



AdventureCrossingUSA.com



CARDINALE
ENTERPRISES

Developers • Construction • Leasing

Adventure Crossing USA is located adjacent to Six Flags Great Escape and seconds away from the Jackson Outlets. Local beaches are as close as 20 minutes away! Truly located in the heart of New Jersey, major destinations like Philadelphia, NYC, and Atlantic City are just under an hour away.

Location

70 miles to
new york city

65 miles to
to atlantic city

60 miles to
philadelphia

POPULATION
AVG HH INCOME
HOUSEHOLDS

25 MILE	50 MILE	100 MILE
2,262,566	14,032,968	24,748,519
\$117,462	\$156,498	\$193,657
906,593	5,823,648	11,562,847



Proximity To Airports

Trenton-Mercer 30min approx.

Monmouth Jet Center Wall 30min approx.

Newark International 60min approx.

Philadelphia International 60min approx.

Atlantic City 90min approx.



Traffic Counts

50,000 ADT (*Monmouth Rd/Rt 537*)

75,000+ ADT (*I-195*)

- **Six Flags Great Adventure** (*less than 1 mile*)
- **Jackson Premium Outlets** (*approx. 1 mile*)
- **Jackson Justice Sports** (*approx. 9 miles*)
- **Metedeconk National Golf** (*approx. 6 miles*)
- **Laurita Winery** (*approx. 10 miles*)
- **Freehold Raceway Mall** (*approx. 11 miles*)
- **The Peddie School** (*approx. 14 miles*)
- **The Jersey Shore** (*approx. 20 miles*)
- **Jenkinson's Boardwalk** (*approx. 25 miles*)
- **Pier Village** (*approx. 33 miles*)

Jackson, NJ

Conveniently situated within driving distance of New York, Philadelphia, the Jersey Shore, Delaware and Baltimore, Adventure Crossing USA boasts extraordinary major highway access. Positioned off I-195 in Jackson, New Jersey Adventure Crossing USA is close to the New Jersey Turnpike and Garden State Parkway. Jackson is located within the Heart of Ocean County and is home to Six Flags Great Adventure Theme Park and the Jackson Premium Outlets.





Location Map



highly exciting

TENANT MIX

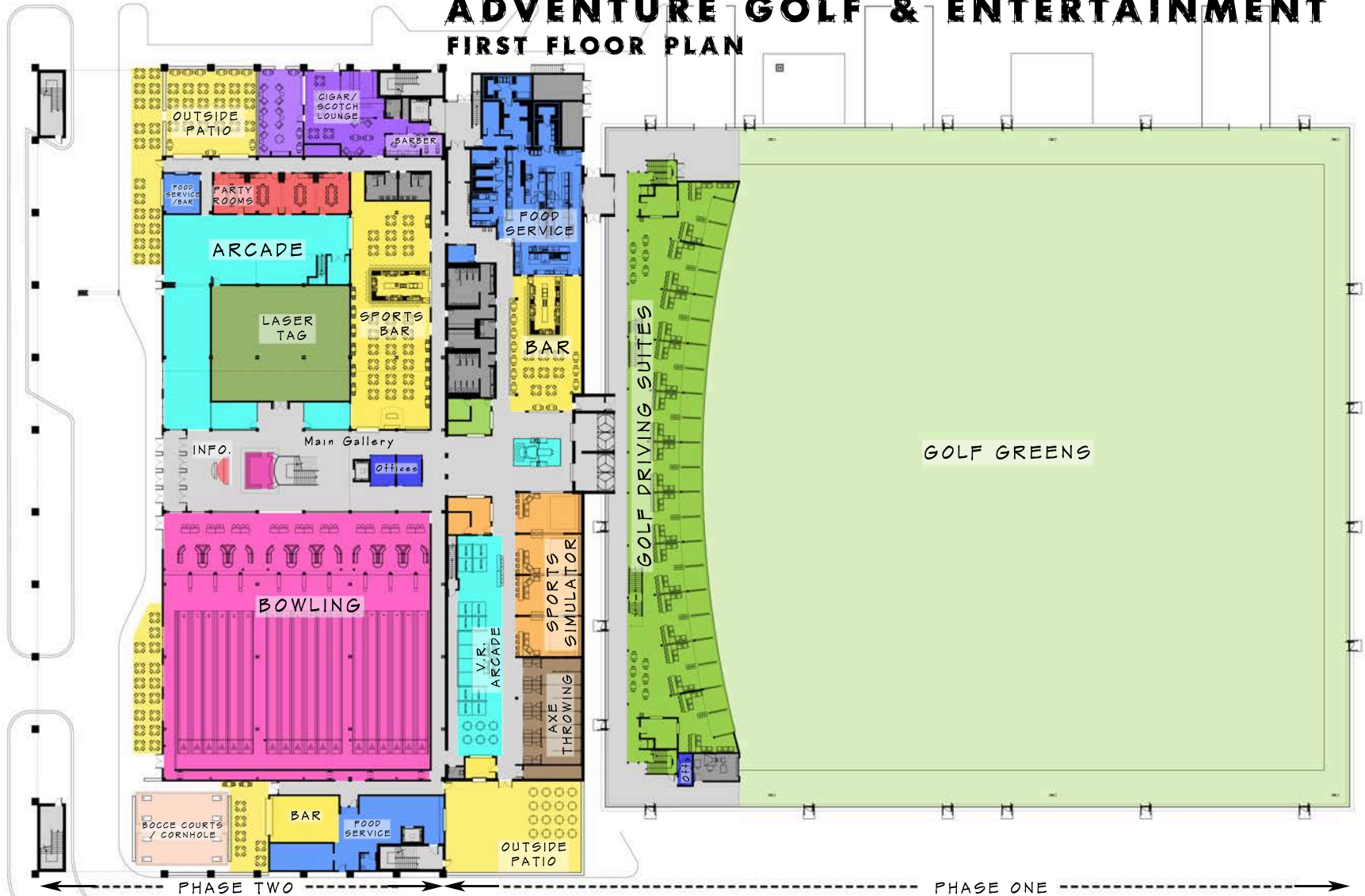
Adventure Crossing USA is looking to add to our exciting mix of retail, dining and entertainment tenants. Contact us today to explore bringing your business to an experience not found anywhere else in the state of New Jersey.

