

OFFERED FOR SALE:
12.54 ACRE DEVELOPMENT SITE

4409 BLACK HORSE PIKE,
MAYS LANDING, NJ



AT HAMILTON MALL
MAYS LANDING, NJ
A TRANSFORMCO PROPERTY



A GENERATIONAL REDEVELOPMENT OPPORTUNITY

A 12.54-acre site with 217,619 SF of existing improvements that includes a 201,571 SF vacant anchor box and 16,048 SF auto center prominently located at the Hamilton Mall in Mays Landing, New Jersey.



HAMILTON MALL – A SUPER REGIONAL MALL

The offering is connected to a two-level mall owned by Namdar, totaling nearly 1,075,246 square feet of retail anchored by Macy's, H&M, Planet Fitness, and Home Living Furniture.



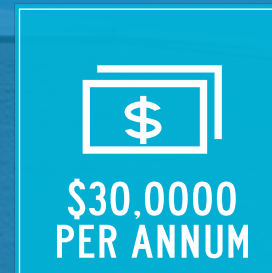
A MAJOR RETAIL HUB

Ideally positioned as the crown jewel of the region's most dominant commercial corridor, this property offers an unparalleled investment opportunity within a dense retail epicenter featuring over 3M SF of retail product in a one-mile radius of the mall.



BLACK HORSE PIKE RETAIL CORRIDOR WITH UNMATCHED LOCAL DEMOGRAPHICS

Strategically situated along Black Horse Pike, which sees 40,000 VPD, the asset draws from a densely populated neighborhood with over 158,076 people living in the 10-mile.



MINIMAL GROUND LEASE ENCUMBRANCES

Base rent under the ground lease is fixed at \$30,000 per annum, or approximately \$0.14 per square foot, and remains flat across every remaining extension option. The current term runs through September 30, 2037, with four ten-year options extending site control through September 30, 2077 providing more than fifty years of control at a low cost.



ATLANTIC CITY EXPRESS HIGHWAY



40

40

322

BLACKHORSE PIKE - 40,000 VPD



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market for sale the leasehold interest in the former Sears ground lease at the Hamilton Mall in Mays Landing, New Jersey. Situated within a dominant retail hub in the South Jersey region, the asset offers a tremendous redevelopment opportunity to reimagine one of the most significant parcels along the E Black Horse Pike corridor. The subject property is part of a super-regional mall that draws from a high-growth submarket with a local population of over 158,076 people within a 10-mile radius and a massive regional trade area of over 467,000 people. The surrounding area benefits from strong traffic counts, exceptional visibility, and serves as a premier shopping and dining destination for the broader South Jersey region.

The offering is further distinguished by a ground lease that carries a nominal cost to ownership. Base rent is fixed at \$30,000 per annum, approximately \$0.14 per square foot of improvements, and remains flat, with no escalations or reappraisal mechanism, across every remaining extension option. The current term runs through September 30, 2037 following exercise of the first ten-year option in October 2025, with four additional ten-year options extending site control through September 30, 2077. More than fifty years of control at a fixed and minimal cost delivers the practical economics of fee ownership without the capital required to acquire the land.

The leasehold interest in the Sears ground lease at the Hamilton Mall is being offered for sale without a formal asking price and is entirely free-and-clear of existing debt.



