

The Shoppes at Mansfield, LLC
70 Old Bloomfield Ave, Suite 200
Pine Brook, NJ 07058

Dear Prospective Retailer:

Ref: Retail Marketing Package for The Shoppes at Mansfield, 1930 Route 57, Hackettstown (Township of Mansfield), NJ.

For your information, we are the owners of a seven (7) acre property comprised of an upscale (lifestyle-like) 28,080 sq.ft. retail shopping center on Route 57 in Hackettstown (Township of Mansfield), NJ. The property has 455 ft. of frontage on Route 57 with a daily traffic count of approximately 25,000 vehicles per day. We are currently approximately 85% leased with a number of quality national merchants. Currently, we are pursuing national, regional and unique upscale local retailers to complete our leasing effort at this site. Please refer to the attached leasing chart for available/leased space.

Significant national retailers operating in the immediate vicinity of the Center include: Wal-Mart, Home Depot, Kohl's, Shop Rite, Weiss Supermarkets, Sears Hardware, Staples, CVS, Walgreen's, Panera Bread, Ruby Tuesday, Clearview Cinema Twelve Plex, Lowe's Home Improvement and more. This area has exploded with retail development over the past 10 years.

The following information is posted on our web site (www.demattheis.com) for the above-referenced property:

1. Site Plan;
2. Aerial Photo;
3. Demographic Information;
4. Architect's Front Elevation & Floor Plan;
5. Photo of Artist's Rendering;
6. Photos of the Center;
7. Leasing Chart;
8. Area Map;

Upon review, please advise if you have an interest in our location. I look forward to hearing from you.

Very truly yours,

Mark S. De Mattheis

Mark S. De Mattheis, Managing Member
The Shoppes at Mansfield, LLC
(973) 808-9151

encs: