



RIVERTON

The best of Jersey in the heart of Jersey

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, 2026, Jamestown has assets under management of \$14.3 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.



CHELSEA
MARKET



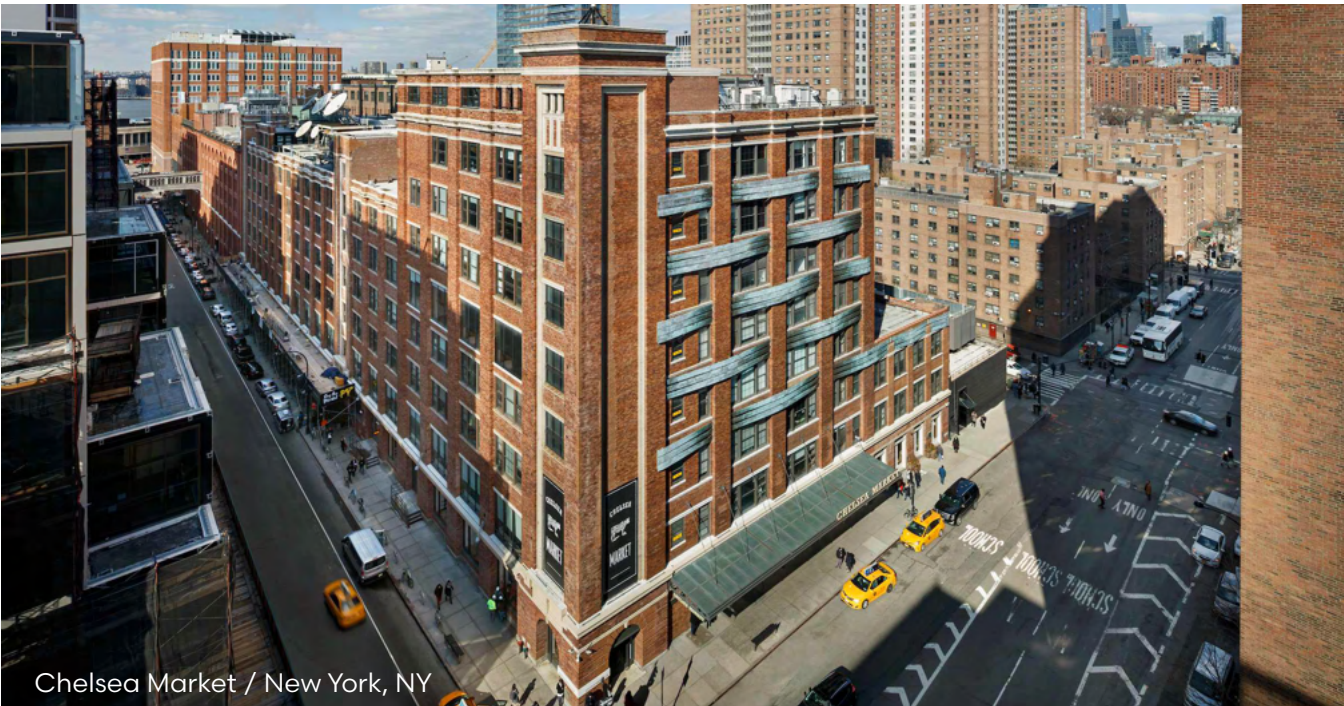
one
times
square

PONCE
CITY
MARKET

RIDGE HILL



Ponce City Market / Atlanta, GA



Chelsea Market / New York, NY



Ridge Hill / Yonkers, NY

ABOUT RIVERTON

Located in the heart of the tri-state area, and directly off the Garden State Parkway, Riverton serves as the gateway connecting New York, New Jersey, and Pennsylvania. Through stages of development, 300 acres of a vibrant, walkable community will be revealed, designed to capture the spirit of summer at the shore year-round while blending small town charm with the energy of city life.



