

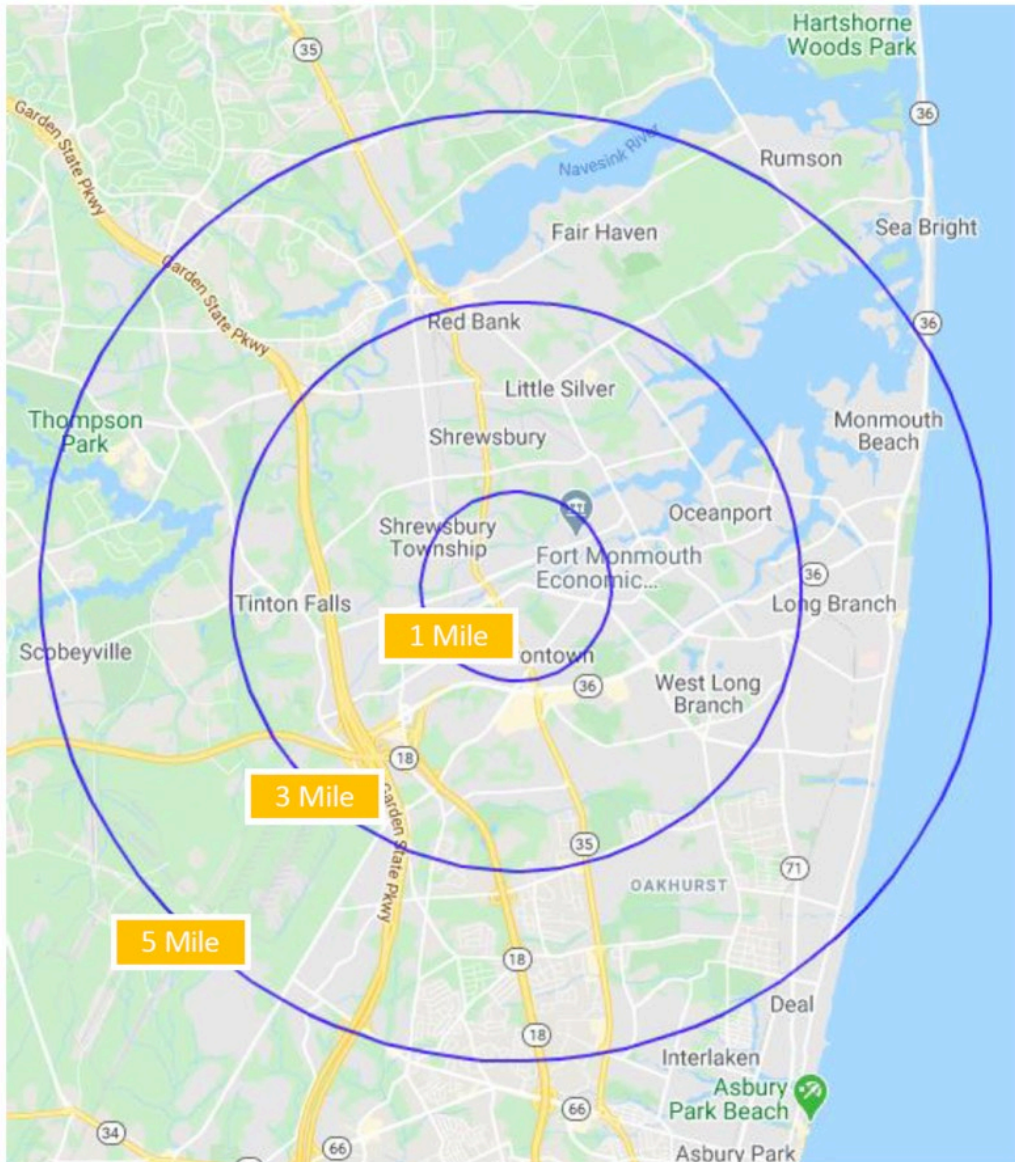
1250 Oceanport Ave | Oceanport, NJ

Waterfront RiverWalk



- Waterfront Dining
- Sunsets
- 4 Concepts
- 300+ Person Event & Banquet Facility
- 3 Restaurants 300+ Seats
- Total 600+ Seats
- RiverWalkCenter.com
- Center of Latest Netflix Studios
- 3 Miles to Beach
- Center of 1,100 New Homes
- Densely Populated Shore Towns
- Parking! Lots of Parking!
- New Hospital
- Hotel On Site
- 4 Mile Waterfront Promenade
- Liquor License

The Market



Monmouth County is the best place in the world to Live, Work and Play!

RiverWalk is in the epicenter of the fastest growing market in NJ. In fact, it is one of the last opportunities for growth in NJ.

Location Highlights:

- 3 Miles from the beach.
- 2 Miles from Exit 109 on the Garden State Parkway
- 2 Miles from Exit 105 on the Garden State Parkway
- 2 Miles from new 400 Bed Hospital
- 6 Miles from Multiple Ferry Services to NYC
- Walking Distance to Little Silver Train Station with direct service to Penn Station
- 3 Mile Waterfront Public Promenade
- Center of Netflix Studios
- Hotel On Premise
- Sunsets
- Park Like Surroundings

