

**The Shoppes at Mansfield, LLC**  
110 Fairview Ave., Suite 1  
Verona, NJ 07044

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 where we have completed construction 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 over 70% 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 the 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.

Hovnanian has a couple of noteworthy single family developments (104 units & 96 units) under construction in the area. Another significant housing development in the due diligence and/or approval process is The Meadows Development, a 226-unit single family development. These are just a few of the major developments underway and proposed in the area.

The following information is posted on our web site ([www.demattheisre.com](http://www.demattheisre.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;
9. Money Magazine article on Hackettstown.

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

Very truly yours,

**Steven A. De Mattheis**

Steven A. De Mattheis, Managing Member  
The Shoppes at Mansfield, LLC  
(973) 857-1650

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