ADDRESS
4409 Black Horse Pike,
Mays Landing, NJ



OFFERING GLA
217,619 SF



SITE AREA
12.54 Acres



SITE PLAN

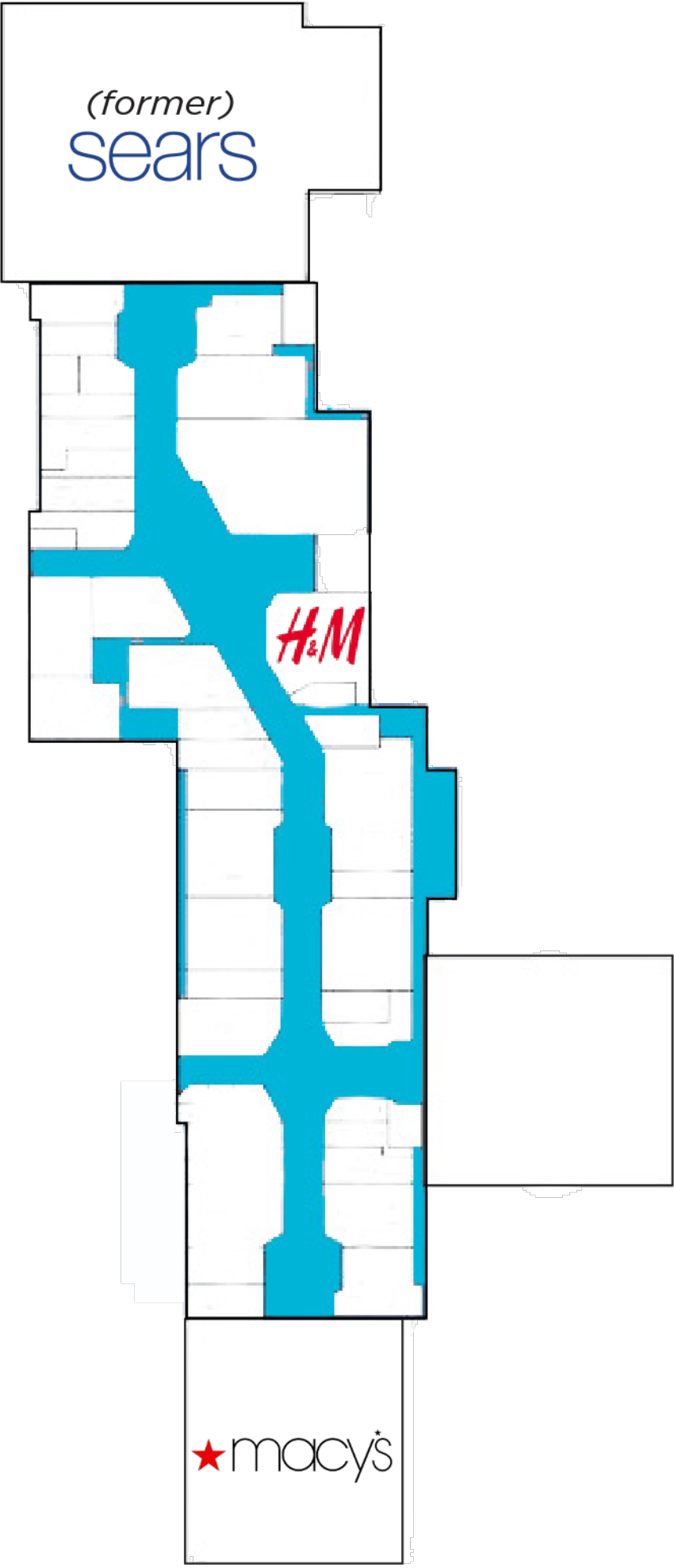




HAMILTON MALL – A NAMDAR OWNED PROPERTY

As the sole enclosed super regional mall within a 25-mile radius, Hamilton Mall commands a strong competitive position as the primary regional shopping destination serving Atlantic County and the Jersey Shore. Strategically situated at the high-traffic nexus of Black Horse Pike and Atlantic City Expy in Mays Landing, this premier retail destination serves as a critical consumer hub, leveraging a robust mix of national anchors and lifestyle amenities to secure a loyal, captive audience and consistent regional draw.

