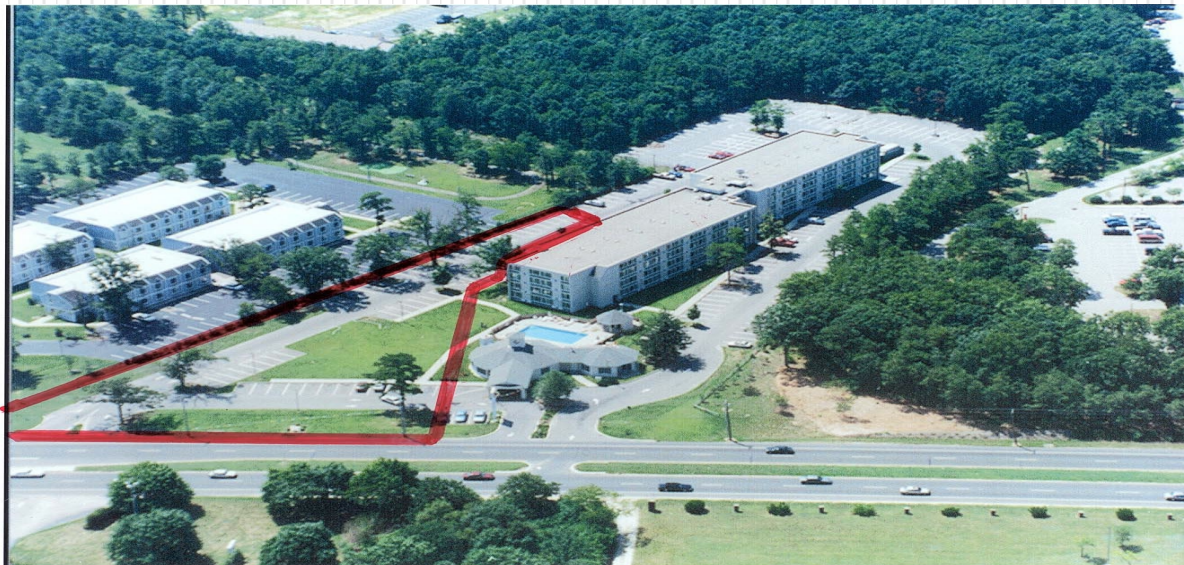


6813 BLACK HORSE PIKE
EGG HARBOR TOWNSHIP NEW JERSEY

*RETAIL PROPERTY
FOR LEASE*



**Pad Site - Black Horse Pike
Egg Harbor Township
Pleasantville, New Jersey**



UNITED INVESTMENT PROPERTIES

P. O. Box 2289
WEST CHESTER, PA 19380
WWW.UIPONLINE.NET

TELEPHONE: (610) 594-7770
FAX: (610) 594-7771
E-MAIL: UIP@UIPONLINE.NET

6813 BLACK HORSE PIKE EGG HARBOR TOWNSHIP NEW JERSEY

Property Description

- Location: 6813 Black Horse Pike (Route 40)
Egg Harbor Township
Pleasantville, New Jersey
- Lot: 1.25 +/- Acres
Lot 3, Block 2118
(formerly known as Lot 10, Block 392C)
- Frontage: 259 feet approximately
- Street Improvements: Asphalt, paved roadways and concrete curbing
- Utilities: On-site public water and sewer
- Access: Access to the site is provided via curb from Black Horse Pike
- Parking: 88 parking spaces plus cross easement
- Zoning: RCD (Regional Commercial Development District)
Property was approved for a 6,400 sq. ft. restaurant.
Permitted principal uses: offices, light industry, wholesaling or retailing, scientific or research laboratories, education facilities, gasoline filling stations, furniture, furnishings and appliances stores, public garage, new motor vehicle sales agency, commercial recreation facilities, funeral homes, shopping centers, personal wireless telecommunications, banks, private or public schools, clubs, food markets, personal and business service shops, restaurants...

The property is being offered for sale or lease.

