

An architectural rendering of a modern, multi-story residential building with a mix of brick, stone, and light-colored panels. The building features numerous windows and a prominent corner entrance. The scene is overlaid with a white geometric pattern of triangles. In the foreground, a street with a crosswalk, a blue car, and a pedestrian is visible. A sign in the window reads "MICKIE'S & PERI'S COMING SUMMER 2011".

Glassboro

The opportunity is clear.

THE SNAPSHOT

An 81-Acre Redevelopment Project

Including the 26-acre Rowan Boulevard project linking Rowan University to businesses on East and West High Streets in Downtown Glassboro

More than 2,000

Living in market-rate housing on Rowan Boulevard and off West High Street

OVER 4,040 students

Living on Rowan Boulevard (upon completion) with direct access to downtown merchants and activities

More than 100 (and growing!)

New commercial businesses, boosting the local economy by more than \$48 million annually

OVER \$350 Million

In private investment for Rowan Boulevard alone, making it the largest redevelopment project in New Jersey



MORE than 350,000

People within a 10-mile radius

OVER 94,000

People within 5 miles of Glassboro

MORE than 16,000

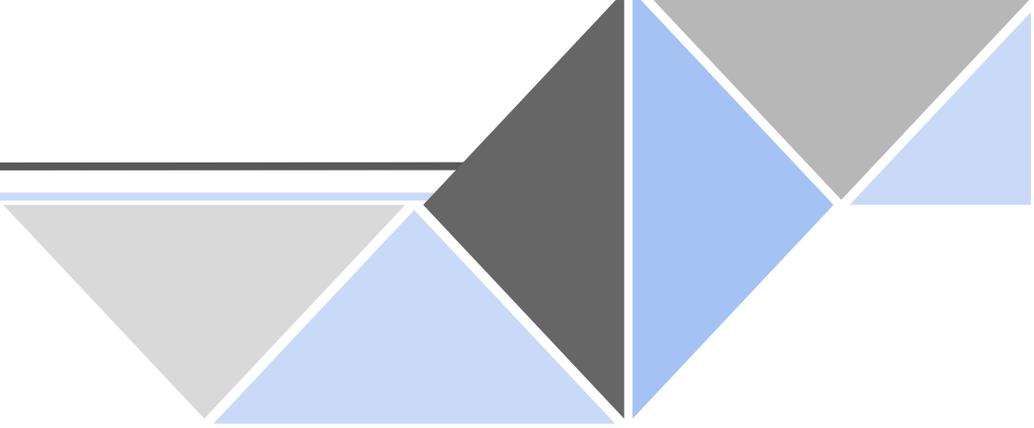
Rowan University students, faculty and staff
within walking distance of Downtown Glassboro

MORE than 300,000 SF

Of restaurant, retail, neighborhood services, health
& wellness and entertainment space

1,100 MORE

Part time and full time jobs created by
Rowan Boulevard;
Since 2010, Glassboro's unemployment
rate decreased from 11% to 5%



**“One of the most up and coming towns
in the Greater Philadelphia Area.”**

-Philadelphia Magazine

THE PROJECT

DOWNTOWN GLASSBORO

Glassboro's Downtown Redevelopment and the Rowan Boulevard Project are made possible by a Public Private Partnership between the Borough of Glassboro, Rowan University, and Nexus Properties. Community groups and stakeholders actively participate and contribute to envisioning and planning the project.

OUR MISSION

As a true mixed-use development, Downtown Glassboro and Rowan Boulevard seamlessly integrate a variety of uses into a walkable and sustainable community, making it a convenient and lively place for residents, visitors, merchants, employees, students and faculty. Inviting streetscapes accommodate outdoor dining and active streets encourage people to enjoy and explore.

Programming and targeting the region's best commercial concepts creates an economy that thrives in today's market and the future. The Project is designed to ensure the viability, positive financial performance and longevity of merchants.

