

Downtown Glassboro

THE PREMIER COLLEGE TOWN



\$549 million

Unmet consumer demand (retail leakage) within a 10-mile radius

347,500

Population within a 10-mile radius

\$90,800

Average household income within a 10-mile radius

16,150

Rowan University students

Downtown Glassboro is the hottest and fastest growing retail marketplace in the Delaware Valley.

Downtown Glassboro is home to Rowan University's 16,000 students. And it's situated at the center of a large consumer audience with \$90,800 average household income.

Downtown is anchored by the \$350 million Rowan Boulevard development that includes more than 1,000 occupied housing units, offices and retail space. Barnes & Noble, Chickie & Pete's, Tony Luke's, Mexican Mariachi Grill, and the Courtyard by Marriott are all here, and more are coming.

Come grow with us. Here's what we can offer to unique retailers...

Discounted rent – Retail rents that average 20% below market rates.

Fit out – Generous fit out allowances.

Liquor license – Ask about our special concessionaire license opportunities.

Low-cost CAM – Maintenance, snow and trash removal included.

Free retail parking – Ample free retail parking on-street or in nearby garages.

Marketing support – Frequent events and activities to help attract foot traffic.

To become part of our premier college town, call Ronda Abruzzese today at 856-981-9223.

Nexus Properties

220 Rowan Boulevard
Glassboro, NJ 08028

Contact: Ronda Abruzzese
856-981-9223
ronda@nexusproperties.com

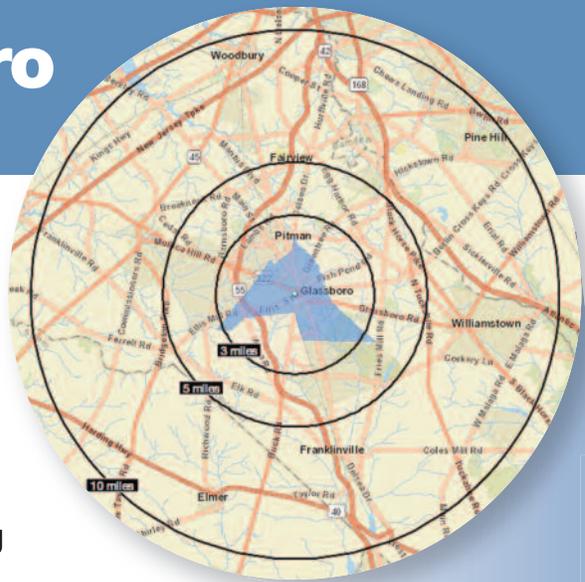
DOWNTOWN
Glassboro
The premier college town

Downtown Glassboro

THE PREMIER COLLEGE TOWN



347,500 population
 128,600 households
 11,300 businesses
 125,800 employees
 \$90,800 household income
 \$5.3 billion retail spending



FACTS & FIGURES



	3-mi	5-mi	10-mi
Population (2016)	42,600	94,700	347,500
Households	14,900	33,000	128,600
Median age	35.6	38.6	39.0
Households with children	34%	37%	37%
Avg household income	\$84,900	\$97,200	\$90,800
HHs with ≥ \$100k income	33%	39%	35%



	Rowan University
Student enrollment	16,150
Student retail spending	\$28,900,000



	Glassboro
Total businesses	737
Total employees	8,798
Office workers	5,103
Office worker spending	\$37,383,000



ANNUAL	3-MI	5-MI	10-M
Consumer demand	\$653 M	\$1.631 B	\$5.959 B
Retail supply	\$421 M	\$1.751 B	\$5.409 B
Retail leakage	\$232 M	- \$119 M	\$549 M
Spend on retail goods	\$591 M	\$1.475 B	\$5.388 B
Spend at restaurants	\$37 M	\$92 M	\$339 M
Spend on fast food	\$22 M	\$56 M	\$207 M



	Vehicles/Day
Rowan Blvd at N Main Street	7,000
High Street at Lake Street	18,400
High Street at Delsea Drive	13,800
Delsea Drive at McClelland	20,000

Nexus Properties

220 Rowan Boulevard
 Glassboro, NJ 08028

Contact: Ronda Abbruzzese
 856-981-9223

ronda@nexusproperties.com