



AdventureCrossingUSA.com



CARDINALE
ENTERPRISES

Developers • Construction • Leasing

Adventure Crossing USA is located adjacent to Six Flags Great Adventure 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.



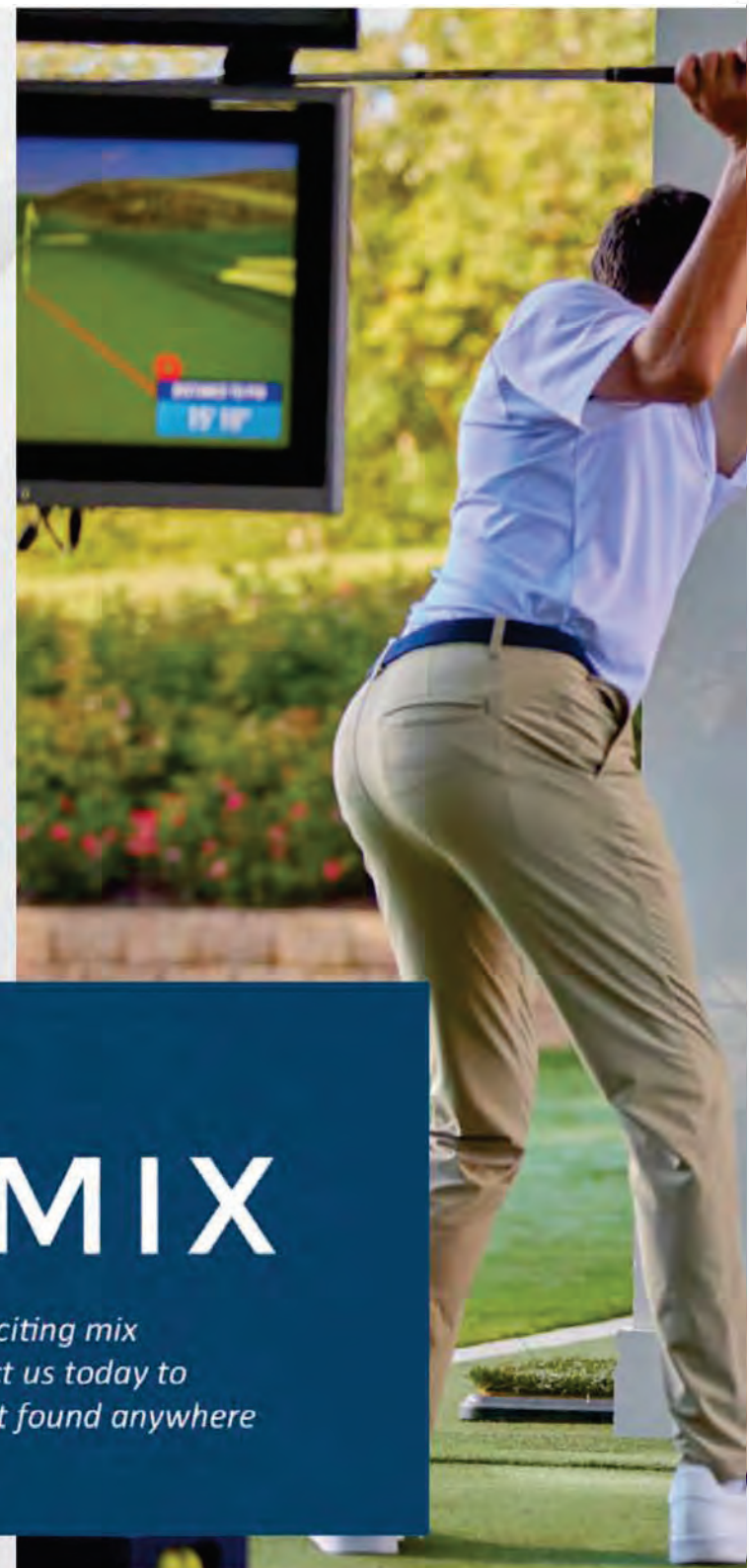
ADVENTURE CROSSING USA

LOCATION PLAN



CARDINALE Enterprises
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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