The Fort West Side



New Residential

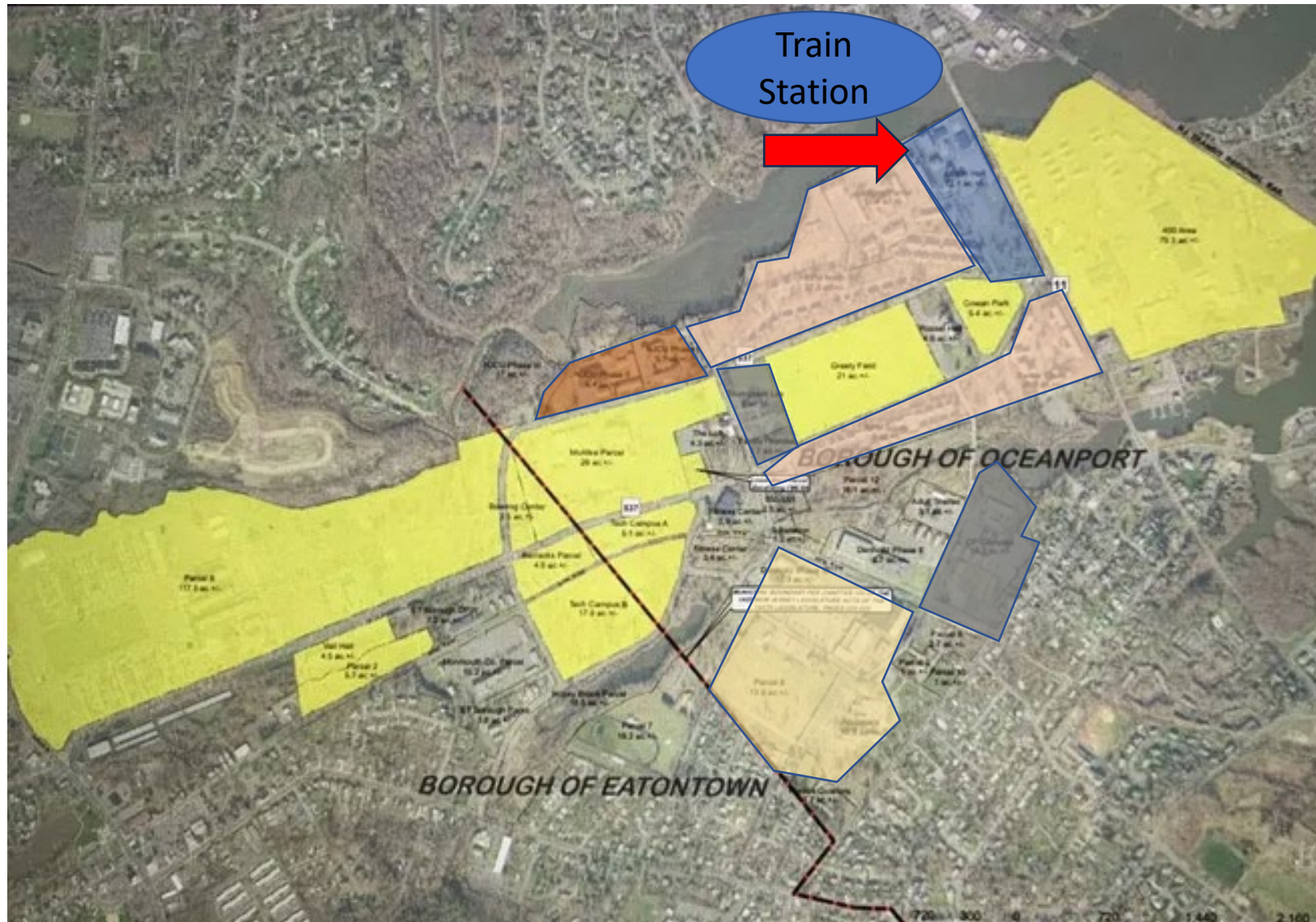
New High School

New Hospital

Golf Course

- 1,100+ New Homes
- New Hospital
- Golf Course
- 200,000 sft Office Space

The Fort East Side



RiverWalk

Netflix

New Residential

Oceanport
Municipal
Center

200,000 sf
Flex
Development

Church

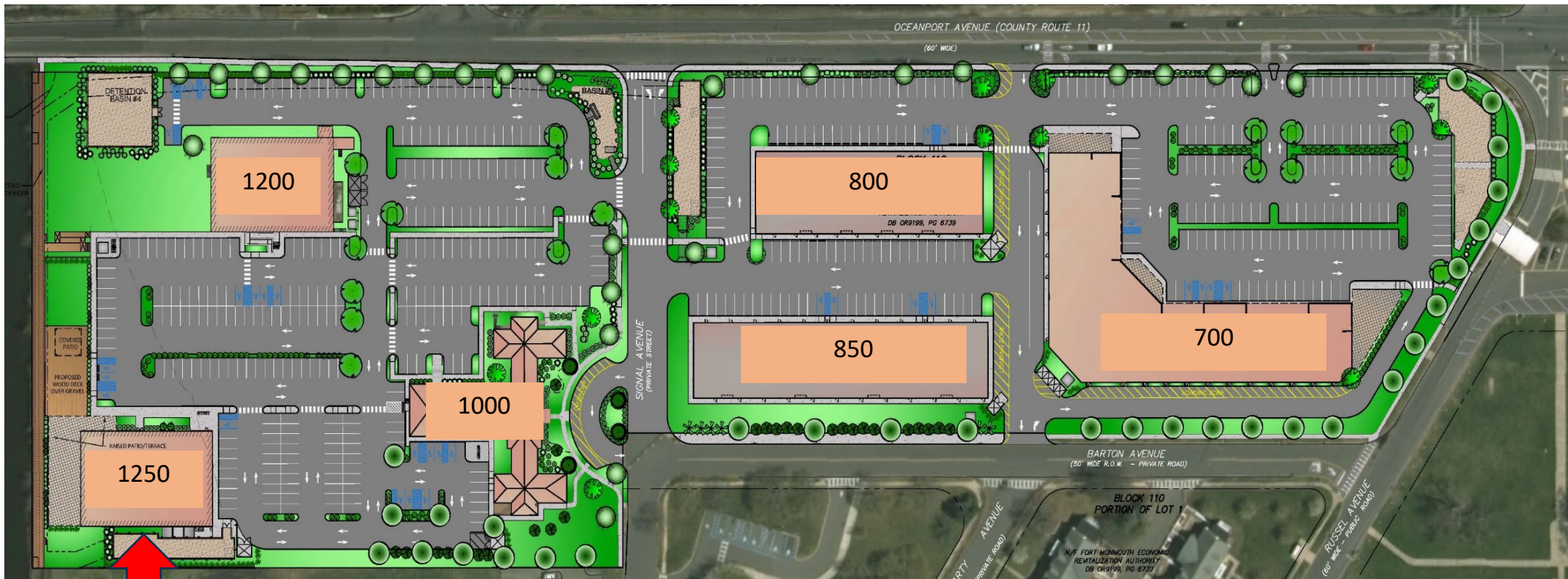
University

- Netflix 380 Acres
- 400+ New Homes
- Church
- University
- Municipal Center
- Flex Development

RiverWalk



RiverWalk



- 700 New Retail Building
- 800 Family Sports Complex and Brewery
- 850 Family Sports Complex
- 1000 Boutique Hotel 50 Rooms
- 1200 Festival Hall
- 1250 Banquet Facility, Fanny's, The Brookdale, Lady Fingers

