

RETAIL SPACE

The Pomona Shopping Center 269 W White Horse Pike Egg Harbor City, NJ 08215



SPACE AVAILABLE:

- +/- 10,000 sf (divisible) - ground floor (approx. 84' x 120')
- Both end-caps available

FRONTAGE: 650 feet of frontage along White Horse Pike

POSSESSION: Immediate

TRAFFIC COUNT: +/- 26,941 VPD

Pylon Sign Available on Pomona Road and White Horse Pike

NEIGHBORING TENANTS:

Stockton College, Wawa, CVS, Well Fargo, US Post Office

HIGHLIGHTS:

- Convenience to its very definition, this 36,381 square foot shopping center services the quick-needs shopping and fast casual dining for the Atlantic City Medical Center, Richard Stockton State College, Federal Aviation Administration (FAA) and the immediately surrounding area.
- Pomona Shopping Center is situated along the White Horse Pike. Located in proximity to Exit 12 of the Atlantic City Expressway, this is one of the most heavily traveled corridors in Galloway Township.
- The site has multiple points of ingress/egress, sharing access to Pomona Road through the adjacent parcel containing Wells Fargo Bank (\$56M in deposits).

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AERIAL VIEW

The Pomona Shopping Center 269 W White Horse Pike Egg Harbor City, NJ 08215



Property Description

- Renovated Retail Shopping Center with 14 Storefronts including Galloway Township Post Office in the heart of Galloway Township, NJ. (Pomona, NJ)
- Located approx. 1.5 miles off the Garden State Parkway and 0.5 Miles from Richard Stockton College of New Jersey (8,000 Students).
- 1.5 Miles from Atlantic City International Airport (Same exit on Garden State Parkway)
- 2.0 miles from AtlantiCare Regional Medical Center.
- Zone HC-2/ 4A. Exterior Concrete Block. 1 Story Structure. Parking Free Surface Space Ratio 6.5 Cars Per 1000 sq.ft. Two Wells on property. Aprox. Lot Sq. Ft. 27,103.
- Corner of W. Horse Pike and Pomona Rd. with 2 pylon signs available.

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Demographics

The Pomona Shopping Center

269 W White Horse Pike
Egg Harbor City, NJ 08215

	3 Mile radius	5 Mile radius	10 Mile radius
Total Population	30,380	50,331	207,603
Total Households	10,773	17,457	78,869
Female Population	15,767	26,147	107,271
% Female	51.9%	52.0%	51.7%
Male Population	14,613	24,184	100,332
% Male	48.1%	48.1%	48.3%
Population Density (per Sq. Mi.)	1,074.5	640.8	660.8
HOUSING UNITS			
Total Housing Units	11,527	18,781	98,077
Owner Occupied Housing Units	72.1%	68.1%	52.6%
Renter Occupied Housing Units	21.4%	24.9%	27.8%
Vacant Housing Units	6.5%	7.1%	19.6%
EDUCATIONAL ATTAINMENT			
Total Population Age 25+	19,138	31,248	137,997
Grade K - 8	1.7%	2.3%	3.6%
Grade 9 - 12	6.9%	8.9%	11.2%
High School Graduation	31.3%	33.4%	33.3%
Associates Degree	6.7%	6.2%	5.8%
Bachelor's Degree	21.9%	19.7%	18.3%
Graduate Degree	9.2%	7.8%	7.6%
Some College, No Degree	22.2%	21.8%	20.2%
HOUSEHOLD INCOME			
Income \$ 0 - \$9,999	2.8%	4.5%	8.2%
Income \$ 10,000 - \$14,999	2.0%	2.6%	4.2%
Income \$ 15,000 - \$24,999	7.1%	7.5%	10.1%
Income \$ 25,000 - \$34,999	8.3%	9.4%	11.2%
Income \$ 35,000 - \$49,999	14.8%	15.6%	14.2%
Income \$ 50,000 - \$74,999	24.3%	24.0%	21.1%
Income \$ 75,000 - \$99,999	15.9%	15.3%	13.1%
Income \$100,000 - \$124,999	10.9%	9.5%	7.8%
Income \$125,000 - \$149,999	6.1%	5.3%	4.1%
Income \$150,000 +	7.8%	6.2%	5.9%
Average Household Income	\$ 77,310	\$ 71,214	\$ 65,411
Median Household Income	\$ 64,171	\$ 59,356	\$ 51,649
Per Capita Income	\$ 28,261	\$ 25,717	\$ 25,649