Adventure Golf & Entertainment



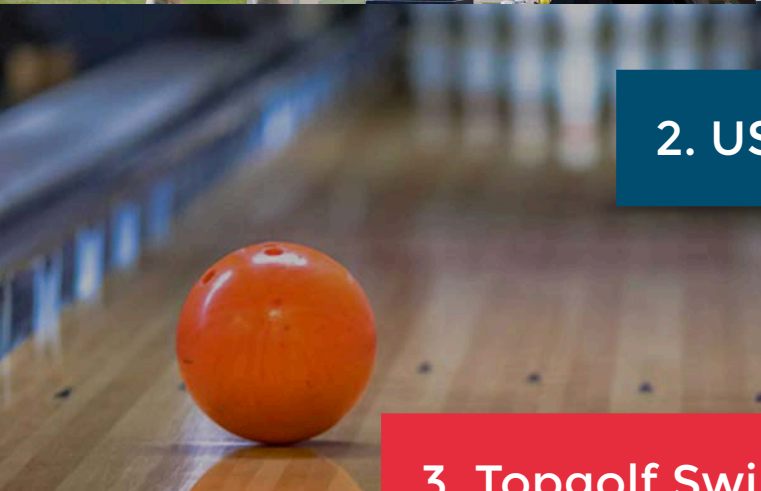
ADVENTURE GOLF & ENTERTAINMENT

FIRST FLOOR PLAN





1. Toptracer Range



2. US Bowl

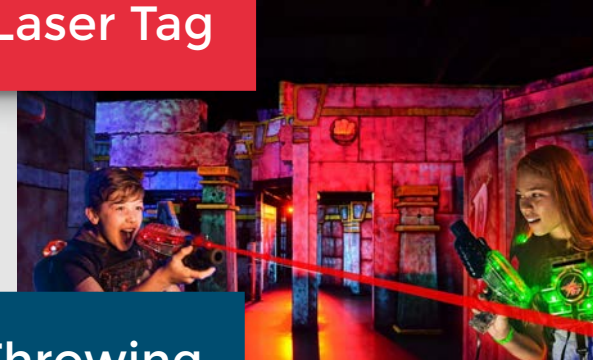


3. Topgolf Swing Suites

4. VR Arcade



5. Laser Tag



7. Axe Throwing

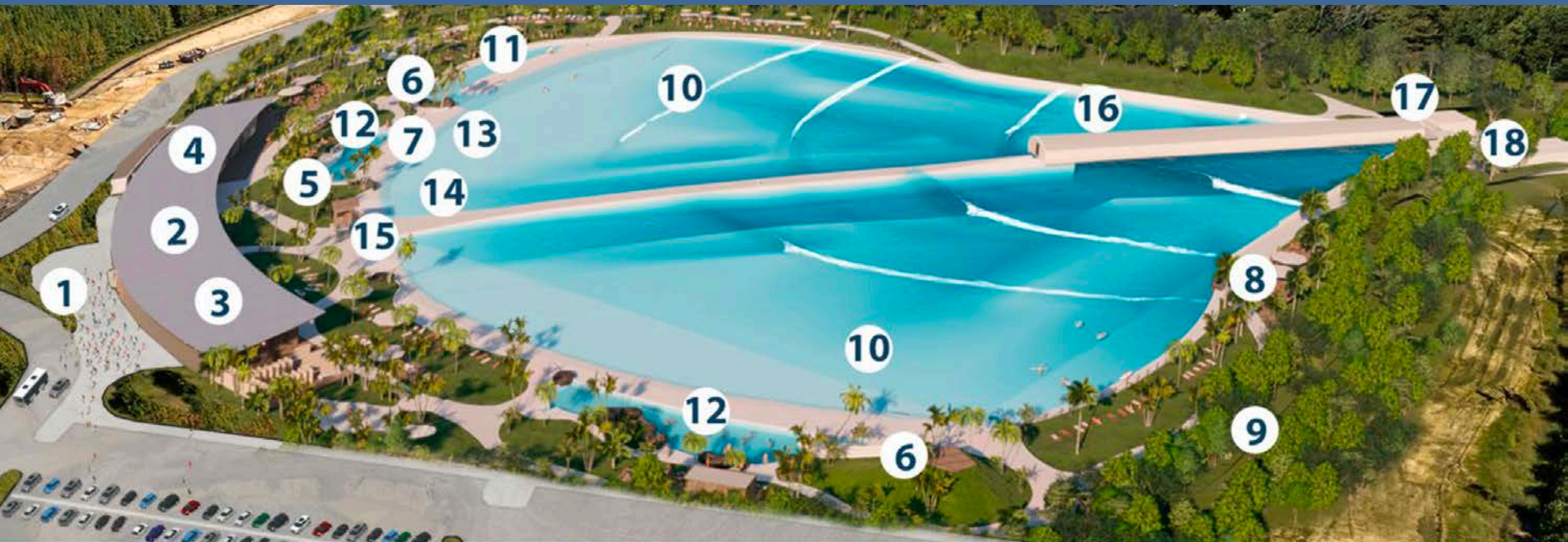


8. Climbwall



& More.

Surf Park & Wave Pool



SURF PARK

1. Main Entrance
2. Surf Center (Ticketing & Rentals)
3. Surf Shop
4. Restaurant & Bar
5. Practice Area / Sport Beach
6. Beach Club / Deck (Private & Public sections)
7. Beach
8. Viewing Terrace
9. Pump Track

WATER ACTIVITIES

10. Wave Pool (46-56 Modules)
11. Infinity Pool
12. Hot Tub
13. Surfers Entrance to the Bay
14. Surfers Entrance to the Reef

TECHNICAL BUILDINGS

15. Operator tower
16. Filtration
17. Maintenance Building + Spare parts
18. E-House



Wavegarden: Praia da Grama, Brazil

SURF

WORLD CLASS WAVES

The Cove from WAVEGARDEN offers perfect waves for all abilities from beginner to pro.



The Fields & Fieldhouse

An aerial rendering of a sports complex. The central feature is a large green turf field with white yard lines. To its left is a large, modern fieldhouse with a white roof and purple accents. Several other smaller turf fields are visible in the background. The complex is surrounded by trees and a body of water. Text overlays provide details about the facility's features.