1.3M SF curated retail, office, residential + entertainment



Densely populated + affluent primary trade area



400 acres on the Raritan River in New Jersey



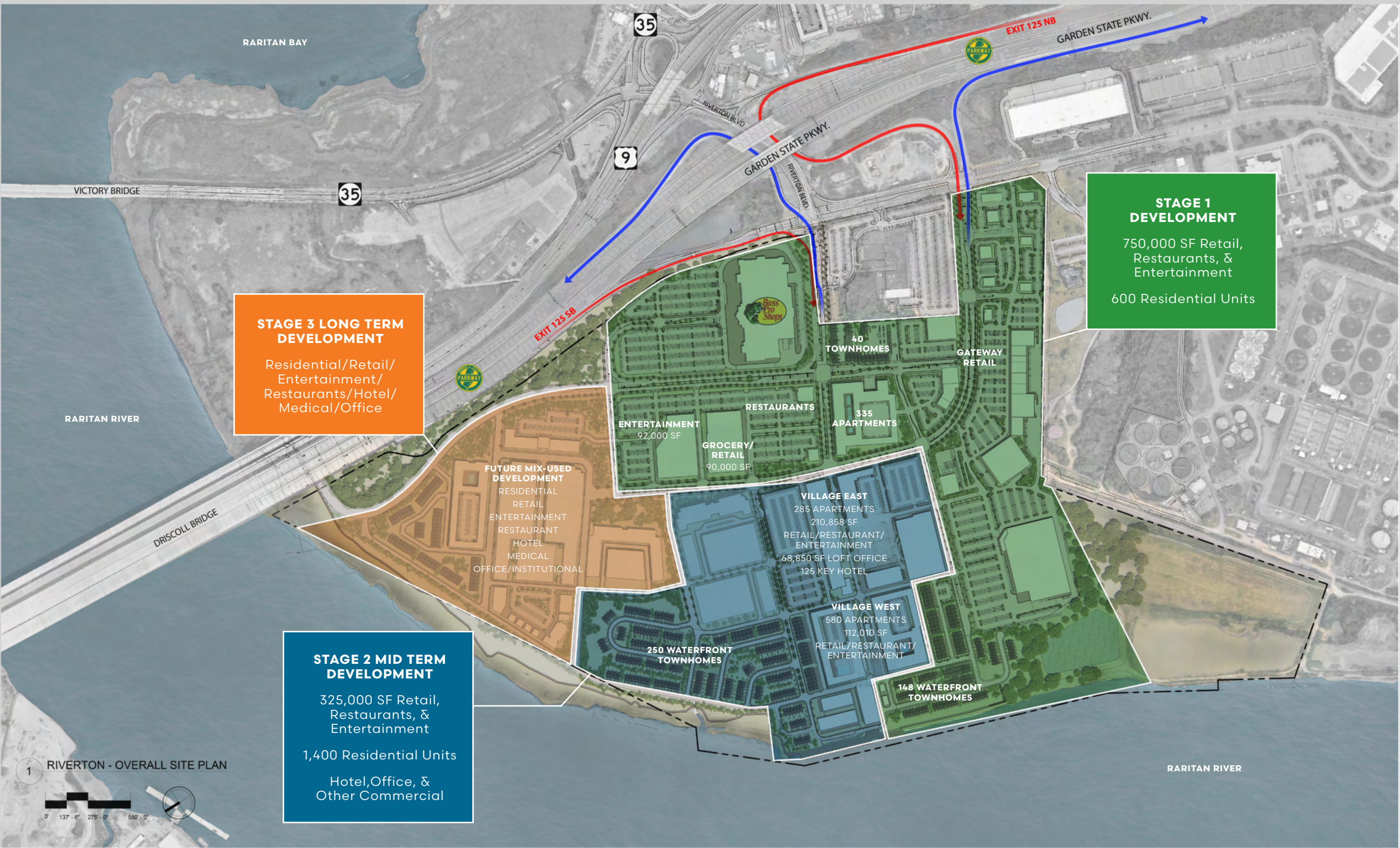
45 minutes from New York City



Two miles of river frontage with activated waterfront



1 hour from Philadelphia



STAGE 1 DEVELOPMENT
 750,000 SF Retail, Restaurants, & Entertainment
 600 Residential Units

STAGE 3 LONG TERM DEVELOPMENT
 Residential/Retail/Entertainment/
 Restaurants/Hotel/Medical/Office

STAGE 2 MID TERM DEVELOPMENT
 325,000 SF Retail, Restaurants, & Entertainment
 1,400 Residential Units
 Hotel, Office, & Other Commercial