Downtown Glassboro creates a direct link to the untapped market of more than 16,000 students, faculty and staff at Rowan University, and is a regional gathering place for tens of thousands of residents in Glassboro and surrounding communities.



EVENTS, FESTIVITIES & COMMUNITY

4,100 LOCALS

Attended the Boro In Lights tree lighting event & the Block Party community gathering

OVER 30,000

Students, family and faculty participate in the annual four-day commencement ceremony each May

3,000 ATTENDEES

Frequent the Glassboro Craft Beer Festival

4,000 ENTHUSIASTS

Attended the Cruise Night Car Show

10,000 GUESTS

Appeared at the St. Anthony's Italian Festival

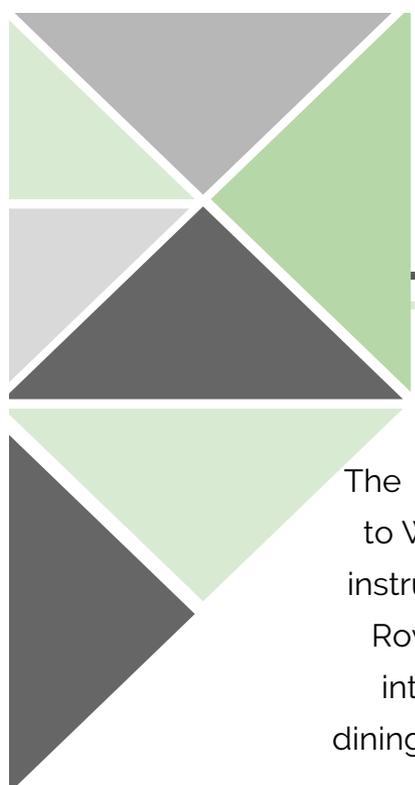


1.75 ACRE

Town Square as the crown jewel connecting Rowan Boulevard to Downtown will host monthly events, concerts, fairs, festivals and activities upon completion in Fall 2016

25 EVENTS

Hosted at Barnes & Noble Collegiate Superstore each year inside the store.



DOWNTOWN GLASSBORO & ROWAN BOULEVARD

ARTS & ENTERTAINMENT

The Arts & Entertainment District is located along both sides of High Street, running from Mick Drive to Warrick Avenue. Upon completion, ground floor properties will be home to artist studios with art instruction, art galleries, dance studios and entertainment venues. Just a few blocks from the foot of Rowan Boulevard, Center Street will be closed from College Avenue to High Street and converted into an 18,000 square foot public promenade, lined with retail kiosks and restaurants with outdoor dining. The Academy for Performing Arts is the first anchor of this district, and with the movie theatre addition planned for Fall 2018, this will define the area as a regional entertainment hub.

ACADEMY FOR PERFORMING ARTS FEATURING LET'S DANCE STUDIO

Relocated to East High Street, the building opened in April 2011 as the first new business in the Arts & Entertainment District. Let's Dance is more than doubled the size of its former building and greatly enlarged its repertoire of classes. The facility also includes a retail store and small eatery among the seven separate businesses operating on three stories.

ROWAN UNIVERSITY ARTS BUILDING

Located at 301 High Street, the Rowan University Art Building has over 15,000 square feet of gallery and classroom space. The Galleries at Rowan serve as a cultural destination for South Jersey, the Rowan University community, and surrounding community. The gallery hosts exhibitions that include all forms of visual expression with a focus on contemporary art.



TOWNSQUARE

Where the Boulevard meets Downtown Glassboro is the active, community gathering place for the entire region. Formerly a series of under utilized buildings, evolving into a beautifully programmed 1.75 acre park space. This hub will be animated with patios and retail uses spilling into the public space, as well as daily, weekly, seasonal and annual events, festivities and rituals, creating a vibrant and exciting energy. Opening Fall 2016.