The Hotel

50 Rooms | Boutique | Adjacent

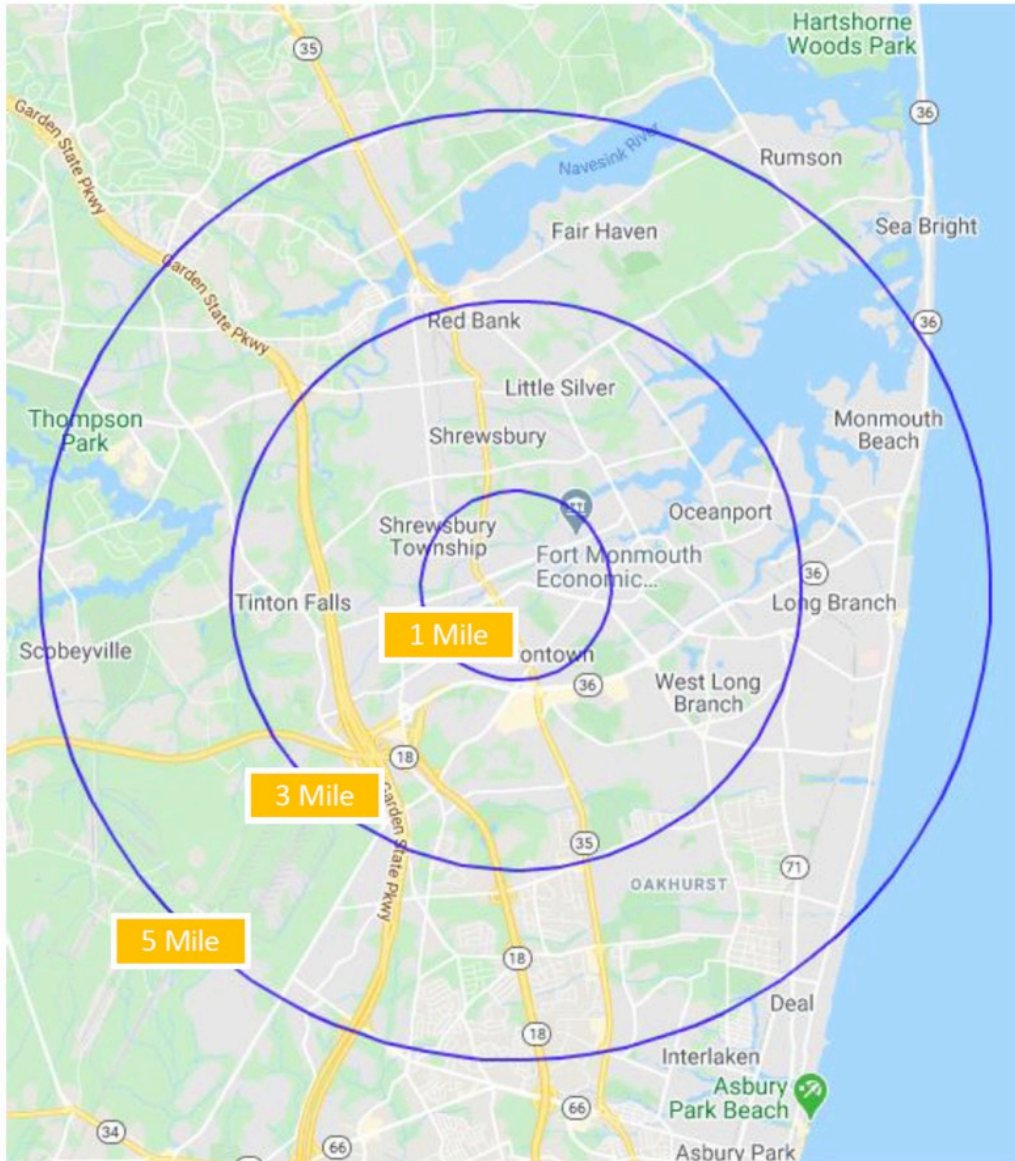


Festival Hall | Music Venue

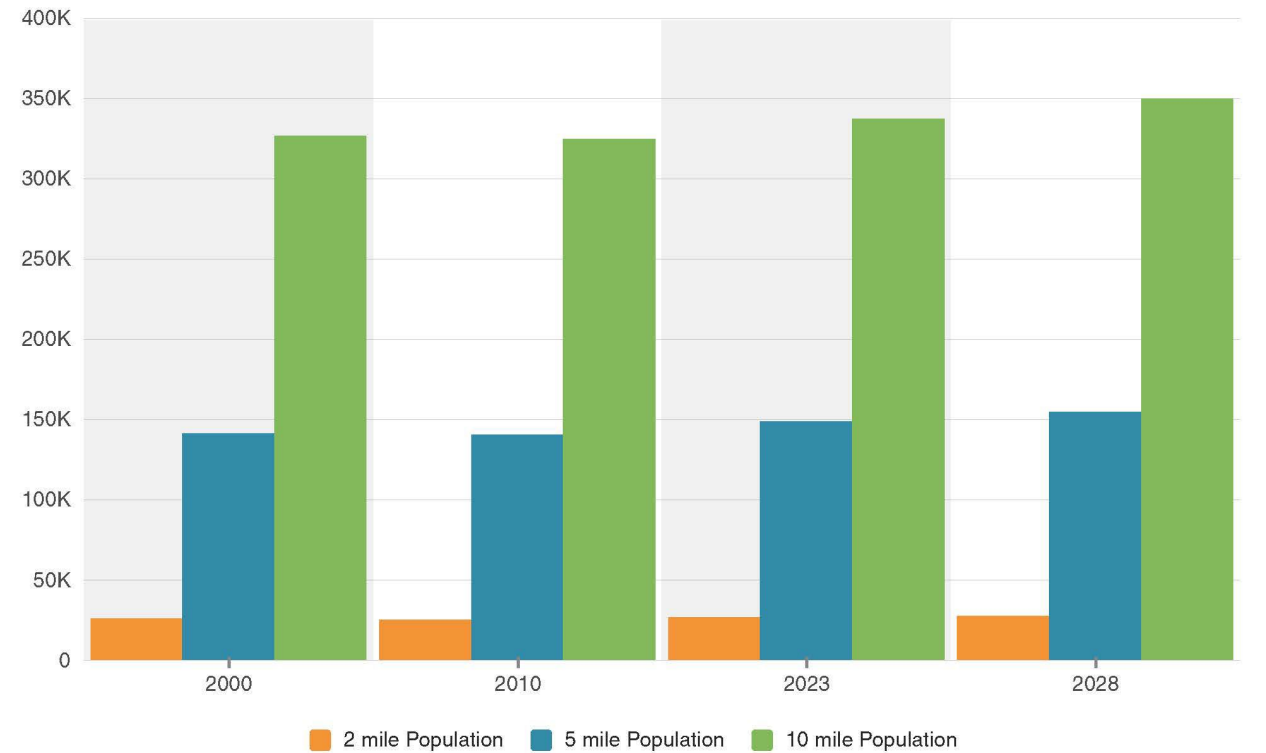
500 Person Music Venue



The Market

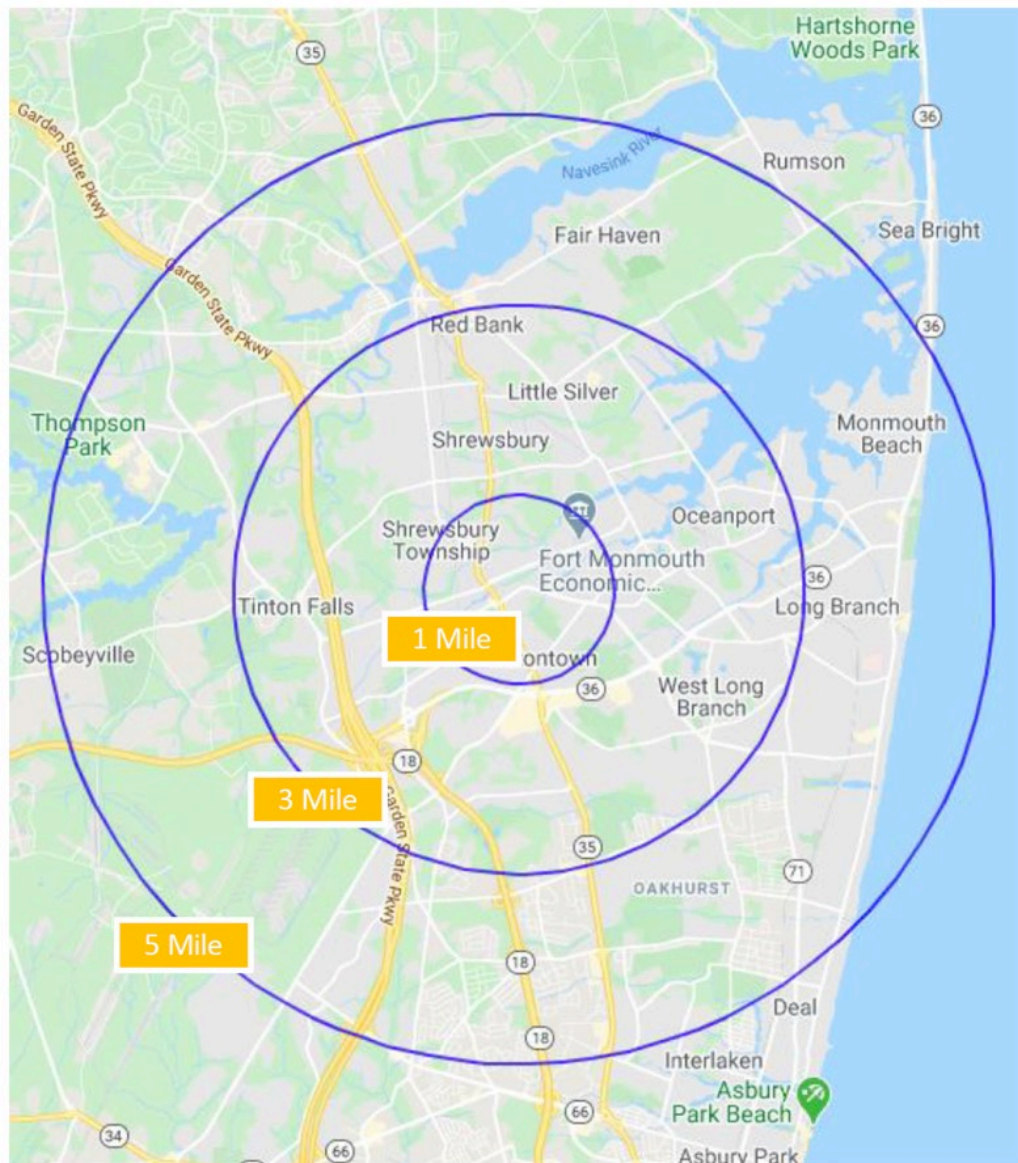


Population



- Rumson
- Oceanport
- Little Silver
- Tinton Falls