ENTERTAINMENT
92,000 SF

GROCERY/RETAIL
90,000 SF

RESTAURANTS

335 APARTMENTS

40 TOWNHOMES

GATEWAY RETAIL

VILLAGE EAST
 285 APARTMENTS
 210,858 SF
 RETAIL/RESTAURANT/ENTERTAINMENT
 68,850 SF LOFT OFFICE
 125 KEY HOTEL

VILLAGE WEST
 580 APARTMENTS
 112,010 SF
 RETAIL/RESTAURANT/ENTERTAINMENT

250 WATERFRONT TOWNHOMES

148 WATERFRONT TOWNHOMES

FUTURE MIX-USED DEVELOPMENT
 RESIDENTIAL
 RETAIL
 ENTERTAINMENT
 RESTAURANT
 HOTEL
 MEDICAL
 OFFICE/INSTITUTIONAL

30 Min. Drive Time

Total Population
2,495,035

Average HHI
\$141,406

Total Households
891,476

Source: Esri, 2025





RIVERTON

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: 350,000+

Garden State Parkway

231,811

Main Street

18,436

SR 35

21,302

US 9

80,694

Source: Esri, 2024

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

Main Street South
South Amboy

MAIN STREET SOUTH

Main Street Extension
Sayreville
South River
East Brunswick
Old Bridge

MAIN STREET EXTENSION

GSP South/US9
Middletown
Red Bank
Fair Haven
Rumson
Shore Points
Monmouth County

SR35 South
Old Bridge
Malboro
Freehold



DEPARTING GUEST TRAFFIC



RIVERTON

GSP North/US9 North
FROMto:
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

Main Street South
South Amboy

MAIN STREET SOUTH

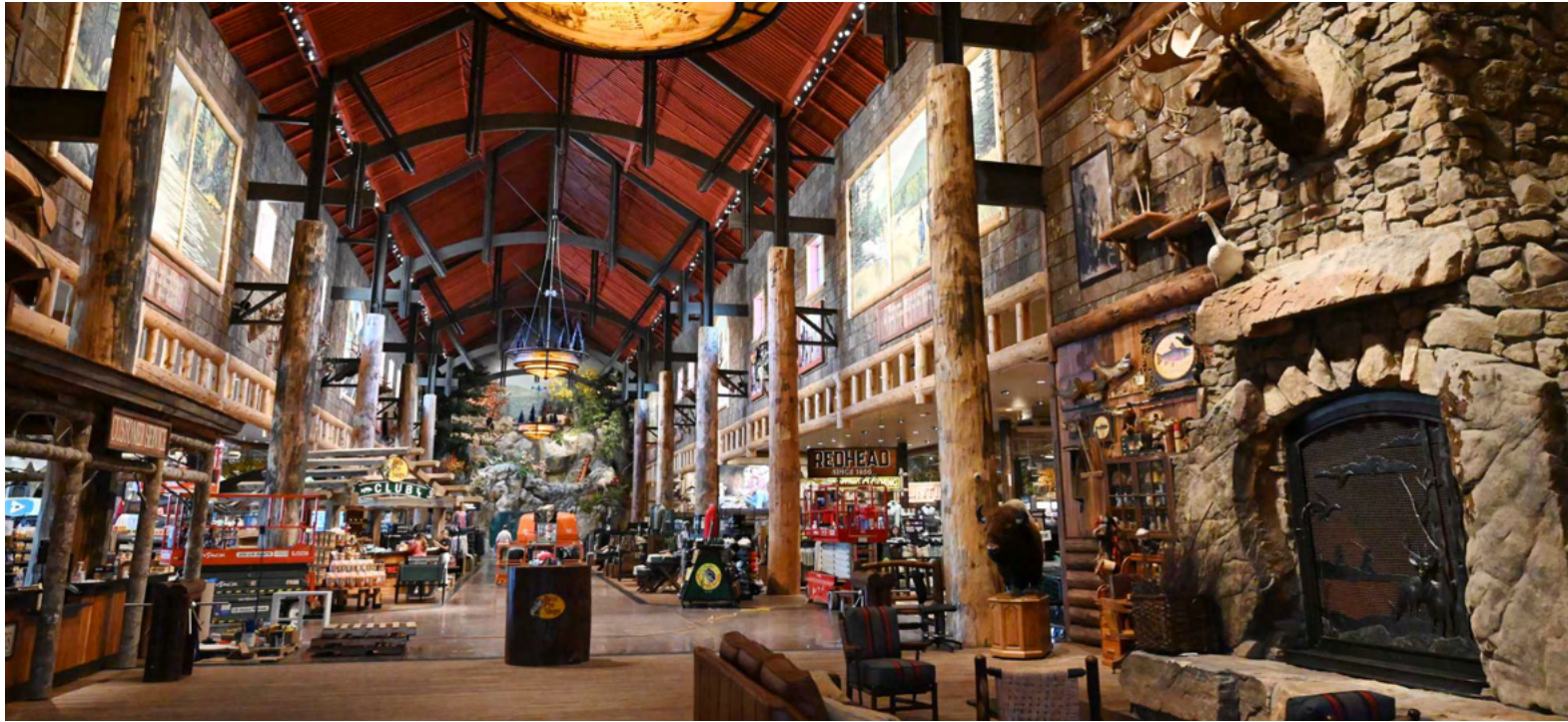
Main Street Extension
Sayreville
South River
East Brunswick
Old Bridge

