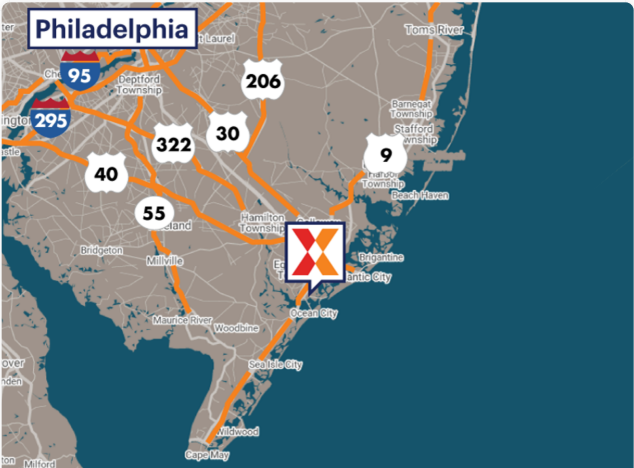
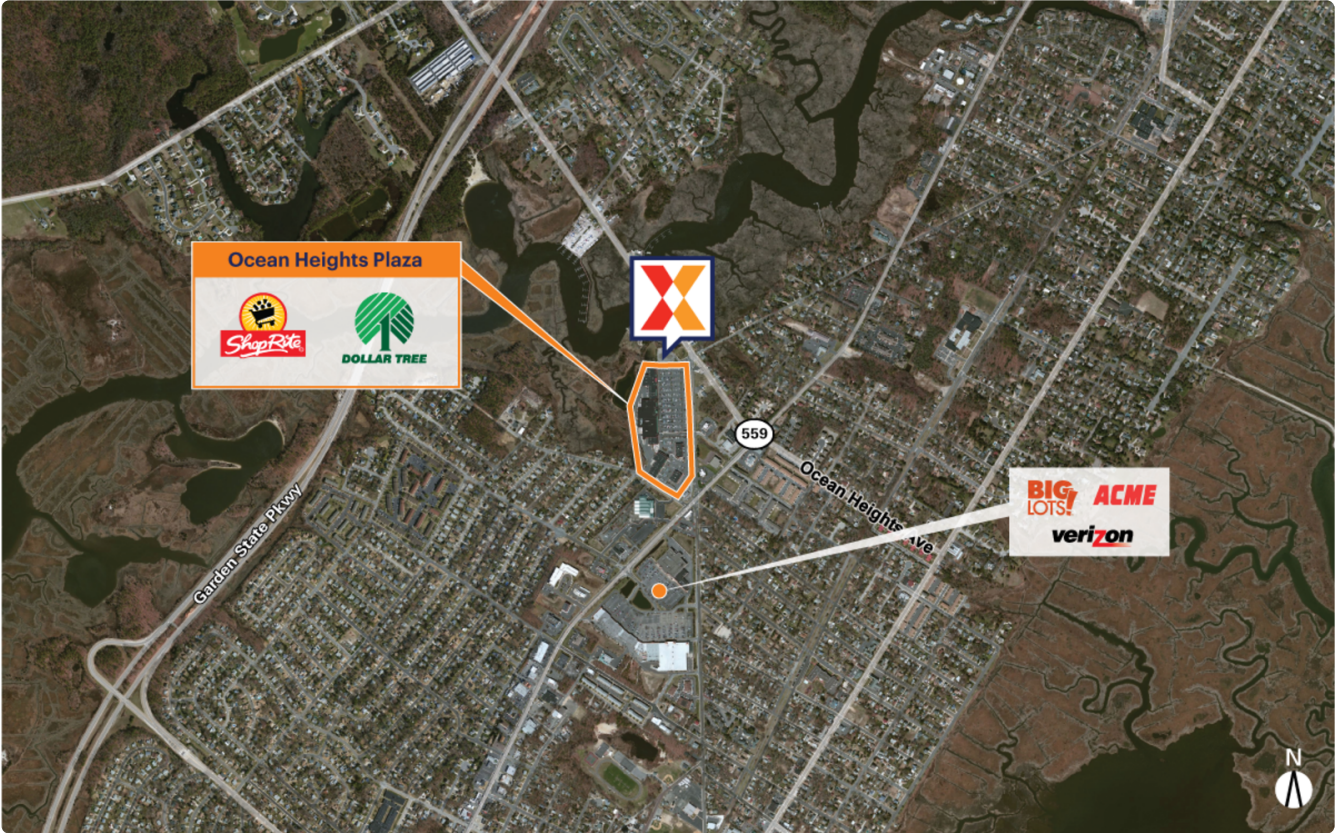