- **ANCHORED BY CATEGORY-LEADING TENANTS: MACY'S, PLANET FITNESS, H&M, AND HOME LIVING FURNITURE, DRIVING CONSISTENT REGIONAL FOOT TRAFFIC TO THE SITE.**
- **COMBINED, THE HAMILTON MALL SPANS OVER 1,075,246 SQUARE FEET WITH A DIVERSE MIX OF 50 SPECIALTY STORES, SERVICES, AND RESTAURANTS.**
- **PARKING – 1,028 SURFACE PARKING SPACES.**




AT HAMILTON MALL
MAYS LANDING, NJ
A TRANSFORMCO PROPERTY


ATLANTIC CAPE
COMMUNITY COLLEGE


GARDENS
COLOGNE


AT HAMILTON MALL
MAYS LANDING, NJ
A TRANSFORMCO PROPERTY

IMMEDIATE TRADE AREA


Walmart
Supercenter


ALL ABOUT YOU
Beauty and Academy


IHOP


POPEYES


CARPET & TILE MART
FLOORING SUPERCENTERS


CANNABIST


MCDONALD'S


DUNKIN'


Olive Garden
ITALIAN KITCHEN


DOLLAR TREE
planet fitness


GET AIR

FESTIVAL AT HAMILTON
ACME HomeGoods FARMERS INSURANCE
MATTRESS FIRM PNC BANK
NurturePet W.O.L.F. GYMS
SKECHERS Great Clips USSF


RED LOBSTER
FRESH FISH - LIVE LOBSTER


★ macy's H&M HOME LIVING
VICTORIA'S SECRET DOLLAR TREE planet fitness


LONGHORN
STEAKHOUSE

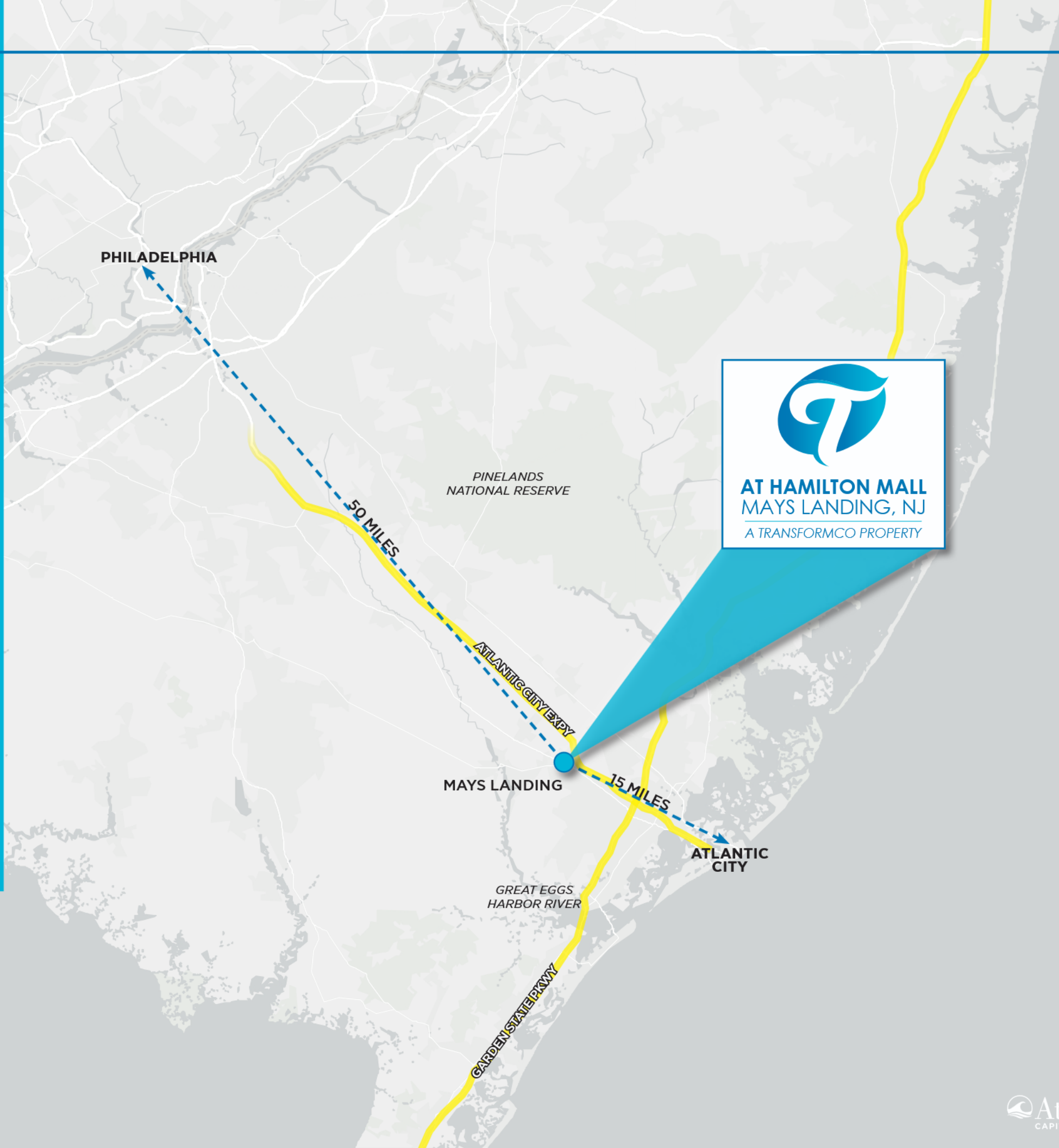
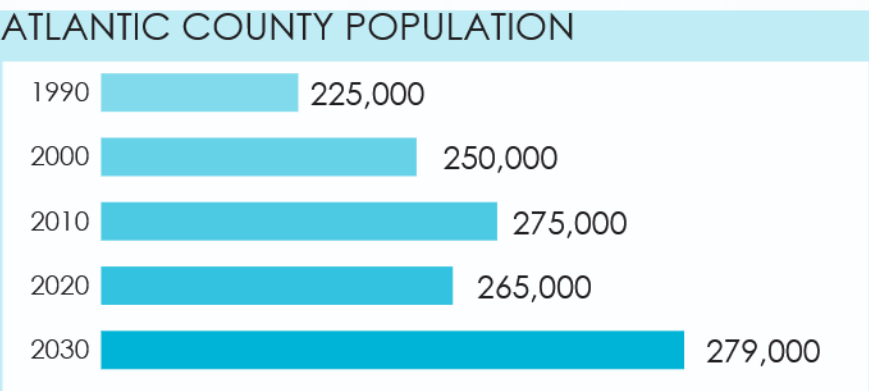
ASSET PHOTOS