- Colts Neck
- Shrewsbury
- Middletown
- Red Bank
- Sea Bright
- Monmouth Beach
- Long Branch
- Deal
- Fair Haven
- Holmdel
- Highlands

The Market



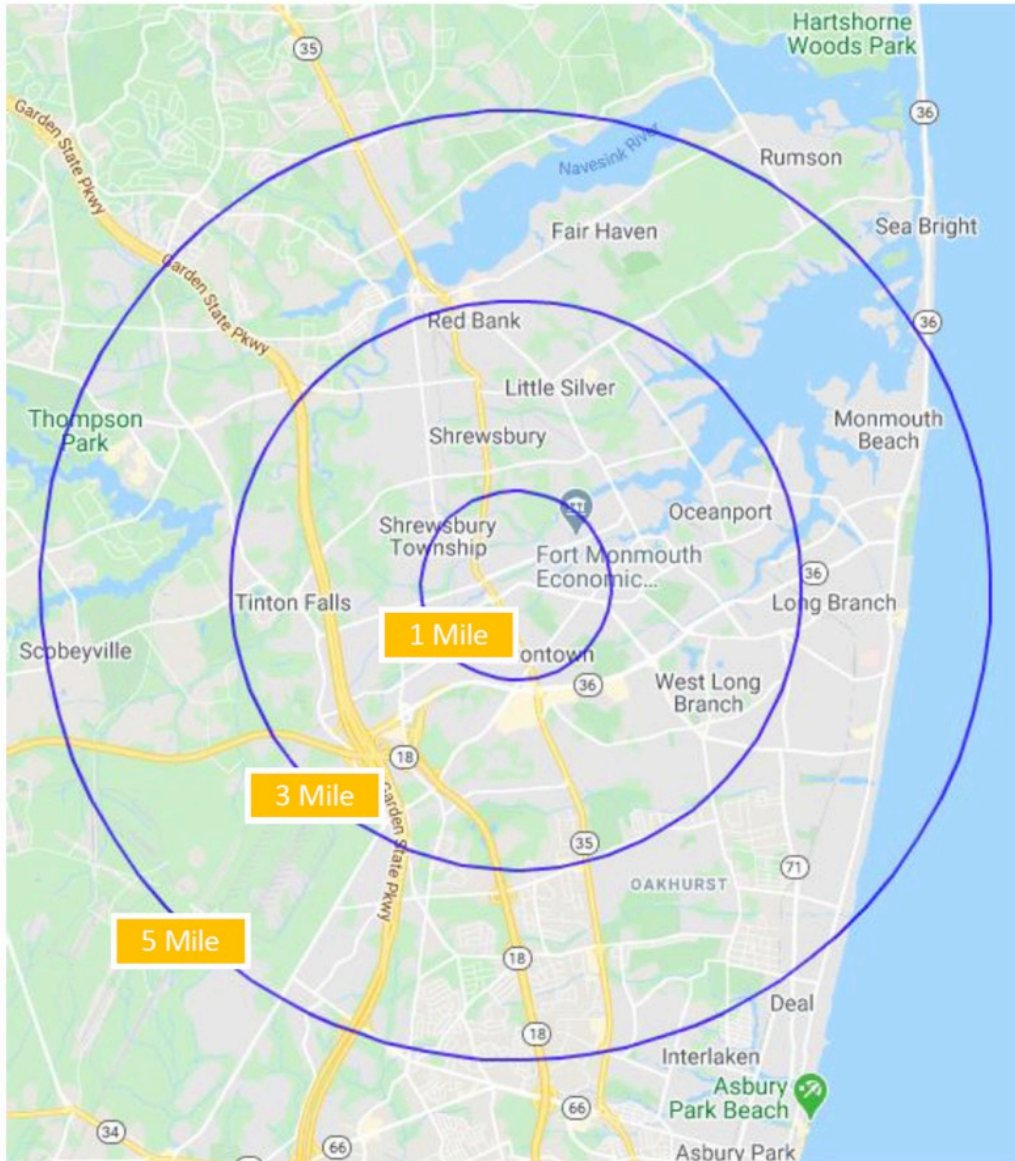
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$143,703	\$131,059	\$129,331
Median Household Income	\$112,405	\$101,269	\$100,663
< \$25,000	1,116	7,182	16,531
\$25,000 - 50,000	1,101	7,971	17,570
\$50,000 - 75,000	1,244	6,606	16,481
\$75,000 - 100,000	1,112	6,500	14,461
\$100,000 - 125,000	1,062	5,910	13,807
\$125,000 - 150,000	867	4,830	11,125
\$150,000 - 200,000	1,121	6,160	14,647
\$200,000+	2,577	11,959	26,196