PUBLIC TRANSPORTATION

CITY	APPROXIMATE DRIVE TIME	POPULATION
PHILADELPHIA	30 MINUTES	1,560,297
ATLANTIC CITY	45 MINUTES	39,558
NEWARK	1 HOUR 45 MINUTES	278,140
NEW YORK CITY	2 HOURS	8,550,405
BALTIMORE	2 HOURS	620,961
WASHINGTON, D.C.	3 HOURS	601,723

30 minutes from Philadelphia International Airport (PHL)

Under an hour drive from Atlantic City International Airport (ACY) and under 2 hours from Newark International Airport (EWR)

New Jersey Transit Buses travel from Glassboro, North to Philadelphia, PA and South to Cape May, NJ. The Rowan University Campus is served by NJ Transit Route #'s 313 and 412.

Amtrak Train Service has regional stations in close proximity to Rowan University, in both Wilmington, Delaware and Philadelphia, Pennsylvania.

NJ Transit- The Atlantic City Rail Line operates between the seaside resort city of Atlantic City, NJ, to Philadelphia and points in between.

Quick Fact:

Rowan Boulevard is connected with and integrated into Downtown Glassboro and Rowan University through a series of primary and secondary roadways as well as through pedestrian and bike connections. The Boulevard has convenient access to major roadways including the NJ Turnpike (I-295), Atlantic City Expressway, Route 55, Route 47 and Route 322.

PARKING

The Boulevard will encourage active transportation and public transit, while accommodating vehicles through on-street, surface and structured parking.

- 3,048 total parking spots located:
 - Rowan Boulevard Parking Garage - 1,194 parking spaces
 - Opened 2013
 - Mick Drive Parking Garage - 934 parking spaces
 - Opening January 2017
 - Street Parking throughout Downtown:
 - Rowan Boulevard (On-Street)
 - Redmond Avenue - Whitney Center Retail
 - North Poplar Street
 - West High Street
 - College Avenue (On-Street & Parking Lot)
 - Center Street
 - East High Street
 - South Academy Street





Rowan University and Glassboro Schools “Professional Development School” Partnership

- GHS is launching a Bio-Medical Academy with Rowan University and is pursuing a Business Academic with Rowan College of Gloucester County.
- Glassboro Intermediate School’s Student Council received a 2015 National Gold Council of Excellence Award from the National Association of Student Councils.
- Beginning Spring 2016, Thomas E. Bowe and Dorothy L. Bullock public schools, became part of Rowan’s Professional Development Schools.
- Glassboro Intermediate School and Glassboro High Schools are both part of the District’s Choice School Programs.
- Glassboro Intermediate School offers a S.T.E.M. Academy for students who have interest in Science, Technology, Math and Engineering, along with Fine and Performing Art.

PUBLIC SCHOOLS

“With the support of the Board of Education, this is a monumental event in the vision of closer ties between the school district and our university neighbor. The ultimate winners are Glassboro Children, who will reap the benefits of increased academic success,”

- Dr. Mark Silverstein, Superintendent of Glassboro Schools



SUSTAINABILITY:

- Rowan Boulevard awarded the 2009 New Jersey Smart Growth Award*
- Since 2007, Rowan University has earned a total of 11 awards for green initiatives and projects.
- Rowan was the first signer in New Jersey of the American College & University Presidents Climate Commitment, which pledged the campus to developing a comprehensive plan to achieve climate neutrality as soon as possible**
- Rowan's campus set LEED (the U.S. Green Building Council's Leadership in Energy and Environmental Design) certification as a minimum building design standard to all future endeavors in 2007**
- Rowan University students participate in two annual events, providing services to the surrounding neighborhoods and the University, called Clean & Green and Back to the Boro, with a record high of 185 projects completed in 2016.
- New Jersey Future
- Rowan RU Green