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Market Overview

The site is situated among more than 525 hotel rooms; the Holiday Inn Express has 198 rooms, the Comfort Inn has 117 rooms and the Sheraton Hotel has 213 rooms plus various national businesses.

The site is close to Atlantic City, Margate, Brigantine, Ventnor, Northfield and Linwood.

The site has immediate access to Atlantic City Expressway, Garden State Parkway and Tilton Road. Black Horse Pike (Route 40) fronts the site.

Local Merchants

The site benefits from the surrounding businesses which include the Atlantic City casinos and the shopping centers and malls in the immediate are. The area is also surrounded by numerous national restaurants and retailers such as McDonald's, Sam's Club, Outback and its affiliate restaurants, Walmart (on the adjacent property) and many others.

The Tourism business according to the Atlantic City Convention & Visitors Authority has over 34 million people visit Atlantic City each year.



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*Site is adjacent to Holiday Inn Express check-in office and the newly constructed Walmart Super Center located off
Black Horse Pike (Route 40) Pleasantville, New Jersey*

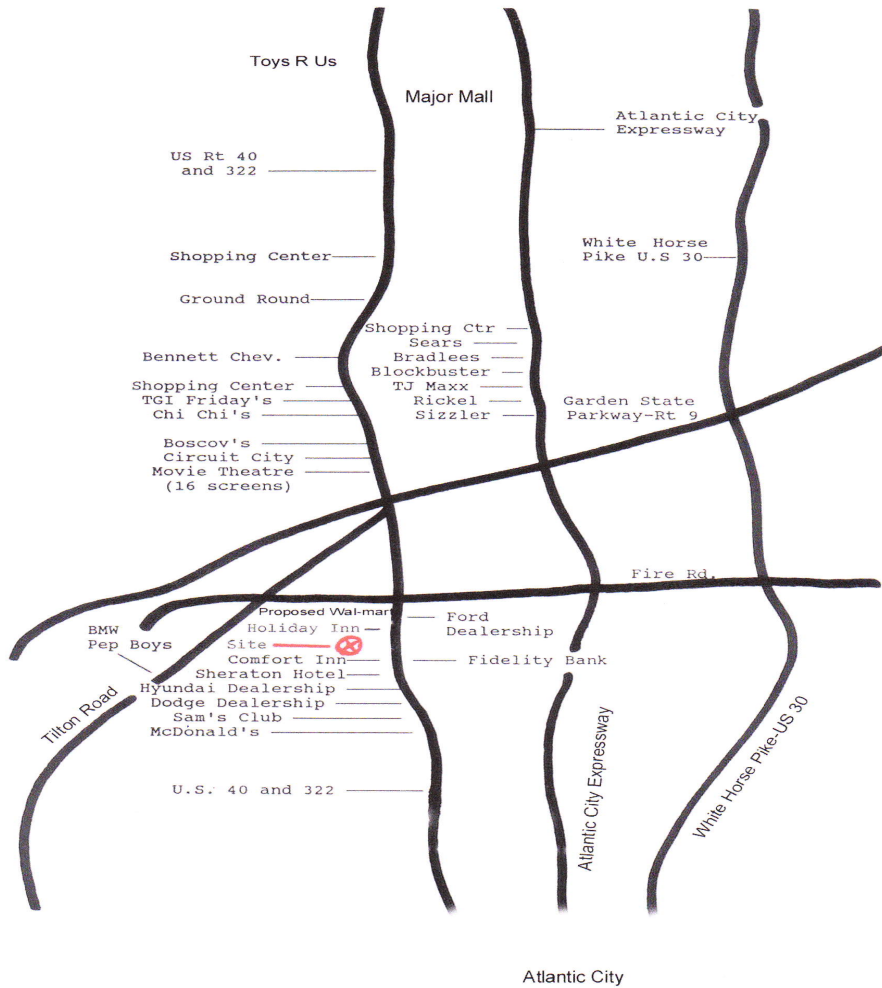


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Population	1-mi.	3-mi.	5-mi.
2011 Male Population	6,115	19,608	48,375
2011 Female Population	6,430	21,113	51,934
% 2011 Male Population	48.74%	48.15%	48.23%
% 2011 Female Population	51.26%	51.85%	51.77%
2011 Total Adult Population	9,068	30,053	74,998
2011 Total Daytime Population	14,877	50,969	99,189
2011 Total Daytime Work Population	8,957	28,788	49,668
2011 Median Age Total Population	33	35	37
2011 Median Age Adult Population	43	44	45
2011 Age 0-5	1,154	3,555	8,454
2011 Age 6-13	1,626	4,848	11,419
2011 Age 14-17	696	2,264	5,437
2011 Age 18-20	515	1,437	3,277
2011 Age 21-24	705	2,012	4,267
2011 Age 25-29	811	2,780	6,367
2011 Age 30-34	898	2,843	6,766
2011 Age 35-39	909	2,968	7,217
2011 Age 40-44	882	3,107	7,914
2011 Age 45-49	926	3,030	7,990
2011 Age 50-54	832	2,819	7,313
2011 Age 55-59	654	2,255	5,875
2011 Age 60-64	548	1,863	4,848
2011 Age 65-69	434	1,398	3,726