8 Multi-Use Turf Fields

Full Concession
& Dining Offerings

Field House w/ Observation Decks,
Announcer Booths & VIP Rooms

& Full sized
concert stage



4 - FULL SIZED FIELDS



8 - HALF SIZED FIELDS



16 - QUARTER SIZED FIELDS



6 - STANDARD FIELDS



6 - 46' x 60' FIELDS



3 - 50' x 70' FIELDS



1 - 60' x 90' FIELD



4 - TOURNAMENT FIELDS

The Residences & The Villages

Luxury Apartment Housing & Amenities – 450+ Units (1&2 Bedrooms)

International Marketplace Dining Row

Leasing Opportunities for Retail & Office Space

Private & Public Parking

23^{acre} RESIDENTIAL
& SHOPPING VILLAGE

Hotels & Events Center

 **Hilton
Garden Inn®**

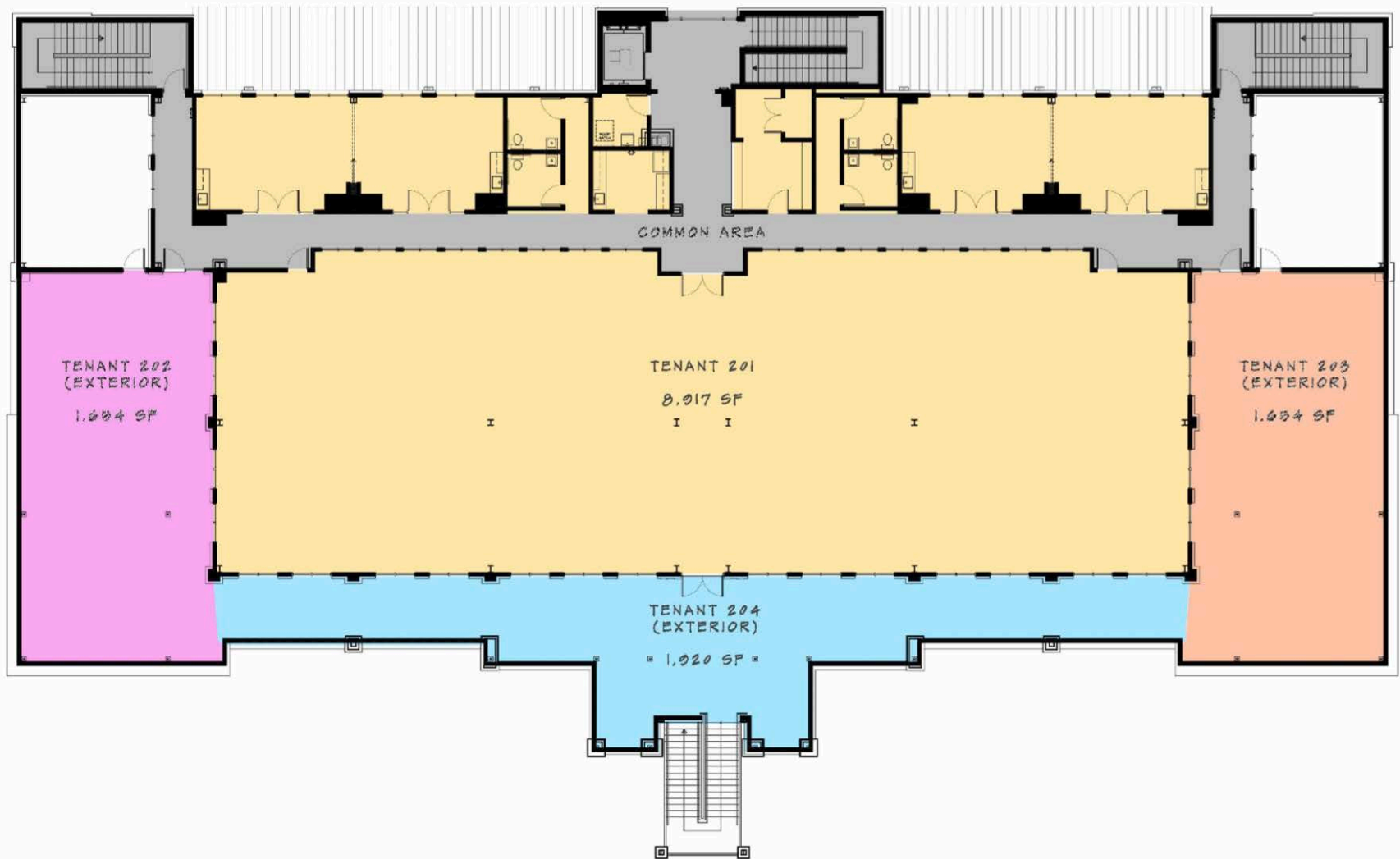
**SPRINGHILL
SUITES**
BY MARRIOTT



- Hilton Garden Inn
- Springhill Suites By Marriott
- State-of-the-art Event Center
- In-Hotel Banquet Space & Full Service Dining
- Reciprocal Access to Hotels & Event Center
- Parking Garage (1,000+ Spaces)
- Multiple Entrances to Hotel/Event Space
- Breakout Meeting Room Availability

The Executive Suites At Adventure Crossing





Flexible Office Solutions



A full range of office solutions.