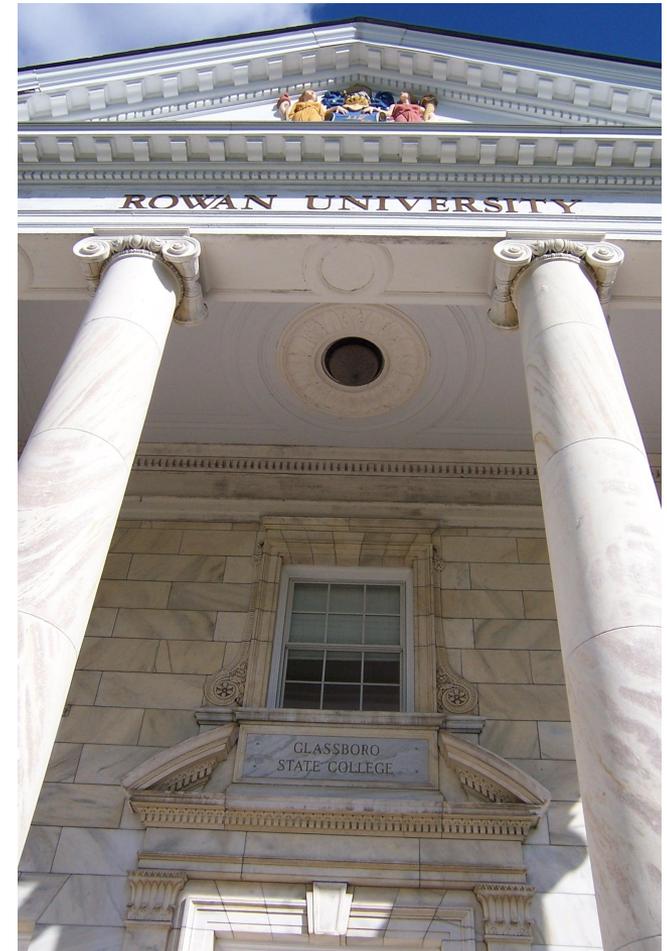
ENROLLMENT:

- ▶ 16,155 students (representing 19 foreign countries)
- ▶ 3,633 employees
- ▶ 74 undergraduate majors
- ▶ 51 graduate majors
- ▶ 7 professional education programs
- ▶ 26 certification of graduate study programs
- ▶ 81,000 Alumni

ROWAN UNIVERSITY

RANKINGS

- ▶ Ranked #3 out of 931 schools for “social mobility” in 2016
-CollegeNET
- ▶ Ranked #3 among public institutions in its category in 2016
-US News & World Report
- ▶ 19th of Northern Regional Universities
-US News & World Report
- ▶ Rohrer College of Business “Best 296 Business Schools”
-Princeton Review
- ▶ “America’s Best Colleges”
-Forbes
- ▶ College of Engineering Ranked 22nd nationally
-US News & World Report



RESIDENTIAL DEVELOPMENT



Rowan Boulevard is home to a diversity of housing options, ranging from undergraduate and graduate residences to market rate apartments, ensuring the Boulevard has a diverse critical mass of population living at its doorstep and to support the commercial businesses.

Residential Project Data
(Upon Completion):
Student Housing - 4,040 Beds
Market Rate Apartments - 114 Units



STUDENT HOUSING

Existing Student Housing



Rowan Boulevard Apartments

The 884-bed student-housing complex at Rowan Boulevard was delivered in two phases, with the first building being completed in 2009 and the second in 2010.

The Whitney Center

Joined Rowan Boulevard in 2011 and provides rooms to 300 students.

220 Rowan Boulevard

Provides 456-bed student housing opened August 2015.

Holly Pointe Commons

Opening August 2016, 1,400 student bed dormitory.

Future Student Housing

A3 Project

Opening August 2017, A3 will be home to nearly 600 students.

A4 Project

Opening August 2018, A4 will be home to over 550 students.



RESIDENTIAL HOUSING

Existing Luxury Apartments:

220 Rowan Boulevard

57 luxury apartments. Features hardwood floors, stainless steel appliances, quartz countertops, washers, dryers, parking in a gated lot, and much more.