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Aerial

The Pomona Shopping Center

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Market Report

The Pomona Shopping Center 269 W White Horse Pike Egg Harbor City, NJ 08215



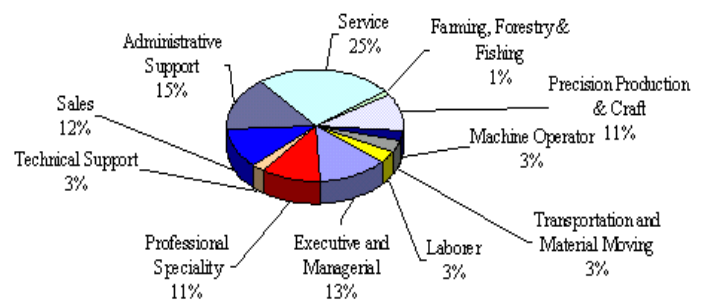
Overview

- Galloway Township is approximately 11 miles from Atlantic City, which welcomes over 30 million visitors each year. The "second wave" growth that has resulted from the success from the casinos has carried into the outlying areas of this region and Galloway has taken full advantage of this economic boom.
- A recent study by the New Jersey Casino Control Commission (NJCCC) estimated that for every job that created in the casino industry, another 1.09 jobs were created elsewhere in the community. Translating this to hard figures, from the casinos alone, 43,900 full time casino jobs created another 47,700 jobs and 27,000 of these went to the residents of Galloway.
- In addition to the 27,00 casino-related jobs, the hospital, the college, the Federal Aviation Administration (FAA), etc., the township is extremely commercially and residentially growth friendly with more building permits issued than any other municipality in Atlantic County, making it the fastest growing municipality in Atlantic County and is ranked 20th in growth among the 566 municipalities in New Jersey.

Employer	Current Employees	Anticipated Increase
AtlanticCare Regional Medical Center	3,500	---
Richard Stockton College of New Jersey	840	---
Galloway Township	250	---
Galloway Township Board of Education	650	---
Village of Smithville	200	---
Betty Bacharach Rehabilitation Institute	525	---
Renault Winery	290	---
Marriott Seaview Country Club	550	---
Federal Aviation Administration (FAA)	3000	---
Ole Hansen & Sons	400	---