1. Shared & Physical Offices
FULLY FURNISHED

2. Full Time Receptionist & Voicemail

3. Hostess For Meetings

4. Physical Address & Mailbox

5. Conference Room Access

6. Dedicated 800 Number

7. Monthly Billboard Impressions



flexible
OFFICE SOLUTIONS

- Conference Rooms
- Personal Receptionist
- Pylon Sign Rotation
- And More...

tenant inquiries
CALL 732.747.7846

AdventureCrossingUSA.com

POPEYES	Hilton Garden Inn	TOPTRACER RANGE	ADVENTURE CROSSING	SWING SUITE
7	TACO BELL	US BOWLING	SPRINGHILL SUITES BY HARRIOTT	ADVENTURE CROSSING Bar & Grill
STARBUCKS	Panda Express	Carvel	CINNABON	Jamba
Auntie Anne's	US BOWLING	STARBUCKS	7	TOPTRACER RANGE

ADVENTURE SITE POWERED BY MICROGRID

An aerial rendering of an adventure site. In the foreground, a large parking lot is covered with solar panels. Behind the parking lot is a baseball field with a green field and a brown infield. To the right of the baseball field is a large, modern building with a flat roof. The site is surrounded by green grass and some trees. The text "ADVENTURE SITE POWERED BY MICROGRID" is overlaid in large white letters at the top left. Several text blocks are overlaid on the right side of the image, describing the microgrid's capabilities. The text "Parasol Confidential" is repeated several times in small, light blue font throughout the image.

New Jersey's first true ground up Microgrid will provide 100% resiliency against utility power outages.

A combination of Solar, Energy Storage and Co-Generation creates a highly efficient system providing clean energy and reduced emissions.

The microgrid is anticipated to provide all of the thermal energy that will be needed by the proposed buildings via an underground distribution system of chilled and hot water piping systems.