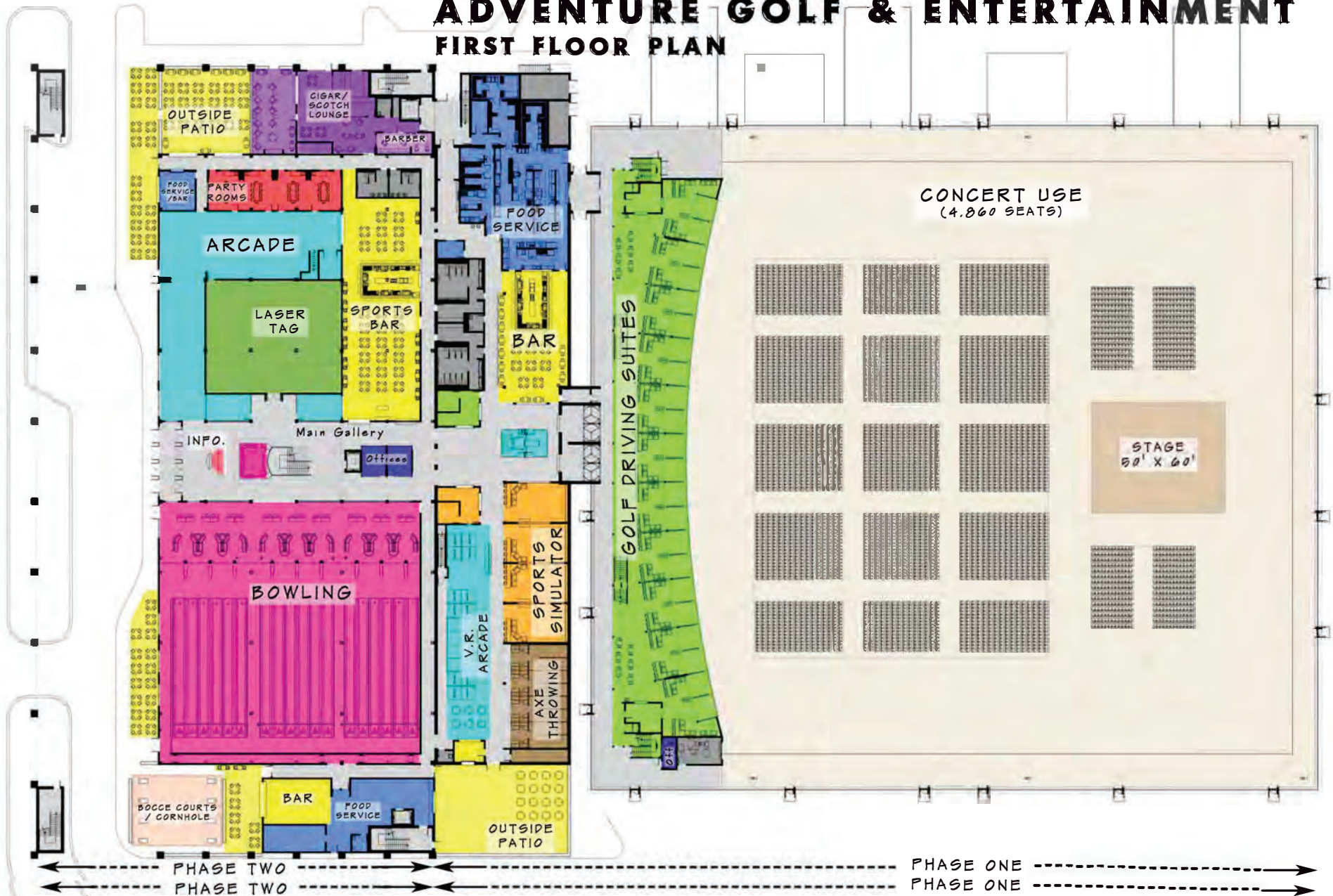
FIRST FLOOR PLAN



PHASE TWO - Coming Soon

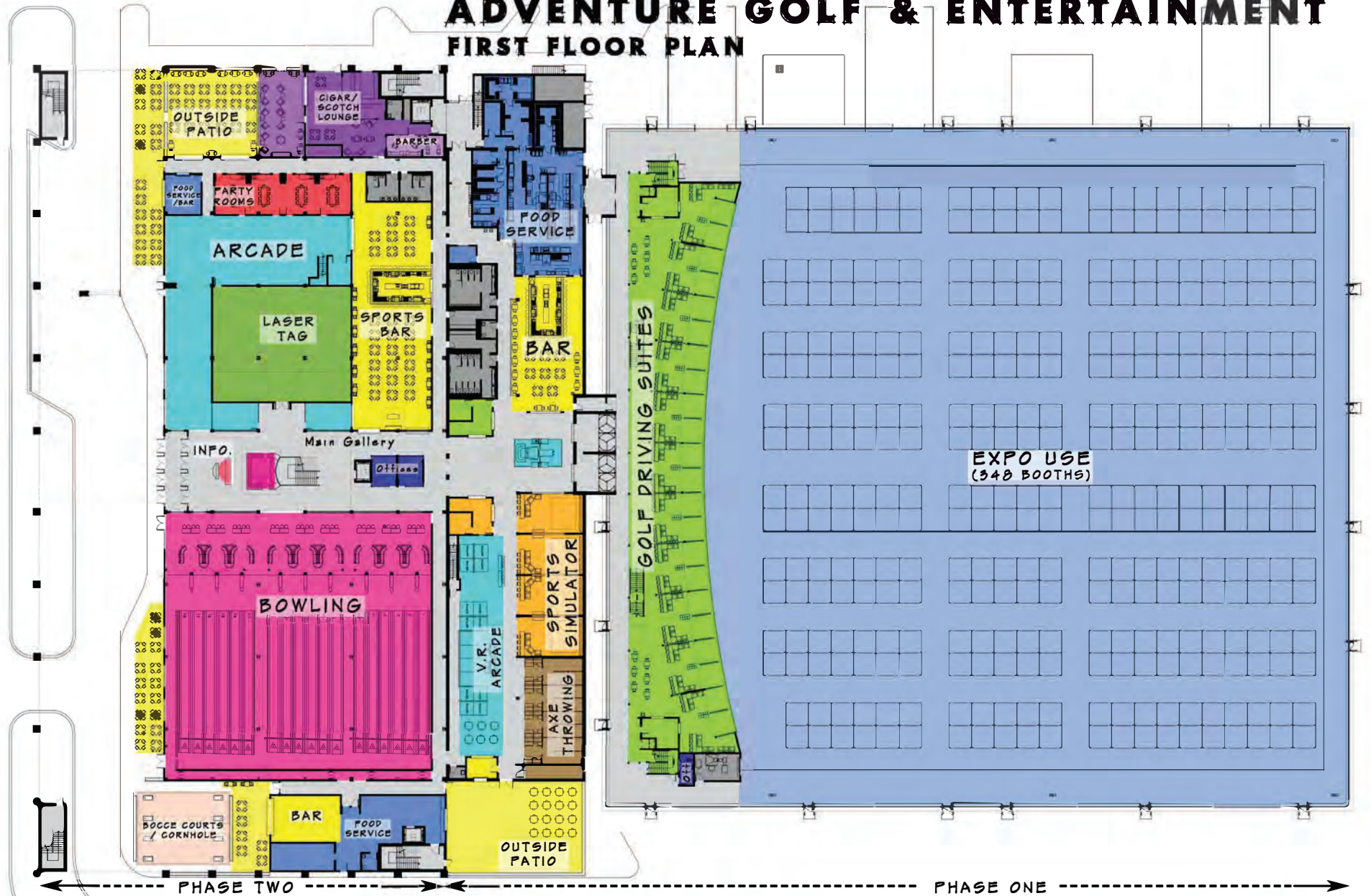
ADVENTURE GOLF & ENTERTAINMENT

FIRST FLOOR PLAN



ADVENTURE GOLF & ENTERTAINMENT

FIRST FLOOR PLAN



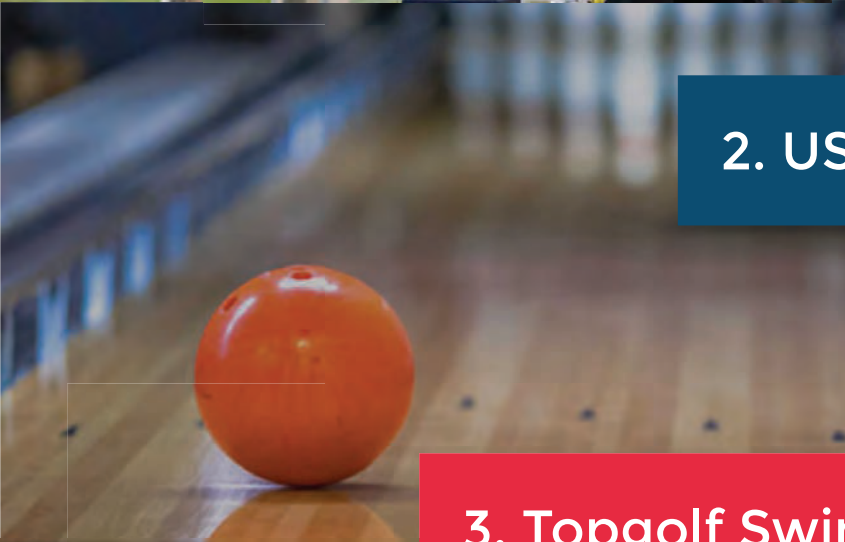
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STUDIO 200
ARCHITECTURE



1. Toptracer Range



2. US Bowl