Ocean Heights Plaza

Atlantic County Atlantic City-Hammonton, NJ 178,845 Sq Ft

319 Bethel Road | Somers Point, NJ 08244

39.3321, -74.5957



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------|-----------|-----------|-----------|
| Population | 8,843 | 31,285 | 72,278 |
| Daytime Pop. | 8,698 | 27,063 | 65,998 |
| Households | 3,830 | 12,539 | 29,297 |
| Income | \$112,266 | \$145,040 | \$147,194 |

Source: Synergos Technologies, Inc. 2024

- Anchored by an 80,734 Sq Ft ShopRite, this market-dominant center draws an estimated 8K+ daily visits and 3M+ annually (Placer.ai 2024)
- Surrounded by a highly affluent and educated population, with average household incomes of \$133K+ and 39% holding college degrees within 3 miles
- High visibility from 15K+ vehicles daily on New Rd and 19K+ on Ocean Heights Ave (Kalibrate 2019)
- Located a short distance from Ocean City beaches and boardwalk

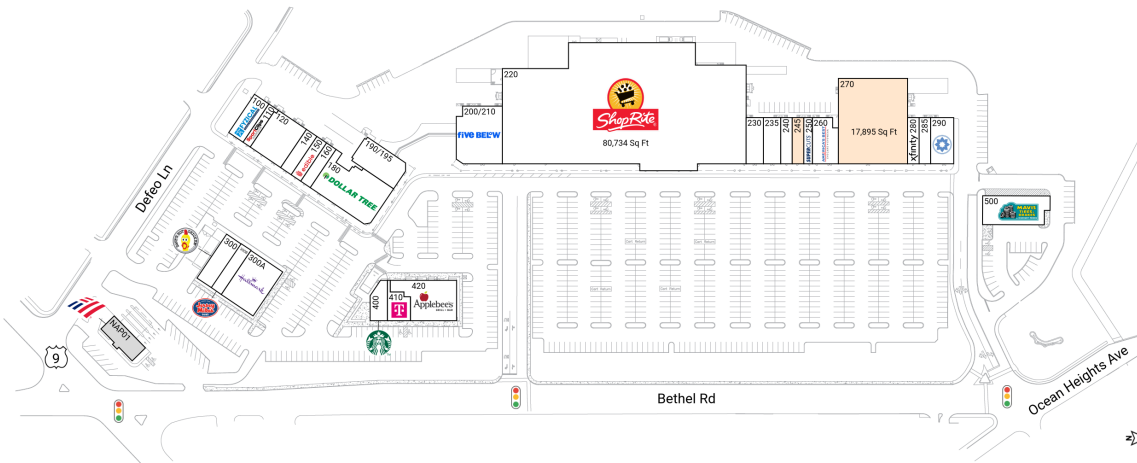


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Available Spaces

| | | | | |
|-----|--------------|------|------|---------|
| 245 | 1,600 Sq Ft | 360° | 270A | 0 Sq Ft |
| 270 | 17,895 Sq Ft | 360° | | |

Current Tenants

Space size listed in square feet

| | | |
|---------|--------------------------------------|--------|
| 100 | Fyzical | 2,054 |
| 110 | Sport Clips | 1,230 |
| 120 | Somers Point Dental, P.C. | 4,865 |
| 140 | Ocean Garden Kitchen | 1,760 |
| 150 | Edible Arrangements | 1,600 |
| 160 | OceanHeights Foot&Body Massage | 1,600 |
| 180 | Dollar Tree | 9,552 |
| 190/195 | J Suites | 4,370 |
| 200/210 | Five Below | 7,756 |
| 220 | ShopRite | 80,734 |
| 230 | Doggie Style | 2,400 |
| 235 | Manco & Manco's | 2,400 |
| 240 | Tony Beef | 1,600 |
| 250 | Supercuts | 1,200 |
| 260 | America's Best Contacts & Eyeglasses | 3,423 |
| 280 | XFINITY by Comcast | 1,600 |
| 285 | Tiffani Nail & Beauty Spa | 1,600 |
| 290 | Club Pilates | 3,200 |
| 300 | Dave's Hot Chicken | 3,000 |
| 300A | Hallmark Cards | 6,000 |
| 300B | Jersey Mike's | 1,774 |
| 400 | Starbucks | 1,860 |
| 410 | T-Mobile | 2,003 |
| 420 | Applebee's | 6,169 |
| 500 | Mavis Tire | 5,600 |
| NAP01 | Bank of America | 0 |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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