

CASE STUDY #45

TOMS RIVER, NJ

SEACOURT PAVILION, GLA: ±250,000 SF

NEW YORK MSA



Challenges:

- Functional obsolete aesthetics
- Aging roofs
- Excessive vacancy on south side

Solutions:

- Implemented 10 year capital plan including replacement of roofs, asphalt, directory signage and façade improvements
- Relocated Tenants to allow for 34,000 sf Ashley Furniture
- Fitout Ashley Furniture

Results:

- Improved aesthetics
- Stabilized facilities
- Achieved 100% occupancy on south side



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