Housing

	2 mile	5 mile	10 mile
Median Home Value	\$528,144	\$496,625	\$463,215
Median Year Built	1962	1965	1965

The Market



- <https://theparkloft.com/>
 - 150 Capacity
 - 140 Weddings Booked in 2024
 - Wedding Only Venue
- <https://thebutchersblocknj.com/>
 - Long Branch
 - Avg Check Average \$250 per person
 - \$15 M + in 2023
- <https://www.tommystavernandtap.com/seabright-nj>
 - Sea Bright
 - Avg Check Average \$40 per person
 - \$15M + in 2023, 2022, 2021, 2020

The Renderings

Second Floor Will Be Enclosed



The Renderings



The Sizzle Reel

<https://www.youtube.com/watch?v=4dr1pK6ovgw>



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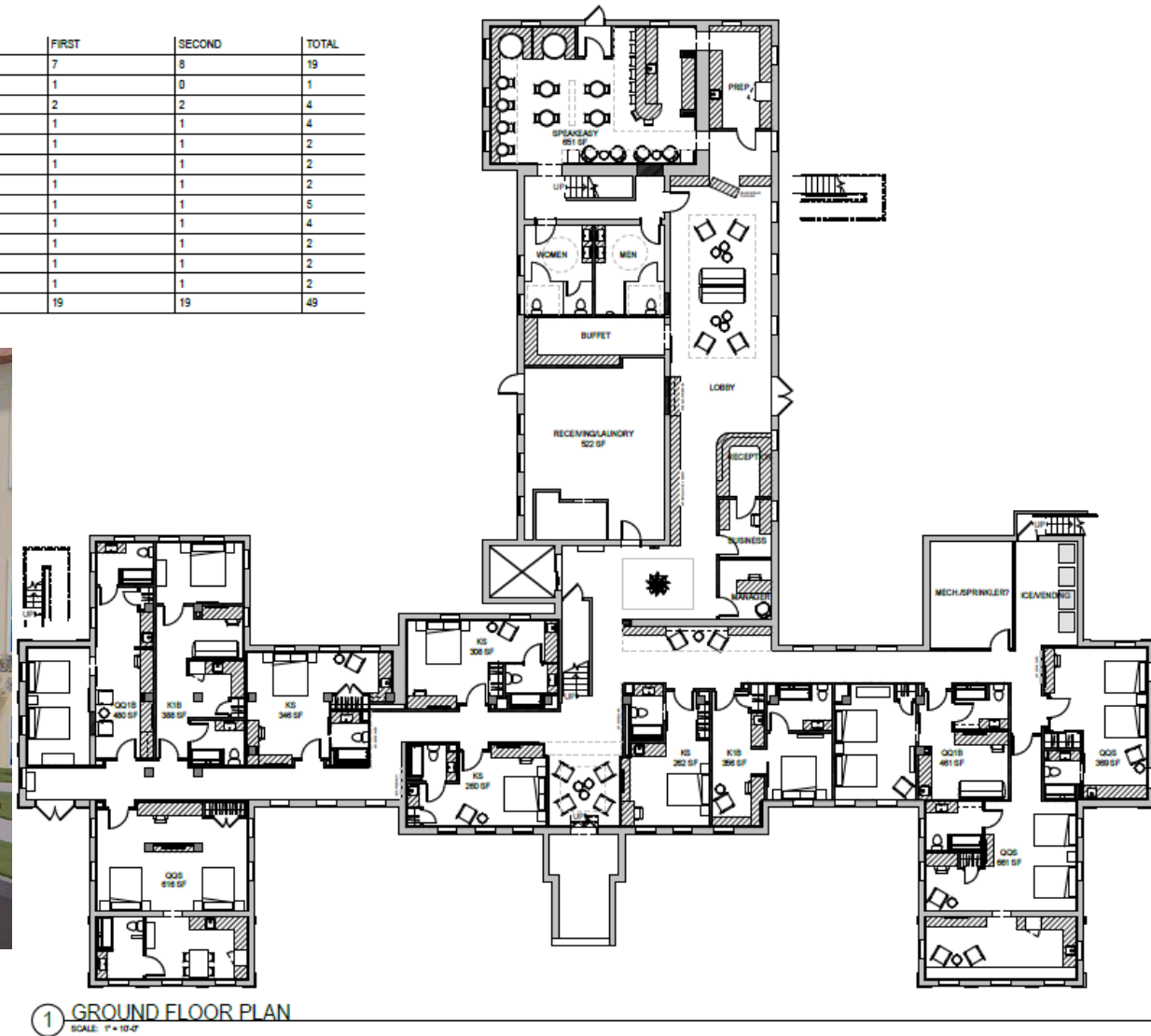
FORT MONMOUTH RIVERWALK
CONCEPT DESIGN

