



RIVERTON



About Jamestown

Jamestown is a design-focused, vertically integrated real estate investment manager and service provider with over 40 years of experience and a mission to create places that inspire. Since its founding in 1983, Jamestown has executed transactions exceeding \$40 billion. As of March 31, 2025, Jamestown has assets under management of \$14.2 billion and a portfolio spanning key markets throughout the U.S., Latin America, and Europe. Jamestown employs more than 600 people worldwide with 11 global offices, including headquarters in Atlanta and Cologne. Current and previous projects include One Times Square and Chelsea Market in New York, Industry City in Brooklyn, Ponce City Market in Atlanta, Ghirardelli Square in San Francisco, the Innovation and Design Buildings in Boston and Lisbon, and Groot Handelsgebouw in Rotterdam.



Ponce City Market / Atlanta, GA





AT A GLANCE



1.3M SF curated retail, office, residential + entertainment



400 acres on the Raritan River in New Jersey



Two miles of river frontage with activated waterfront



Densely populated + affluent primary trade area



45 minutes from New York City



1 hour from Philadelphia

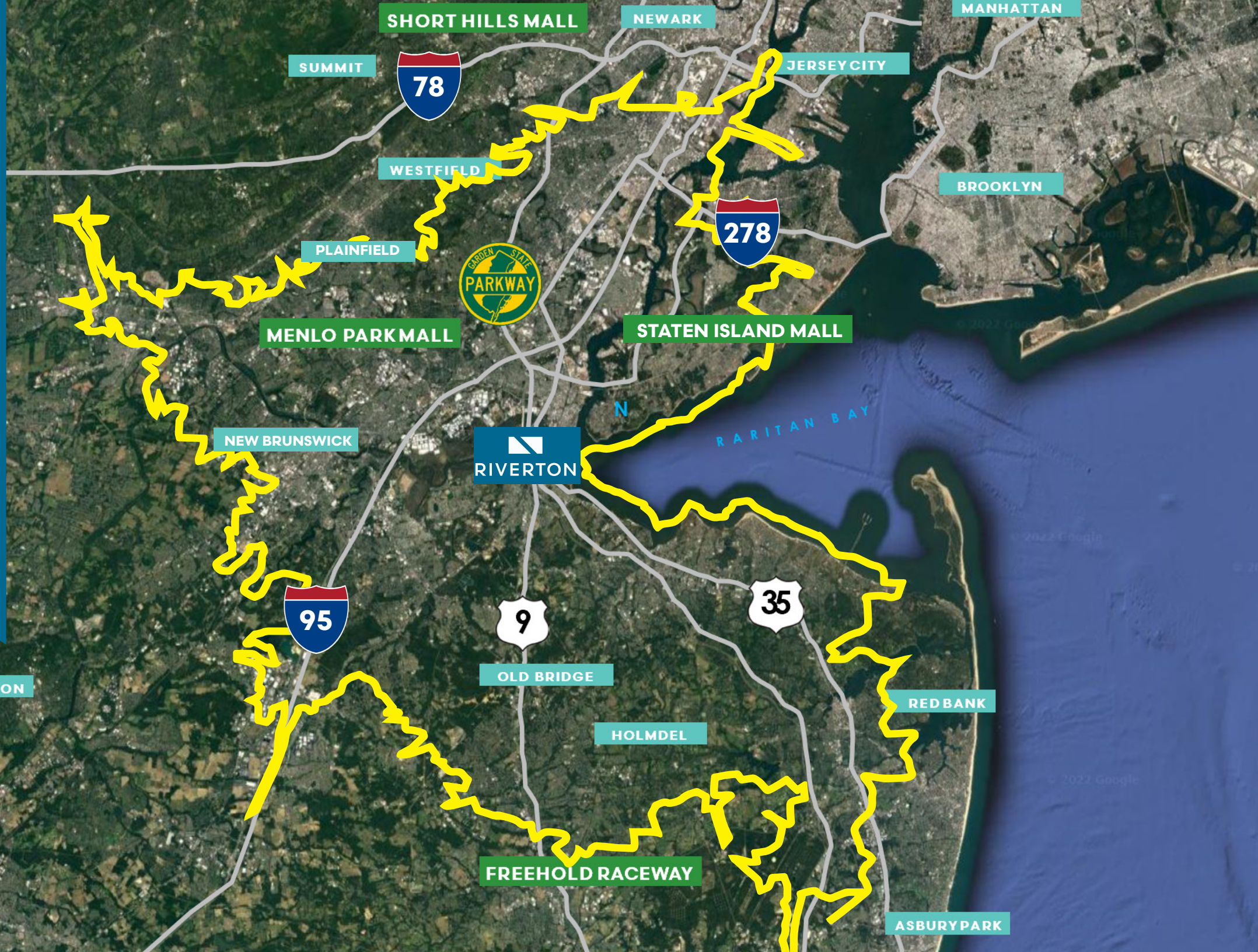
30 Min. Drive Time

Total Population
2,668,260

Average HHI
\$130,932

Total Households
945,704

Source: Esri, 2023





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CONNECTED

The location has excellent access with interchanges from 3 major highways:

Garden State Pkwy, SR 35 and US 9
converging at the site.

