The Shops at Ledgewood Commons is a 450,000 square feet open-air power center. The well-anchored property is an established destination to meet, eat and shop. Situated in a notable trade corridor with strong area demographics, the center is conveniently located in Morris County on Route 10, a quarter of a mile from Route 46 and 2 miles from I-80. With over 700 feet of frontage and a new capital improvement program, the modernized power center will provide new anchor and junior anchor opportunities, as well as inline space and multiple outbuildings.
Modernized Retail in the Heart of Morris County

Set for an October 2020 grand opening, The Shops at Ledgewood Commons is a brand new, 470,000 square foot open-air shopping center that will be anchored by a Walmart Supercenter, Marshalls, Ashley Homestore, and 24 Hour Fitness.

With over 700 feet of frontage on Route 10 in Roxbury Township, NJ, Ledgewood Commons is conveniently located only a quarter mile from Route 46 and 2 miles from I-80 in Morris County, NJ in a notable trade corridor with strong area demographics.

Ledgewood Commons offers retailers a variety of anchor and junior anchor, inline, and pad site opportunities.
<table>
<thead>
<tr>
<th></th>
<th>3 MILE RADIUS</th>
<th>5 MILE RADIUS</th>
<th>7 MILE RADIUS</th>
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</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>34,106</td>
<td>105,549</td>
<td>171,512</td>
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<td>HOUSEHOLDS</td>
<td>12,933</td>
<td>39,275</td>
<td>63,401</td>
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<td>AVERAGE HH INCOME</td>
<td>$137,756</td>
<td>$127,879</td>
<td>$137,271</td>
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<tr>
<td>DAYTIME POPULATION</td>
<td>14,812</td>
<td>41,327</td>
<td>71,217</td>
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</tbody>
</table>

TRAFFIC COUNT: 32,207 ADT
Leasing Plan

Center Size
470,000 SF

Parking Ratio
4.5 spaces per 1,000 SF

Leased
A100 WALMART SUPERCENTER 164,087 SF
A200 MARSHALLS 22,506 SF
A500 ASHLEY FURNITURE 35,848 SF
A600 24 HOUR FITNESS 37,438 SF
B300 BARNES & NOBLE 13,877 SF
B400 ULTA 10,793 SF
B500 FIVE BELOW 8,480 SF
B600 MENS WAREHOUSE 6,194 SF
E100 RED LOBSTER 9,160 SF
E200 WENDY’S 2,800 SF
E300 LEMON TREE SALON 3,025 SF

Available
A300 AVAILABLE 23,235 SF
A400 AVAILABLE 19,235 SF
A700 AVAILABLE 35,269 SF
B700 AVAILABLE 5,161 SF

Approved Future Retail
B100 AVAILABLE 18,066 SF
D100 AVAILABLE 9,908 SF
D200 AVAILABLE 10,936 SF
D300 AVAILABLE 10,000 SF

Proposed
B200 DSW 15,707 SF
C100 CHIPOTLE 2,387 SF
C200 PANDA EXPRESS 2,089 SF
C300 FIVE GUYS 2,238 SF
C400 STARBUCKS 2,239 SF

Leased
Available
Future Retail
Proposed

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed.
• New modernized power center in a notable trade area with 700 feet of frontage on Route 10.

• NJDOT signalized approved left hand turn from Route 10 West onto Mary Louise Ave.

• All new pylon and monument signs with additional site wide wayfinding signage.

APPROVED LEFT HAND TURN & Pylon/Monument Signage

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