MAYS LANDING – NEW JERSEY

Mays Landing is the administrative and commercial hub of Atlantic County in Southern New Jersey. It is located approximately 15 miles west of Atlantic City and 50 miles southeast of Philadelphia. Bordered by the Great Egg Harbor River to the east and the scenic Pinelands National Reserve, Mays Landing serves as the primary economic and administrative engine for the surrounding Hamilton Township and Atlantic County region.

The community is positioned at the crossroads of Southern New Jersey, where US Route 40 and State Route 50 intersect, with proximity to the Atlantic City Expressway and the Garden State Parkway. This critical infrastructure makes Mays Landing one of the most prolific retail and commercial markets in the area, effectively capturing a massive regional trade area of over 167,000 people. Mays Landing is a growing residential and business center with a greater township population of approximately 26,000 residents and a “daytime population” that swells significantly due to its status as a regional government, higher education, and shopping destination. The area features a stable economic base with a median household income of approximately \$83,056 and is well-regarded for its historic preservation, outdoor recreation, and convenient access to the Jersey Shore.



ATLANTIC CITY EXPY & US ROUTE 322 – A SUPER- REGIONAL RETAIL CORRIDOR

Mays Landing's regional prominence and direct access to the Atlantic City Expressway and US Route 322 (Black Horse Pike) have made it the primary destination for retailers and corporations doing business in Southern New Jersey. The East Black Horse Pike serves as the market's premier retail corridor, hosting a dense and prolific concentration of national and regional powerhouses including Walmart, Target, The Home Depot, Lowe's, ShopRite, and Kohl's. The Hamilton Mall, a regional destination anchored by Macy's and supported by prominent retailers such as H&M and Home Living Furniture, serves as the centerpiece of this massive commercial node. This corridor is a vital transit and commuter artery, with over 44,000 VPD on E Black Horse Pike daily and 38,000 VPD on the adjacent Wrangleboro Road, representing some of the highest traffic volumes in the Atlantic County region.



