



THE SHOPPES AT
LAFAYETTE

75 NEW JERSEY ROUTE 15 | LAFAYETTE TOWNSHIP, NJ 07848

THE SHOPPES AT LAFAYETTE

Where the Past Meets the Future

As today's consumers increasingly seek out retail shopping destinations that deliver unique, immersive, and experiential components, Lafayette Village Associates is proud to introduce The Shoppes at Lafayette. Now under new ownership, this pastoral charmer (formerly Olde Lafayette Village) replicates the architecture and appeal of a colonial-era village in historic Sussex County, New Jersey. From its central clock tower to the dozens of colonial-era dwellings this combination of unique shops and outlet shopping represents a delightful dose of retail therapy and a respite from the pace of modern life.

Lafayette Village Associates is fully committed to revitalizing this well-located New Jersey oasis – and the renovation of this quaint and charming complex is already under way. Some key improvements include installing new roofs and siding, repainting, repaving, upgrading interior walkways and landscaping, improving exterior lighting, instituting a new, comprehensive signage and graphics program, and renovating the individual outlet and specialty shop spaces. Lafayette Township is finalizing plans that would allow their Town Center, with its shops and eateries, to conveniently access The Shoppes at Lafayette via a new sidewalk connection. Also nearby (only a few hundred yards away) is historic Downtown Lafayette, which offers quaint antique shops, crafts, and restaurants situated streamside in a very bucolic setting.

The opportunity for outlet tenants will include a select number of brands well-positioned to take advantage of this historical retail environment located in a densely-populated, highly-profitable, and affluent market situated less than 50 miles from New York City.

The Shoppes at Lafayette will offer the best in arts and crafts, experiential concepts, and specialty gift stores. There will be unique opportunities for every member of the family to experience.

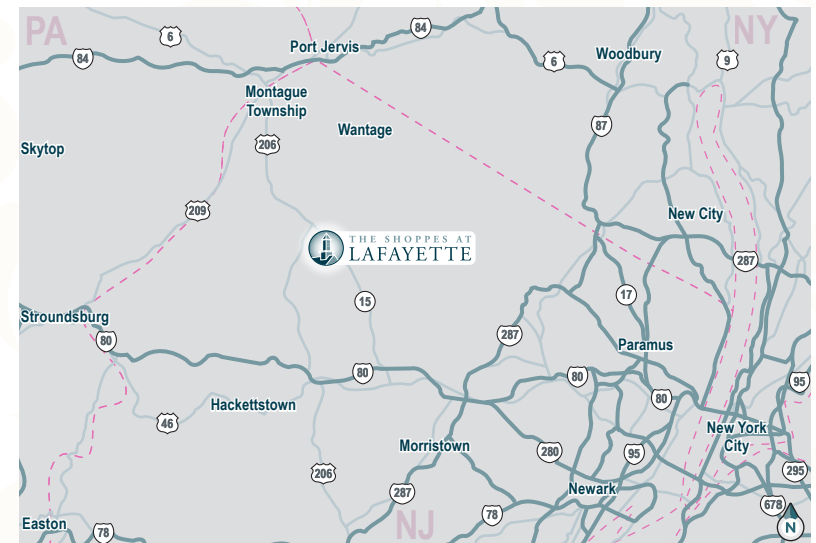
The customer experience at The Shoppes at Lafayette will include special events – seasonally timed to take advantage of the many family fun shopping adventures. Guests seeking a beautiful day of shopping, eating, and fun in a unique, quaint country setting can find it all at The Shoppes at Lafayette.



LOCATION & DIRECTIONS

Easy access to the tri-state area (New Jersey, New York, and Pennsylvania). Take Interstate 80 (Christopher Columbus Highway) to Exit 34, then proceed north on Route 15*. The center can be accessed from either Route 15 (Lafayette Road) or New Jersey Route 94.

**Route 15 is a main conduit to and from Pennsylvania.*



CENTER SIZE INFORMATION

- 100,000 Square Feet of Gross Leasable Area (GLA)
 - 65,000 Square Feet of Specialty Shops
 - 35,000 Square Feet of Outlet Shops

REVITALIZATION SCHEDULE

- Renovations Will be Completed by Fall 2018

POPULATION

- 10 Mile Radius 100,309
- 20 Mile Radius 502,342
- 30 Mile Radius 1,494,019

HOUSEHOLDS (OCCUPIED UNITS)

- 10 Mile Radius 37,424
- 20 Mile Radius 182,738
- 30 Mile Radius 529,383

MEDIAN HOUSEHOLD INCOME

- 10 Mile Radius \$83,085
- 20 Mile Radius \$82,745
- 30 Mile Radius \$83,253

SURROUNDING MAJOR METROPOLITAN AREAS

- Newark, NJ 36 Miles Southeast
- New York City, NY 43 Miles Southeast
- Scranton, PA 55 Miles Northwest
- Philadelphia, PA 82 Miles Northwest

TOURISM & TRAFFIC GENERATORS

Located in affluent Sussex County, Lafayette, New Jersey, is considered part of the New York City metropolitan statistical area (MSA). This country oasis boasts more than \$534,000,000 in tourism expenditures each year. This number was up in 2016 by more than 5%. As Sussex County represented the frontier at the time of the American Revolution, this area has a strong historical value. Sussex County is home to historic buildings such as the Thomas Anderson House and one of the sites of James Moody's raids. The New Jersey State Fair / Sussex County Farm & Horse Show is held every August and attracts over 150,000 people annually.