Future Luxury Housing:

A3 Project

37 luxury apartments, opening December 2017.

- 2 bedroom, 2 bath
- 1 bedroom, 1 bath

A4 Project

20 luxury apartments, opening December 2018.

- 2 bedroom, 2 bath
- 1 bedroom, 1 bath

Poplar Street Townhomes (formerly Summit Squar

- Approximately 50 **For Sale** Townhomes will join existing owner occupied Townhomes, on South Poplar Street.
- To begin construction Spring 2018

A REVITALIZATION UNDERWAY



ENTERPRISE BUILDING

Opened October 2013, this building includes mixed-use retail on the first floor and Rowan's growing CGCE (Graduate and Continuing Education) above. CGCE is a 12-month operation that attracts graduate students and professionals with markedly divergent spending habits from their undergraduate counterparts. A parking garage for 1,200 cars is located at the back of the building.

220 ROWAN BOULEVARD

A mixed-use building which is home to various retail, medical spaces, restaurants, and residential apartments. Opened in August 2015,



THE COURTYARD MARRIOTT HOTEL

Located at a key entrance to the Boulevard, the four-story 129-room Courtyard Marriott Hotel and 4,000 square foot multi-functional conference center accommodates local Glassboro residents, the Rowan University community, and visitors to the area. Opened September 2013.

COMMERCIAL REVITALIZATION

A3 PROJECT

A3, now under construction, will feature 58,000 square feet of retail space, to include 17,000 square feet of Fitness Center. . Pre-leasing now, projected opening December 2017.

A4 PROJECT

Expected to open December 2018, A4 will feature 17,000 square feet of retail space, centrally located along Rowan Blvd. Pre-leasing now.