2011 Age 70-74	304	1,085	2,939
2011 Age 75-79	273	890	2,485
2011 Age 80-84	223	756	1,998
2011 Age 85+	154	808	2,017
% 2011 Age 0-5	9.20%	8.73%	8.43%
% 2011 Age 6-13	12.96%	11.91%	11.38%
% 2011 Age 14-17	5.55%	5.56%	5.42%
% 2011 Age 18-20	4.11%	3.53%	3.27%
% 2011 Age 21-24	5.62%	4.94%	4.25%
% 2011 Age 25-29	6.47%	6.83%	6.35%
% 2011 Age 30-34	7.16%	6.98%	6.75%
% 2011 Age 35-39	7.25%	7.29%	7.19%
% 2011 Age 40-44	7.03%	7.63%	7.89%
% 2011 Age 45-49	7.38%	7.44%	7.97%
% 2011 Age 50-54	6.63%	6.92%	7.29%
% 2011 Age 55-59	5.21%	5.54%	5.86%
% 2011 Age 60-64	4.37%	4.58%	4.83%
% 2011 Age 65-69	3.46%	3.43%	3.71%
% 2011 Age 70-74	2.42%	2.66%	2.93%

Population	1-mi.	3-mi.	5-mi.
% 2011 Age 75-79	2.18%	2.19%	2.48%
% 2011 Age 80-84	1.78%	1.86%	1.99%
% 2011 Age 85+	1.23%	1.98%	2.01%
2011 White Population	3,135	19,135	61,028
2011 Black Population	5,499	11,597	17,221
2011 Asian/Hawaiian/Pacific Islander	403	2,424	9,154
2011 American Indian/Alaska Native	114	270	451
2011 Other Population (Incl 2+ Races)	3,393	7,295	12,456
2011 Hispanic Population	5,284	11,257	19,594
2011 Non-Hispanic Population	7,261	29,463	80,715
% 2011 White Population	24.99%	46.99%	60.84%
% 2011 Black Population	43.84%	28.48%	17.17%
% 2011 Asian/Hawaiian/Pacific Islander	3.21%	5.95%	9.13%
% 2011 American Indian/Alaska Native	0.91%	0.66%	0.45%
% 2011 Other Population (Incl 2+ Races)	27.05%	17.91%	12.42%
% 2011 Hispanic Population	42.12%	27.64%	19.53%
% 2011 Non-Hispanic Population	57.88%	72.36%	80.47%
2000 Non-Hispanic White	1,991	16,795	54,964
2000 Non-Hispanic Black	6,535	12,413	16,995
2000 Non-Hispanic Amer Indian/Alaska Native	28	40	149
2000 Non-Hispanic Asian	252	1,541	5,527
2000 Non-Hispanic Hawaiian/Pacific Islander	2	8	20
2000 Non-Hispanic Some Other Race	17	34	139
2000 Non-Hispanic Two or More Races	397	810	1,670
% 2000 Non-Hispanic White	21.59%	53.08%	69.17%
% 2000 Non-Hispanic Black	70.86%	39.23%	21.39%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.30%	0.13%	0.19%
% 2000 Non-Hispanic Asian	2.73%	4.87%	6.96%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.02%	0.03%	0.03%
% 2000 Non-Hispanic Some Other Race	0.18%	0.11%	0.17%
% 2000 Non-Hispanic Two or More Races	4.30%	2.56%	2.10%

Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishemnts	n/a	n/a	n/a
2011 Total Population	12,545	40,720	100,309
2011 Total Households	4,032	14,584	36,486
Population Change 1990-2011	2,613	7,809	22,184
Household Change 1990-2011	395	2,113	6,543
% Population Change 1990-2011	26.31%	23.73%	28.40%
% Household Change 1990-2011	10.86%	16.94%	21.85%
Population Change 2000-2011	1,108	3,518	10,015
Household Change 2000-2011	171	1,085	2,919
% Population Change 2000-2011	9.69%	9.46%	11.09%
% Households Change 2000-2011	4.43%	8.04%	8.70%

Income	1-mi.	3-mi.	5-mi.
2011 Median Household Income	\$33,286	\$44,922	\$58,175
2011 Per Capita Income	\$15,009	\$23,509	\$30,721
2011 Average Household Income	\$46,699	\$65,639	\$84,460
2011 Household Income < \$10,000	534	1,172	2,002
2011 Household Income \$10,000-\$14,999	330	696	1,282
2011 Household Income \$15,000-\$19,999	322	708	1,627
2011 Household Income \$20,000-\$24,999	241	752	1,644
2011 Household Income \$25,000-\$29,999	320	975	1,955
2011 Household Income \$30,000-\$34,999	410	1,029	1,951
2011 Household Income \$35,000-\$39,999	332	1,189	2,022
2011 Household Income \$40,000-\$44,999	200	783	1,734
2011 Household Income \$45,000-\$49,999	125	674	1,529
2011 Household Income \$50,000-\$59,999	262	1,220	3,054
2011 Household Income \$60,000-\$74,999	227	1,244	3,223
2011 Household Income \$75,000-\$99,999	372	1,495	5,261
2011 Household Income \$100,000-\$124,999	170	1,112	3,743
2011 Household Income \$125,000-\$149,999	94	820	2,314
2011 Household Income \$150,000-\$199,999	63	506	1,928
2011 Household Income \$200,000-\$249,999	6	87	619
2011 Household Income \$250,000-\$499,999	9	58	433
2011 Household Income \$500,000+	16	64	165
2011 Household Income \$200,000+	30	209	1,216
% 2011 Household Income < \$10,000	13.24%	8.04%	5.49%
% 2011 Household Income \$10,000-\$14,999	8.18%	4.77%	3.51%
% 2011 Household Income \$15,000-\$19,999	7.98%	4.85%	4.46%
% 2011 Household Income \$20,000-\$24,999	5.98%	5.16%	4.51%
% 2011 Household Income \$25,000-\$29,999	7.93%	6.69%	5.36%
% 2011 Household Income \$30,000-\$34,999	10.17%	7.06%	5.35%
% 2011 Household Income \$35,000-\$39,999	8.23%	8.15%	5.54%
% 2011 Household Income \$40,000-\$44,999	4.96%	5.37%	4.75%
% 2011 Household Income \$45,000-\$49,999	3.10%	4.62%	4.19%
% 2011 Household Income \$50,000-\$59,999	6.50%	8.37%	8.37%
% 2011 Household Income \$60,000-\$74,999	5.63%	8.53%	8.83%
% 2011 Household Income \$75,000-\$99,999	9.22%	10.25%	14.42%
% 2011 Household Income \$100,000-\$124,999	4.22%	7.62%	10.26%
% 2011 Household Income \$125,000-\$149,999	2.33%	5.62%	6.34%
% 2011 Household Income \$150,000-\$199,999	1.56%	3.47%	5.28%
% 2011 Household Income \$200,000-\$249,999	0.15%	0.60%	1.70%
% 2011 Household Income \$250,000-\$499,999	0.22%	0.40%	1.19%
% 2011 Household Income \$500,000+	0.40%	0.44%	0.45%
% 2011 Household Income \$200,000+	0.74%	1.43%	3.33%

Retail Sales Volume	Retail Sales Volume	Retail Sales Volume	5-mi.
2011 Children/Infants Clothing Stores	\$1,065,668	\$5,166,148	\$16,803,025
2011 Jewelry Stores	\$799,122	\$3,892,859	\$12,612,139
2011 Mens Clothing Stores	\$1,616,188	\$7,630,688	\$24,530,695
2011 Shoe Stores	\$1,511,923	\$7,121,591	\$22,738,959
2011 Womens Clothing Stores	\$2,992,715	\$13,737,834	\$42,801,708
2011 Automobile Dealers	\$21,697,588	\$101,724,001	\$300,828,864
2011 Automotive Parts/Acc/Repair Stores	\$2,517,949	\$11,876,774	\$36,790,897
2011 Other Motor Vehicle Dealers	\$737,012	\$3,480,428	\$11,120,753
2011 Tire Dealers	\$671,899	\$3,208,965	\$10,008,139
2011 Hardware Stores	\$300,748	\$1,491,434	\$5,196,746
2011 Home Centers	\$2,315,058	\$10,340,690	\$29,640,412
2011 Nursery/Garden Centers	\$704,458	\$3,397,440	\$10,583,768
2011 Outdoor Power Equipment Stores	\$310,970	\$1,413,916	\$3,664,728
2011 Paint/Wallpaper Stores	\$92,916	\$413,818	\$1,137,181
2011 Appliance/TV/Other Electronics Stores	\$1,822,620	\$8,715,067	\$28,324,386
2011 Camera/Photographic Supplies Stores	\$320,568	\$1,499,969	\$4,637,804
2011 Computer/Software Stores	\$1,010,800	\$4,636,521	\$13,925,164
2011 Beer/Wine/Liquor Stores	\$1,154,358	\$5,557,755	\$18,059,173
2011 Convenience/Specialty Food Stores	\$2,699,615	\$11,722,782	\$34,663,271
2011 Restaurant Expenditures	\$10,802,549	\$54,872,829	\$169,039,413
2011 Supermarkets/Other Grocery excl Conv	\$14,101,934	\$65,758,270	\$201,747,690
2011 Furniture Stores	\$1,986,061	\$9,353,945	\$29,036,009
2011 Home Furnishings Stores	\$1,159,826	\$5,598,811	\$18,619,806
2011 Gen Merch/Appliance/Furniture Stores	\$17,489,466	\$82,121,975	\$256,916,171
2011 Gasoline Stations w/ Convenience Stores	\$11,096,528	\$50,588,061	\$160,661,759
2011 Other Gasoline Stations	\$8,396,913	\$38,865,281	\$125,998,493
2011 Department Stores excl Leased Depts	\$19,312,086	\$90,837,039	\$285,240,553
2011 General Merchandise Stores	\$15,503,405	\$72,768,032	\$227,880,159
2011 Other Health/Personal Care Stores	\$1,390,203	\$6,466,246	\$19,155,379
2011 Pharmacies/Drug Stores	\$6,826,138	\$31,779,744	\$97,045,572
2011 Pet/Pet Supplies Stores	\$999,246	\$4,565,980	\$13,791,952
2011 Book/Periodical/Music Stores	\$295,433	\$1,224,339	\$4,261,809
2011 Hobby/Toy/Game Stores	\$594,053	\$2,481,070	\$5,255,357
2011 Musical Instrument/Supplies Stores	\$185,723	\$875,278	\$2,664,518
2011 Sewing/Needlework/Piece Goods Stores	\$57,369	\$252,156	\$829,495
2011 Sporting Goods Stores	\$692,168	\$3,825,121	\$16,291,949
2011 Video Tape Stores - Retail	\$158,691	\$750,030	\$2,347,264