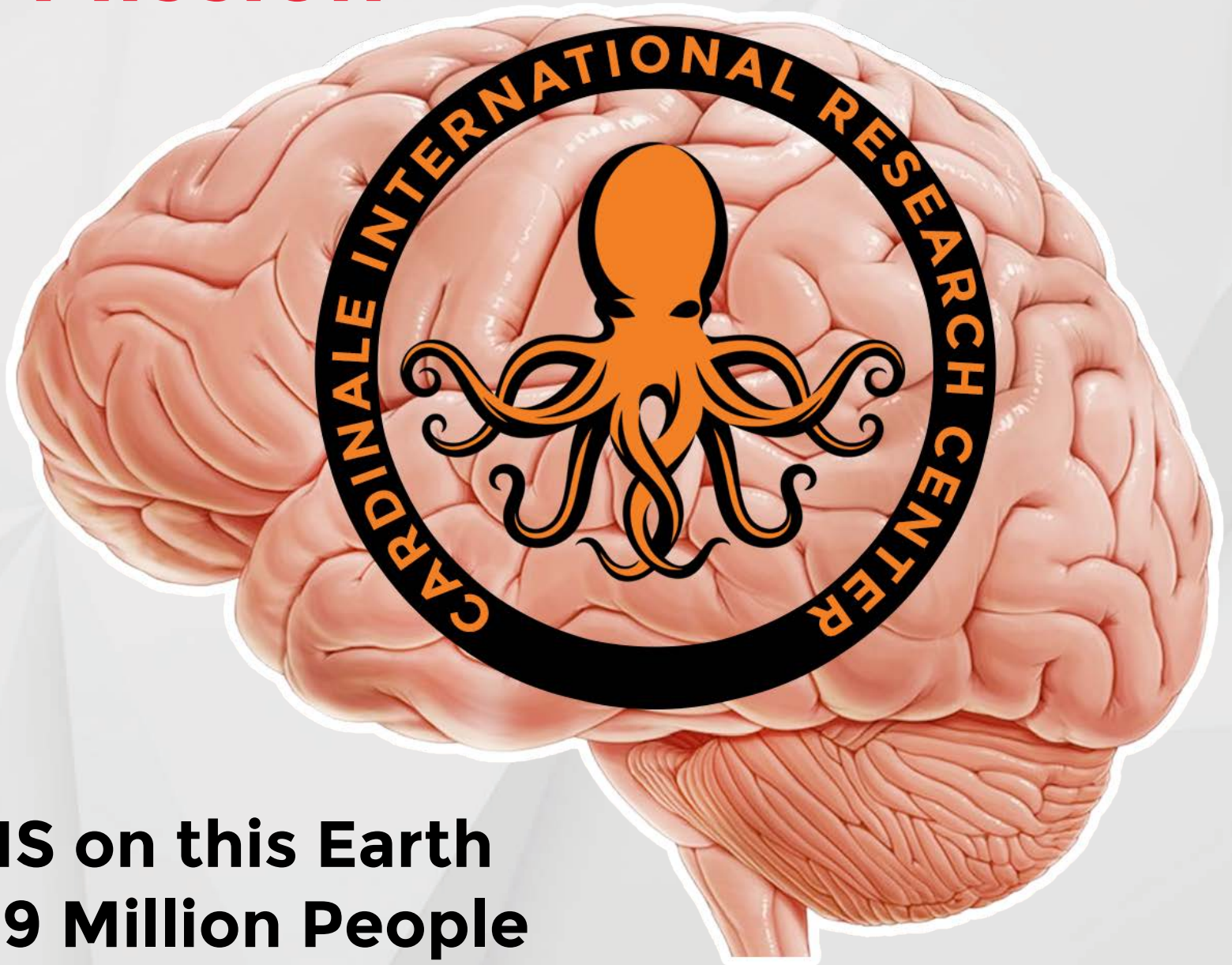
More high quality, reliable and resilient electricity which will never be above the market utility rates

The highly sustainable Microgrid provides our tenants with a smaller carbon footprint for their day to day working environment

**WHY DO YOU WAKE UP
EVERY MORNING?**

**THIS IS WHY I GET UP
EVERYDAY AND
GO TO WORK!**

The Mission



**Kill MS on this Earth
for 2.9 Million People**

Medical Campus

Located in the heart of Adventure Crossing USA, our medical campus will be comprised of two 5-floor state-of-the-art buildings, each with 100,000 SF of prime commercial space. Building 1 is perfect for any type of medical practice or urgent care; from a major hospital-affiliated outpost, to a physical therapy and rehabilitation center. Smaller, independent medical practices, such as dentists, surgeons, and pediatrics, will also be able to find an exciting modern office environment, where they can expand their practice to the Jackson, NJ community. Building 2, next door, will house the Cardinale Research Center, a non-profit cutting-edge facility leading the fight against Multiple Sclerosis. Building 2 will also house a High School and College.



Hospital
Satellite

01



Medical
Office

02



Physical
Therapy

03



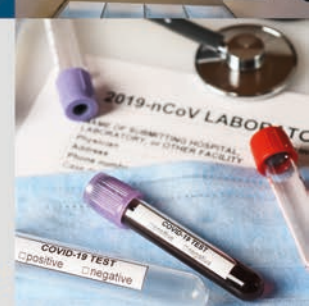
Educational
Facility

04



Lab Services
or Radiology

05





**CARDINALE
ENTERPRISES**

Developers ■ Construction ■ Leasing

For 40 years, Cardinale Enterprises has established a track record of excellence by developing, marketing, managing and investing in retail properties and mixed-use developments throughout the Northeast.

With the main office located in Ocean County, New Jersey the company is led by Vito F. Cardinale and his partners, Frank Mozino, Nicholas Ponzio & Randy Johnson.

To date, Cardinale Enterprises has developed a portfolio of over 3,000 acres of commercial and residential real estate, and manages more commercial property in New York and New Jersey. Our portfolio includes open-air shopping centers, office, and medical space in an environment that focuses on architectural design and landscape. The company is currently planning the development, construction and management of an additional 1,000,000 square feet of commercial space in the tri-state area, including a brain research center and a new multi-faceted mixed-use project.