris, CCIM**, Senior Vice President
Legend Properties, Inc., 20000 Horizon Way Ste 280, Mount Laurel NJ 08054-4303
Phone: (856) 231-1010 x108, Fax: (856-231-1111), email: jscarpa@lpre.com
www.LPRE.com | www.PennsGroveRiverwalk.com

For more information on The Riverwalk at Penns Grove visit www.PennsGroveRiverwalk.com



Bldg 1	Restaurant Anchor (TBD)
Bldg 1, 2 nd Fl	Hotel Negotiable
Bldg 2, 1 st Fl	Retail \$25 psf NNN
Bldg 2, 2 nd Fl	Hotel Negotiable
Bldg 3, 1 st Fl	Retail \$25 psf NNN
Bldg 3, 2 nd Fl	Hotel Negotiable
Bldg 4 1 st Fl	Retail \$23 psf NNN
Bldg 4 2 nd Fl	Office \$18 psf NNN
Bldg 5	Food \$23 psf NNN
Bldg 6	Retail \$13 psf NNN
Bldg 7	Dining \$16 psf NNN