Figure B-5

Occupation By Percent Galloway Township, Atlantic County, New Jersey



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Expansion Plans

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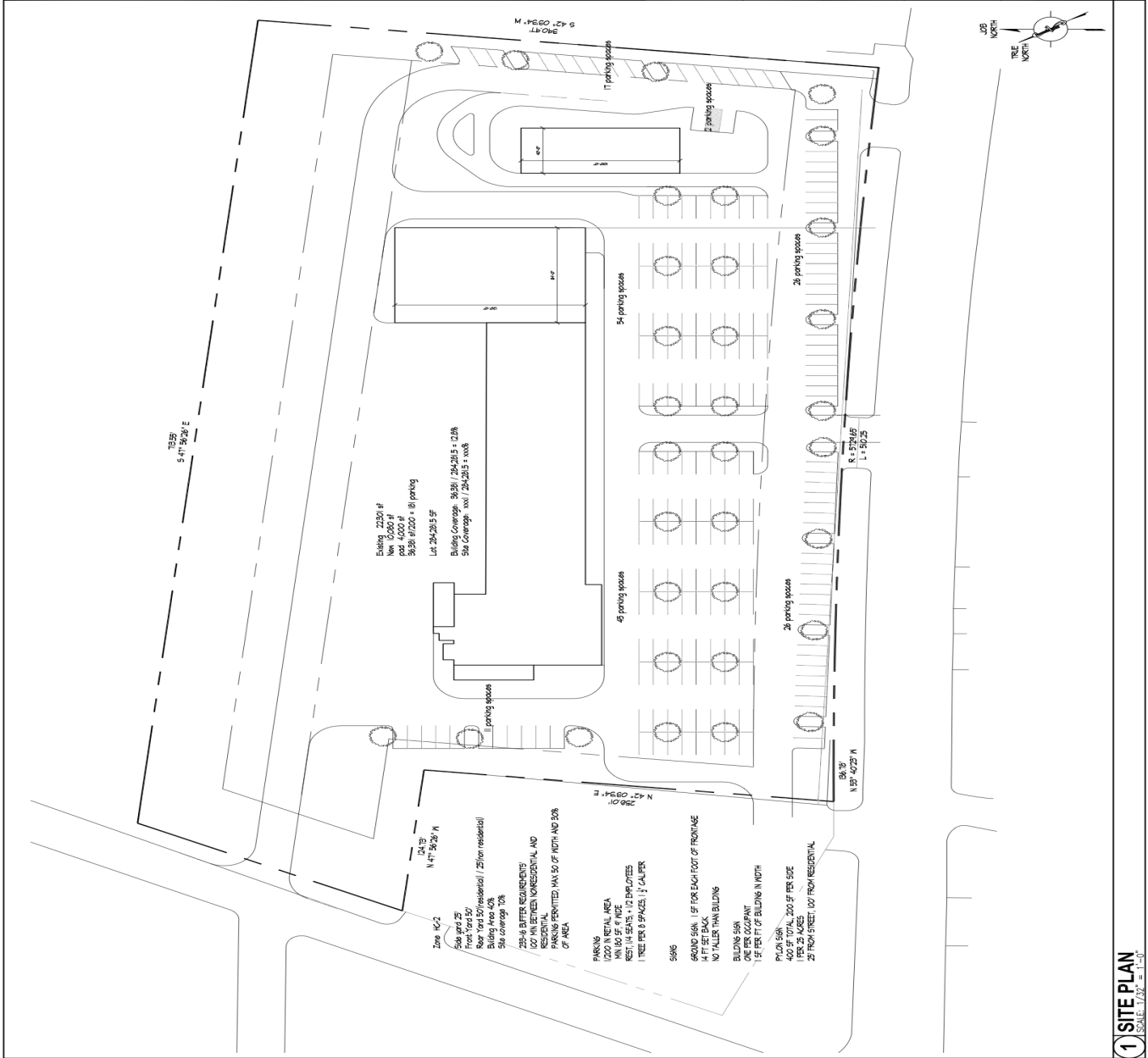
PRELIMINARY
(NOT FOR CONSTRUCTION)
08/14/2015

NO.	DATE	REMARKS	BY
		Site Concept for Pomona Shopping Center Gallopem Township, NJ Lot 14, & Block 559	

Studio 5 PARTNERSHIP
1000 ROUTE 130, SUITE 204
GLASSBORO, NEW JERSEY 07033
(908) 461-1000
WWW.STUDIO5ARCHITECTS.COM

SITE PLAN	
DRAWN BY: CSB	SCALE: AS NOTED
CHNO BY: CSB	PROJECT: 15-0004
DATE: 08/14/2015	

X-XXX
X OF X



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Contact Info

The Pomona Shopping Center

269 W White Horse Pike
Egg Harbor City, NJ 08215



Bobby Antonicello JR.

C (551) 795-2836

O (201) 254-8734

Robert.Antonicello@gridrealestate.biz

Bob Antonicello

C (201) 739-8441

Boba@gridrealestate.biz



R E T H I N K

R E B U I L D

R E N E W