RiverWalk
CENTER

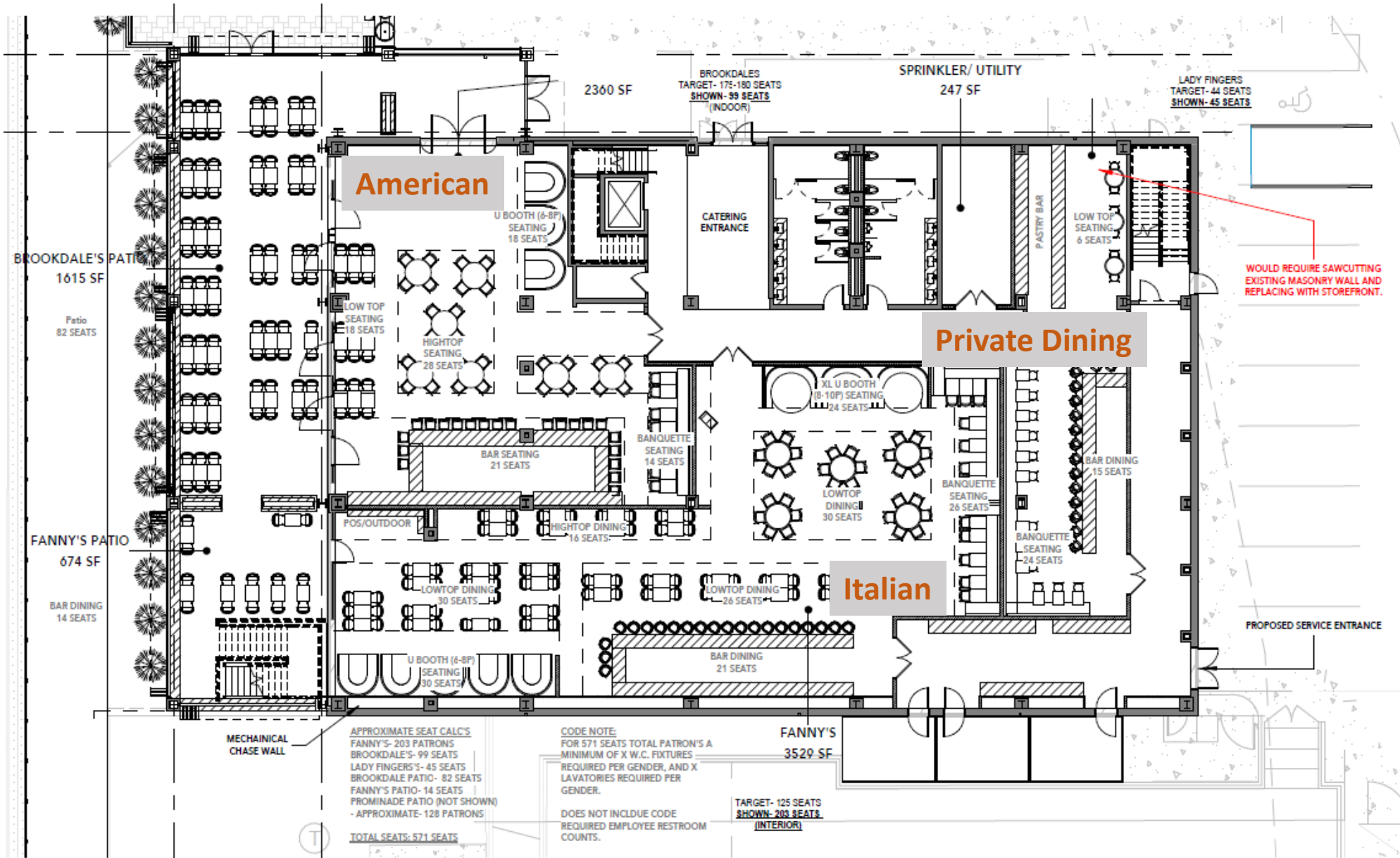
The Hotel

50 Rooms | Boutique | Adjacent

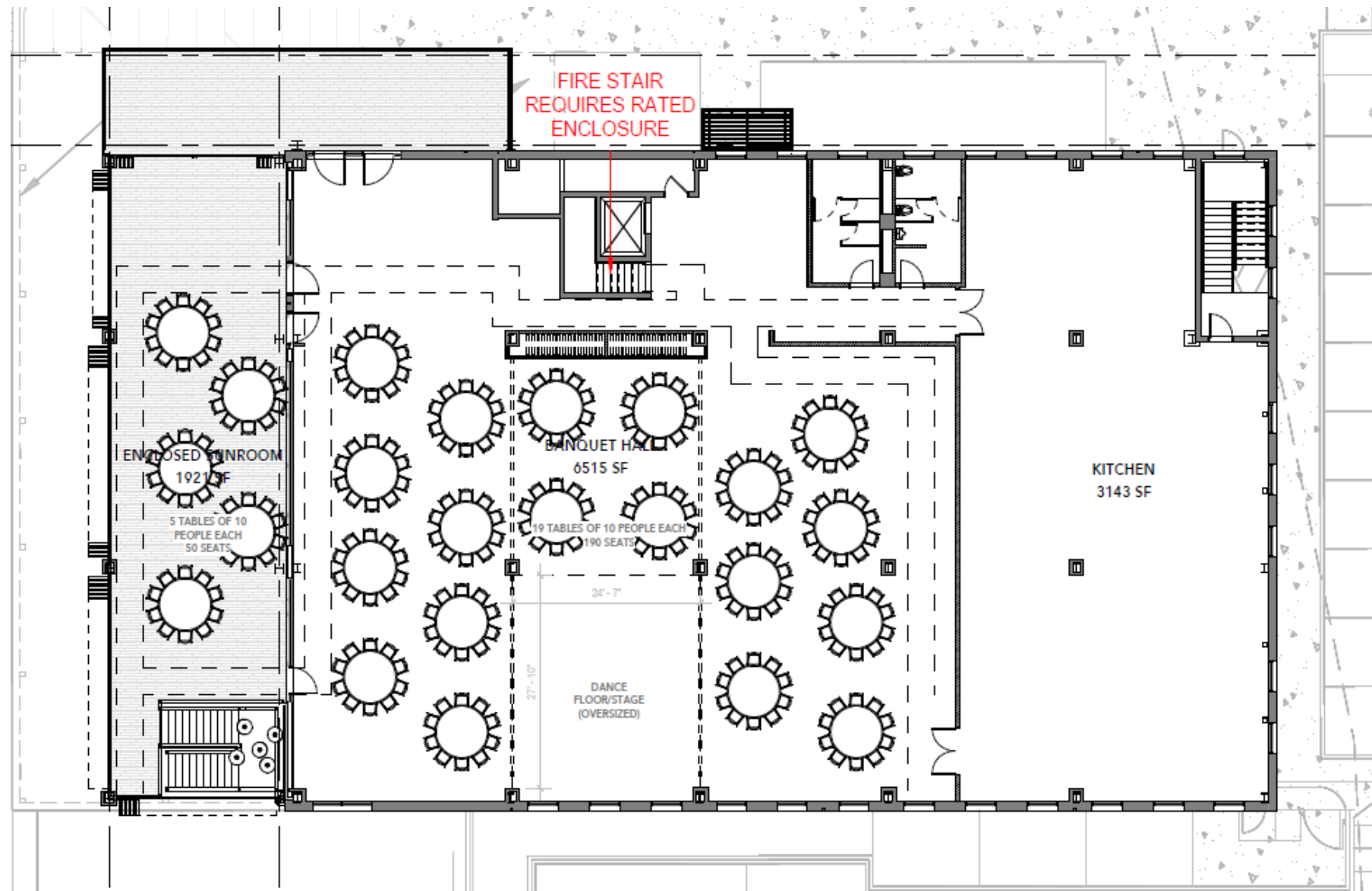
SUITE TYPE	GROUND	FIRST	SECOND	TOTAL
KS - KING STUDIO	4	7	8	19
KS-A - KING STUDIO ACCESSIBLE	0	1	0	1
KS-C - KING STUDIO CONNECTOR	0	2	2	4
K1B - KING 1-BEDROOM	2	1	1	4
K1B-C - KING 1-BEDROOM CONNECTOR	0	1	1	2
QS - QUEEN STUDIO	0	1	1	2
QS-C - QUEEN STUDIO CONNECTOR	0	1	1	2
QQS - DOUBLE QUEEN STUDIO	3	1	1	5
QQ1B - DOUBLE QUEEN 1-BEDROOM	2	1	1	4
QQS-C - DOUBLE QUEEN STUDIO CONNECTOR	0	1	1	2