PROPERTY DESCRIPTION

SITE DESCRIPTION

Property Address	4409 Black Horse Pike, Mays Landing, NJ 08330
Land Size	12.54 AC
Level 1	99,172
Level 2	102,399
Auto Center	16,048
Total Building GLA	217,619
Levels	2
Current Use	Vacant (Sears Department Store) & Auto Center
Zoning	DC
Parking	1,021 + 19 handicap

HISTORICAL EXPENSES

EXPENSES	FY 2024	FY 2025
Tax Expense	\$171,550	\$176,000
Insurance Expense	\$102,387	\$102,509
CAM Expense	\$52,471	\$58,993
Utility Expense	\$125,140	\$165,531
Rent Expense	\$30,000	\$30,000
CAM Billing	\$111,636	\$111,636
Total Expenses	\$593,183	\$644,668

ZONING SUMMARY

As established in Hamilton Township’s Land Use and Development Regulations, the Design Commercial (DC) District is designed to accommodate the greatest variety of commercial development within the township. The district’s intent is to promote a high level of commercial activity in a comprehensive system of land uses, with specific attention required for site planning, aesthetic design, and traffic and parking management.

Permitted By-Right Uses:

Retail stores and shops
Regional and design commercial shopping centers
Restaurants (including drive-in and fast-food restaurants, subject to provisions)
Professional offices
Drugstores
Banks and financial institutions (including drive-in banks)
Personal service establishments (e.g., barber and beauty shops)
Planned commercial developments
Theaters
Game arcades
Artists’ studios
New car sales and service agencies
Nursery and garden products