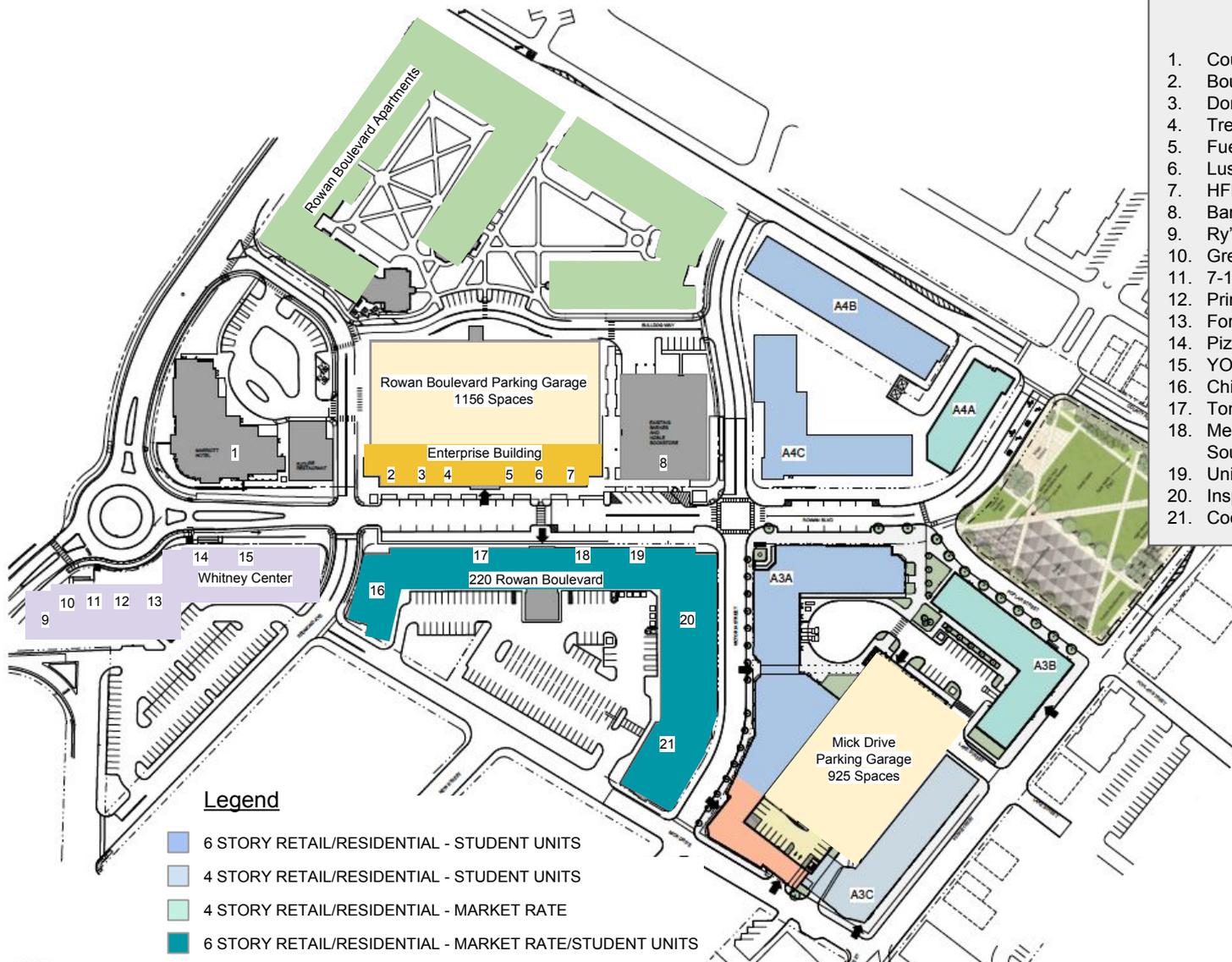
THE WHITNEY CENTER

The first mixed-use building on Rowan Boulevard, the Whitney Center is a five story building with ground-floor retail space. Retail opportunities are still available.



Retail

1. Courtyard Marriott Hotel
2. Boulevard Hair Salon
3. Dominos Pizza
4. Treasures On Broadway Fitness
5. Fuels
6. Lush Nail Salon & Spa
7. HFM Investors
8. Barnes & Noble
9. Ry's Bagels
10. Green Zebra
11. 7-11
12. Prime Burger & Shakes
13. Forever Young Emporium
14. Pizza Hut
15. YOGO Factory
16. Chickie's and Pete's
17. Tony Luke's
18. Mexican Mariachi Grill
South Jersey Federal Credit
19. Union
20. Inspira Health Network
21. Cooper Bone & Joint



Legend

- 6 STORY RETAIL/RESIDENTIAL - STUDENT UNITS
- 4 STORY RETAIL/RESIDENTIAL - STUDENT UNITS
- 4 STORY RETAIL/RESIDENTIAL - MARKET RATE
- 6 STORY RETAIL/RESIDENTIAL - MARKET RATE/STUDENT UNITS
- 5 STORY RETAIL/RESIDENTIAL - STUDENT UNITS
- PARKING GARAGES
- 6 STORY CLASSROOM WING
- 6 STORY RETAIL/CLASSROOM WING
- 4 STORY RESIDENTIAL - STUDENT UNITS