MAJOR AREA ATTRACTIONS

TRI-STATE ACTORS THEATER: As the largest non-profit theater in New Jersey, this New York-quality theater offers regularly-performed professional shows.

WILD WEST CITY: A western heritage theme park recreating the lifestyle that existed in 1880's Kansas. It is located in nearby Stanhope, NJ and offers more than 20 different live action shows, miniature train rides, stagecoaches, and pony rides.

SPACE FARMS ZOO & MUSEUM: Over 100 acres of peaceful countryside and home to many animals.

TOMAHAWK LAKE WATERPARK: This outdoor waterpark features water slides, boating, lake swimming, picnicking, and miniature golfing.

NEW MILFORD, PA: Home to historical museums, river auto tours, endless mountains, and covered bridges.

MOUNTAIN CREEK SKI RESORT: The premier four season resort in the New York/New Jersey Metro area.

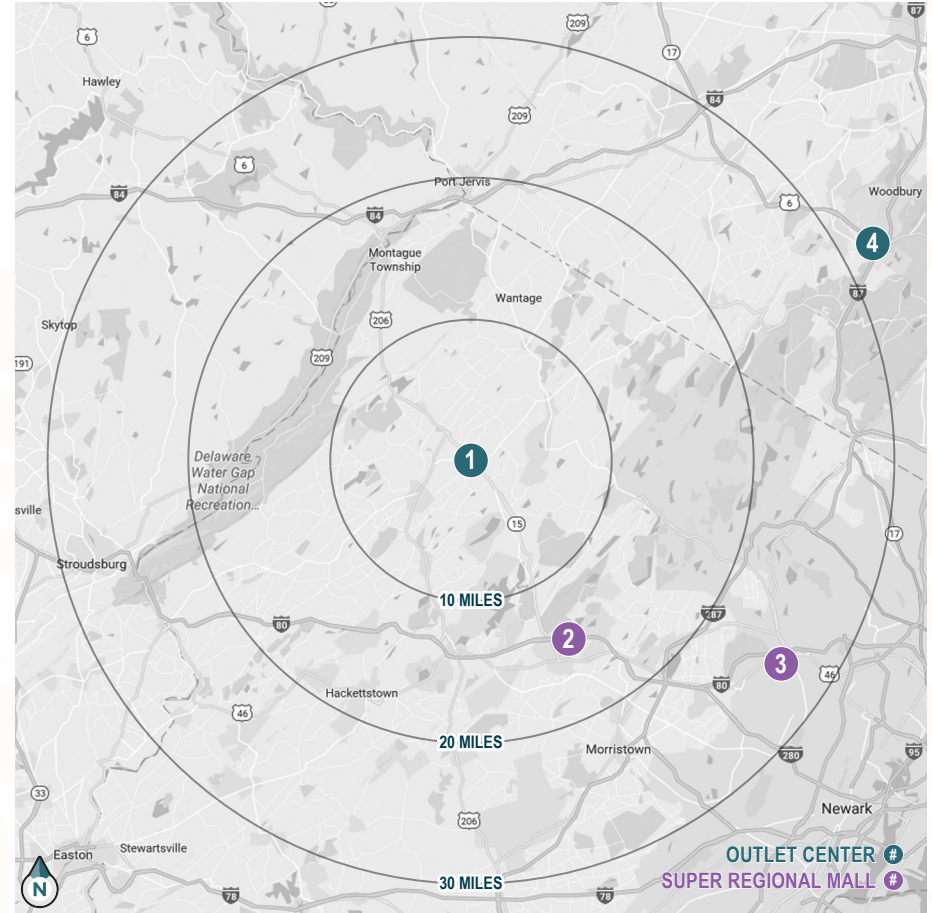
HIGH POINT STATE PARK: Covering 15,413 acres, this park offers swimming, boating, fishing, hunting, camping, hiking trails, and the High Point Monument.

KITTATINNY VALLEY STATE PARK: Featuring glacial lakes, limestone outcroppings, former railroads, and wildlife, this park is perfect for outdoor activities.

STOKES STATE FOREST: 6,025 acres of mountainous woods provide breathtaking panoramic views for hikers, campers, fishermen, and photographers alike.

POCONO MOUNTAINS: 2,400 square miles of rolling mountain terrain, waterfalls, woodlands, 170 miles of rivers, 163 ski trails, 261 hiking and biking trails, and over 35 golf courses.





SURROUNDING AREA OUTLET CENTERS

1	The Shoppes at Lafayette	–	Outlet & Specialty Center
2	Rockaway Townsquare	15.2 Miles	Super Regional Mall
3	Willowbrook Mall	26.3 Miles	Super Regional Mall
4	Woodbury Common Premium Outlets	33.0 Miles	Outlet Center

Don't miss this unique opportunity to be a part of the revitalization of a delightful, alluring center located in historic Sussex County, NJ!



FOR LEASING INFORMATION:

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