Total Vehicles Per Day: 372,500*

Garden State Parkway

250,000

Main Street

17,500

SR 35

20,000

US 9

85,000

*2019 counts



ARRIVING GUEST TRAFFIC


RIVERTON

GSP North/US9 North
FROM:
NJ Turnpike N/S
SR440/I-287
Woodbridge
Edison
Iselin/Metropark
Metuchen
New Brunswick
Highland Park
Union County
Somerset County

SR35 North
Perth Amboy
Staten Island

EXIT
125

EXIT
125

GSP South
Middletown
Red Bank
Fair Haven
Rumson
Shore Points
Monmouth County

US9/SR35 South
Old Bridge
Marlboro
Freehold

Main Street Extension
Sayreville
South River
East Brunswick
Old Bridge

**MAIN STREET
EXTENSION**

Main Street South
South Amboy

**MAIN STREET
SOUTH**



SITE HISTORY

2024

Vertical development begins

2023

NJEDA board
Approval of ASPIRE

2021

PILOT approved

2018

Engaged to reimagine & execute
on master plan

2009

Remediation started

2005

Borough condemned site for redevelopment

1935-90's

Operating Industrial Site

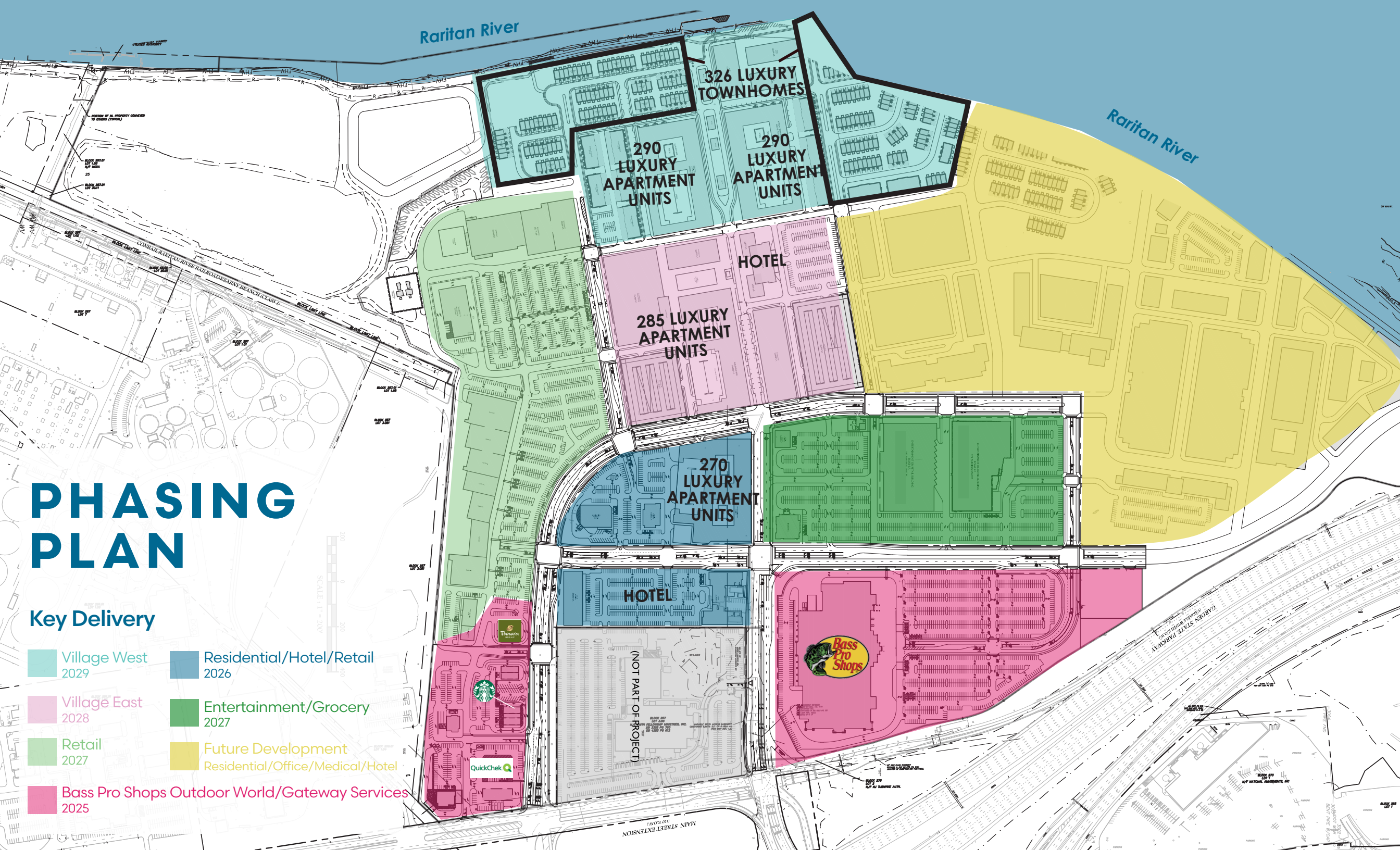




PHASING PLAN

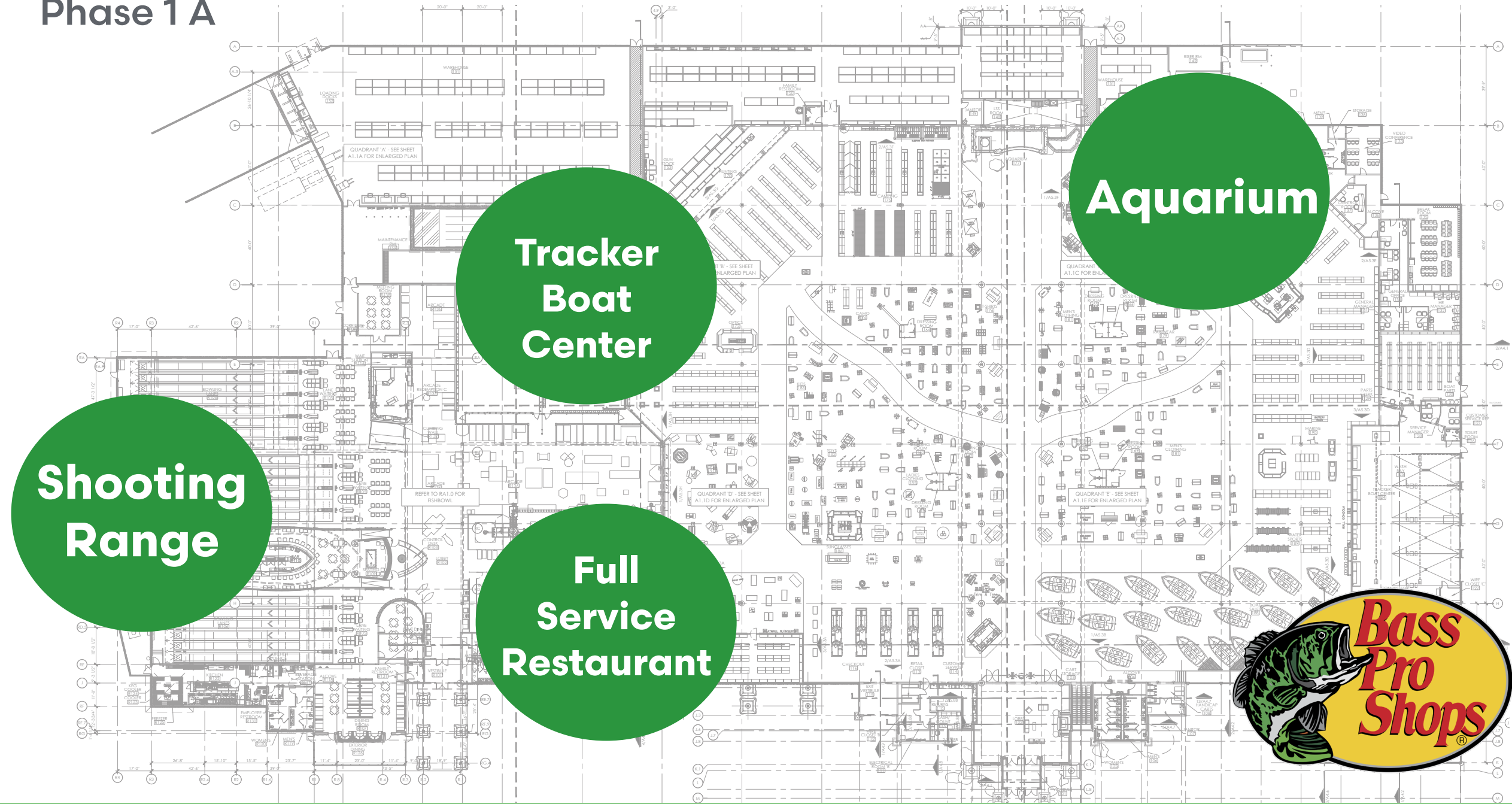
Key Delivery

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
|  Village West 2029 |  Residential/Hotel/Retail 2026 |
|  Village East 2028 |  Entertainment/Grocery 2027 |
|  Retail 2027 |  Future Development
Residential/Office/Medical/Hotel |
|  Bass Pro Shops Outdoor World/Gateway Services 2025 | |