QQS-A-C - DOUBLE QUEEN ACCESSIBLE CONNECTOR	0	1	1	2
BRIDAL SUITE-KING	0	1	1	2
TOTAL	11	19	19	49

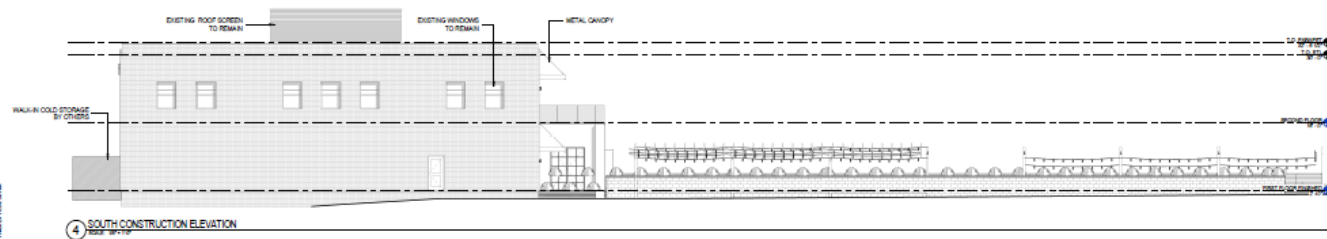
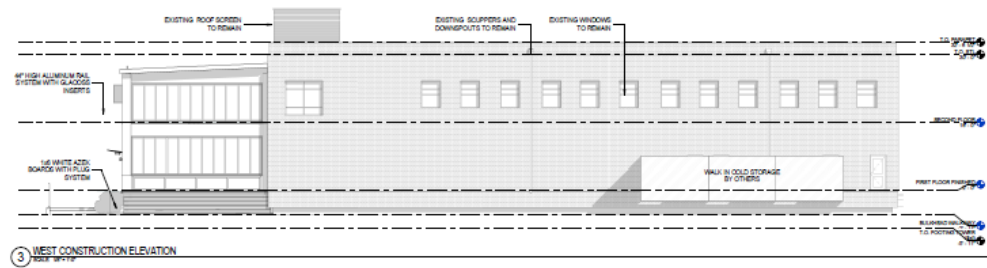
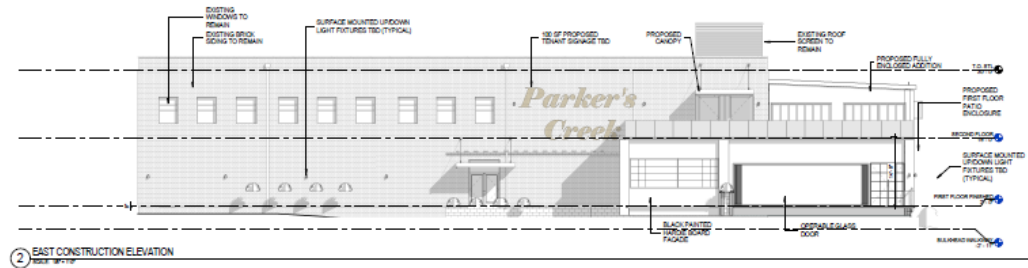


The Test Fit



The Test Fit



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The Sizzle Real

<https://www.youtube.com/watch?v=4dr1pK6ovgw>



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CONCEPT DESIGN

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