MAIN STREET EXTENSION

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

US9/SR35 South
Old Bridge
Malboro
Freehold



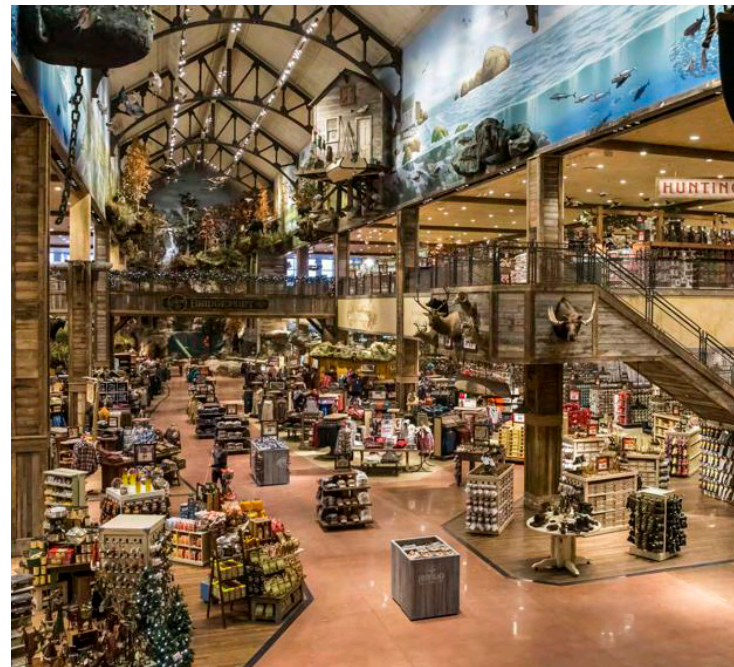


BASS PRO SHOPS

North America's premier outdoor and conservation company

- East Coast Flagship Store opening Summer 2026
- At 200,000 SF, with over 1,100 parking spaces, the largest Bass Pro east of the Mississippi
- World-class boat sales center showcasing Bass Pro's own White River Marine Group products, proudly manufactured in the USA
- Featuring legendary Hatteras saltwater fishing yachts

** Images from previously opened Bass Pro Shops. **



OPENING SUMMER 2026



GATEWAY RETAIL



SOUTH CHANNEL DR.

PETER FISHER BLVD.

RIVERTON CROSSING

PETER FISHER BLVD.

2000
4018
1900
9424
1800
7025

1700
28050

1600
52983

1500
9800
1400
22654
1300
6500
1200
7000
1100
7000
1000
4000
900
6500
800
15063

2,500 SF

2,575 SF

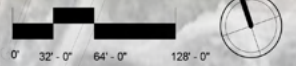
QuickChek

4,050 SF

Nast's

8,500 SF

1 RIVERTON - MERCHANDISING PLAN



BUILDING LEGEND:

	RETAIL ANCHOR		RESTAURANT
	RETAIL BOX		CONVENIENCE
	RETAIL SHOP		OTHER



RIVERTON

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