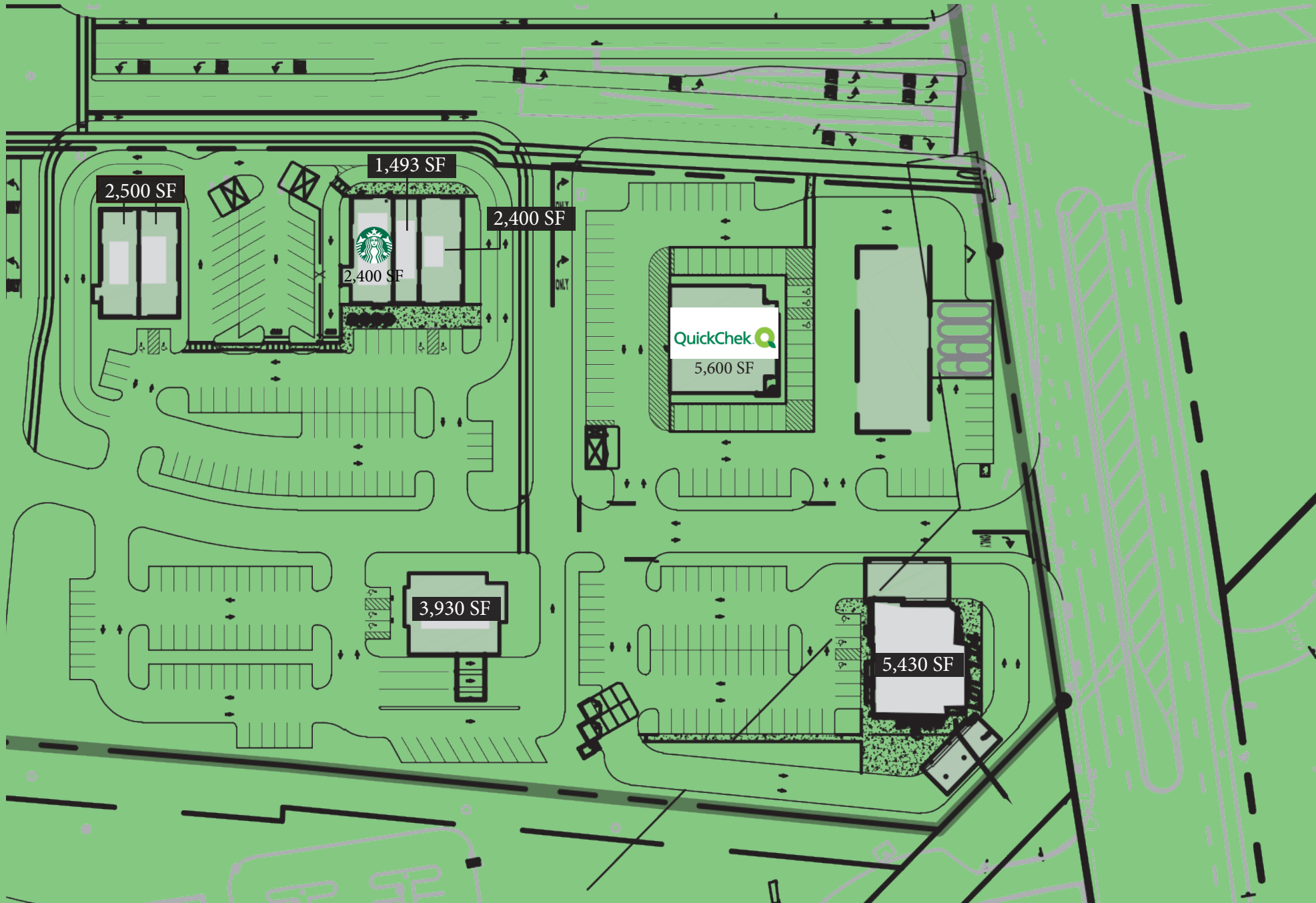


Largest Single-Level Bass Pro Shops in the US: Approx. 200K SF

Phase 1 A



GATEWAY SERVICES





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