LEASE ABSTRACT

LESSEE	SEARS, ROEBUCK AND CO., a New York corporation (Lease Section 1.1). TF Mays Landing NJ LLC, as successor to Sears, Roebuck and Co. (Lease Renewal Letter)	REAL ESTATE TAXES	Tenant's Property Taxes means ad valorem real estate taxes assessed against or imposed upon and levied against or upon the Leased Premises by a Taxing Authority. Tenant agrees to pay such Property Taxes on or before the due date direct to the Taxing Authority in question unless excused by reason of a Contest. (Lease Section 23.1a, Section 23.2a)
DEMISED PREMISES	certain premises described in Exhibit A-1 and outlined by bold unbroken lines in Exhibit B, containing 12.4791 acres more or less, situate in the Township of Hamilton, County of Atlantic, State of New Jersey (Lease Section 1.1)	COMMON AREA EXPENSES	The annual amount of Tenant's Common Area Maintenance Payments under Section 22.1 of the Lease is twenty-five cents 25¢ for each square foot of the Floor Area of Tenant's Main Building exclusive of the Floor Area of Tenant's Operating Extras. (Supplemental Agreement Section 1.2b)
ORIGINAL LEASE TERM	the initial Term shall endure for forty 40 years after the date that a Sears retail store is first opened in fact for business to the public in the retail store portion of Tenant's Main Building (Lease Section 3.1a)	REPAIRS & MAINTENANCE	Tenant shall Maintain Tenant's Main Building, the machinery and equipment therein, their systems and any other improvements made, or machinery and equipment and their systems installed, by Tenant exclusively for the use of Tenant. Landlord shall Maintain the Enclosed Mall, the Parking Area and all other Common Area. (Lease Section 14.2, Section 14.3)
RENT COMMENCEMENT DATE	Commencing on Tenant's Opening Date, Tenant covenants and agrees to pay to Landlord the annual fixed rent (Lease Section 21.1)	UTILITIES	Tenant shall be responsible for the payment of the expense of using utility and other services required by Tenant for the conduct of its business at the Leased Premises (Lease Section 25.1)
EXPIRATION DATE	September 30, 2037 (Lease Renewal Letter)	INSURANCE	Tenant shall have purchased and shall keep in force such policies of insurance as insures Tenant's Main Building, against loss or damage thereto by fire and such other casualties as are covered by Fire and Extended Coverage policies of insurance including coverage for collapse, vandalism and sprinkler leakage. Tenant shall have purchased or shall have caused to be purchased and shall keep in force or cause to be kept in force comprehensive general liability insurance. (Lease Section 16.1a, Section 16.2c)
BASE RENT	The annual amount of the fixed rent under Section 21.1 of the Lease is Thirty Thousand Dollars \$30,000.00 with each monthly installment being Two Thousand Five Hundred Dollars \$2,500.00 (Supplemental Agreement Section 1.1)	ASSIGNMENT, SUBLETTING & GO DARK	After the period of the Sears Operating Covenant and after the five 5 year period described in subsection 4.3bii, above, Tenant shall have the right without Landlord's consent or approval to vacate all or any part of the Leased Premises with or without an attendant lease or assignment, to lease all or any part of Tenant's Main Building or to assign this Lease (Lease Section 6.1)
SECURITY DEPOSIT	Lease is silent.	ESTOPPEL CERTIFICATE	Either party agrees at any time and from time within thirty 30 days after the other party's written request, to execute, acknowledge and deliver to the other party making the request, a written instrument in recordable form certifying that this Lease is unmodified and in full force and effect (Lease Section 29.10)
TENANT SALES REPORTING	Lease is silent.	HOLDING OVER	Unless Landlord and Tenant otherwise agree in writing, any holding over by Tenant after the expiration of the Term hereof or any extensions thereof shall constitute a tenancy from month to month upon the same terms and conditions as herein contained. (Lease Section 3.2b)
GUARANTOR	Lease is silent.	DOCUMENTS PROVIDED	Lease March 20, 1986, Assignment and Assumption Agreement March 21, 1986, Non-Competition Agreement March 21, 1986, Supplemental Agreement March 21, 1986, First Amendment to Lease September 30, 1986, Letter of Consent re Budget Car Rental February 10, 1987, Omnibus Assignment June 7, 2002, Second Amendment to Lease June 25, 2012, New Ownership Documentation July 16, 2019, Lease Renewal Letter October 15, 2025
RENEWAL TERM(S)	Five (5) periods of ten (10) years each (Lease Section 3.2a)		
REQUIRED PARKING	The Parking Ratio for the Shopping Center Site at all times shall be in fact at least 4.5 cars for each 1,000 square feet of Floor Area upon the Shopping Center Site. (Second Amendment to Lease Section 5)		
USE RESTRICTIONS	The Leased Premises may be used or operated for any other lawful purpose not inconsistent with the operation of an Enclosed Mall Shopping Center but for no other purpose. (Lease Section 4.1a)		
EXPANSION OPTION(S)	Lease is silent.		
TERMINATION OPTION(S)	Tenant shall have the right to terminate this Lease or the Sears Operating Covenant if such then be in force, or both, by giving Landlord at least three 3 months prior notice to that effect within twelve 12 months after: an event of a Major Damage or Destruction to Tenant's Main Building... or an event of any Damage or Destruction of the Basic and Supporting Facilities (Lease Section 18.5a)		
EXCLUSIVE USE / COMPETITOR RESTRICTIONS	Tenant shall not open for business with the public any retail store... of a size equal to or greater than Tenant's Main Building within a radius of three (3) miles from Tenant's Main Building" for a period of 5 years after Tenant's Opening Date. (1986.03.21 - Non-Competition Agreement).		
LANDLORD'S SALE OF LEASE TO COMPETITORS	Lease is silent.		

NY

MA

CT

RI

NJ



AT HAMILTON MALL
MAYS LANDING, NJ
A TRANSFORMCO PROPERTY

Exclusively Offered By



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