WHATS HAPPENING

New RETAIL

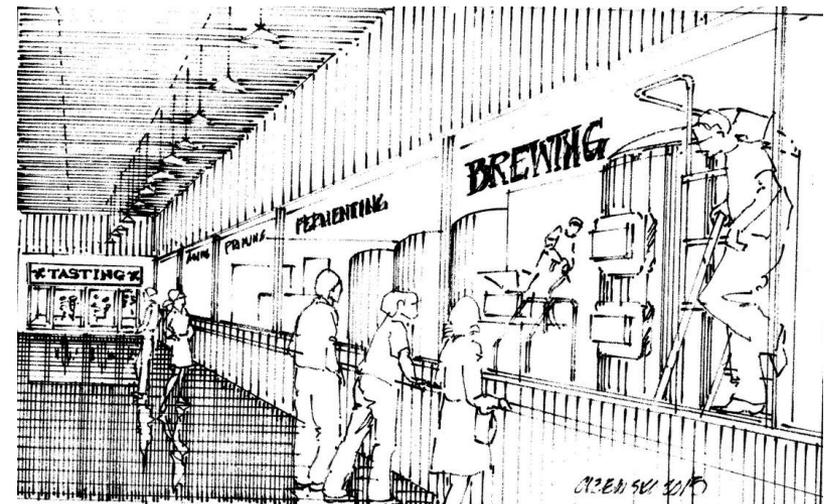
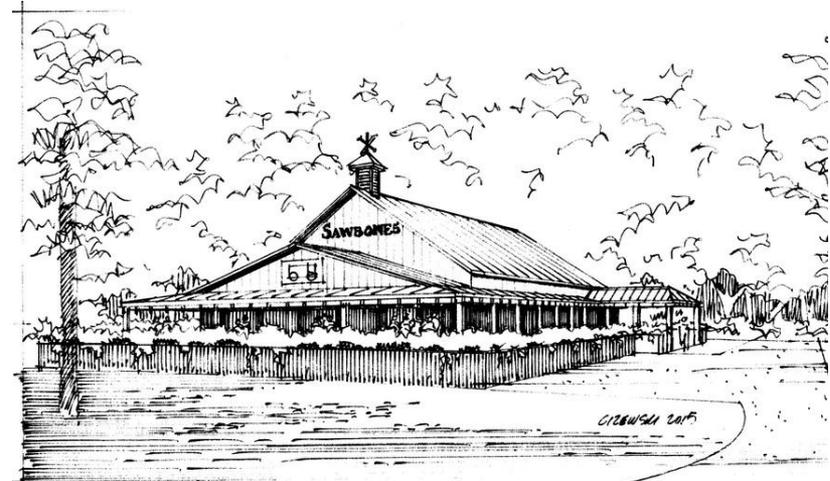
BONE SAW BREWING CO.

570 Mullica Hill Rd. (Route 322)

Expected opening: Fall 2017

Bonesaw Brewing Co. is a craft brewery coming soon to be 570 Mullica Hill Road (Rt 322 E across from Brida Stone)

- Brewery will operate a 20 barrel (600 gallon) brewhouse with approx. 4,000 sq ft. devoted to tasting room area (with outside porch seating) and 10,000 sq ft devoted to production
- Initial production hours 9AM - 5PM daily
- Initially, there will be approximately 6-8 employees with anticipation of growing jobs as production increases
- Open for tasting hours on Thur & Fri (4PM-10PM), Sat (12PM-10PM) & Sun (12PM-8PM); will expand as business grows
- Food trucks will be on premise during weekend events and patrons are always welcome (actually encouraged!) to bring in food to the brewery



BEYOND DOWNTOWN

HOUSING

PENNROSE PROJECT

Ellis Mill Rd



FEATURES:

- 130 Affordable Senior Units
- Multiple Buildings

THE COMMERCIAL OPPORTUNITY

DOWNTOWN GLASSBORO



Downtown Glassboro has exciting opportunities for retail, restaurant, neighborhood conveniences, health and wellness, entertainment and quick-serve concepts in the heart of Gloucester County, New Jersey. We continue to seek premier partners to join us in becoming the future ambassadors of this one-of-a-kind mixed-use development.

Our goal is to find the “best of the best” operators to be a part of this unique opportunity and to support Glassboro in growing and thriving in a dynamic college downtown community. Operators have and will continue to be carefully evaluated and selected based on vision, concept, experience, creativity, financial capacity and a proven track record in delivering true commercial excellence.

Individuals or companies interested in exploring this unique opportunity are invited to contact us for more information, (844) 220-BLVD.

CONTACT INFORMATION

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