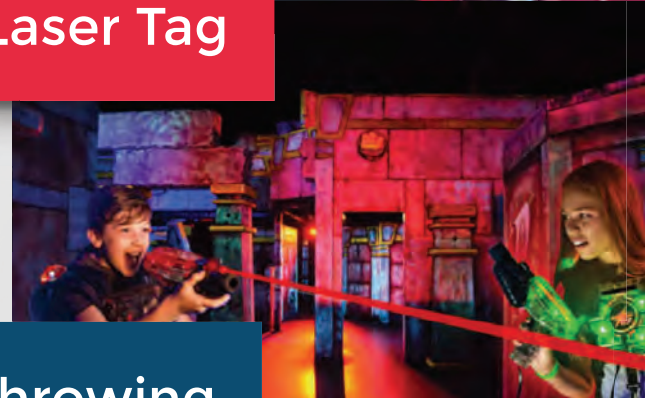


3. Topgolf Swing Suites

4. VR Arcade



5. Laser Tag



7. Axe Throwing



8. Climbwall



& More.

The Fields & Fieldhouse

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

International Marketplace Dining Row

Leasing Opportunities for Retail & Office Space

Private & Public Parking

23^{acre} RESIDENTIAL
& SHOPPING VILLAGE

Hotels & Events Center



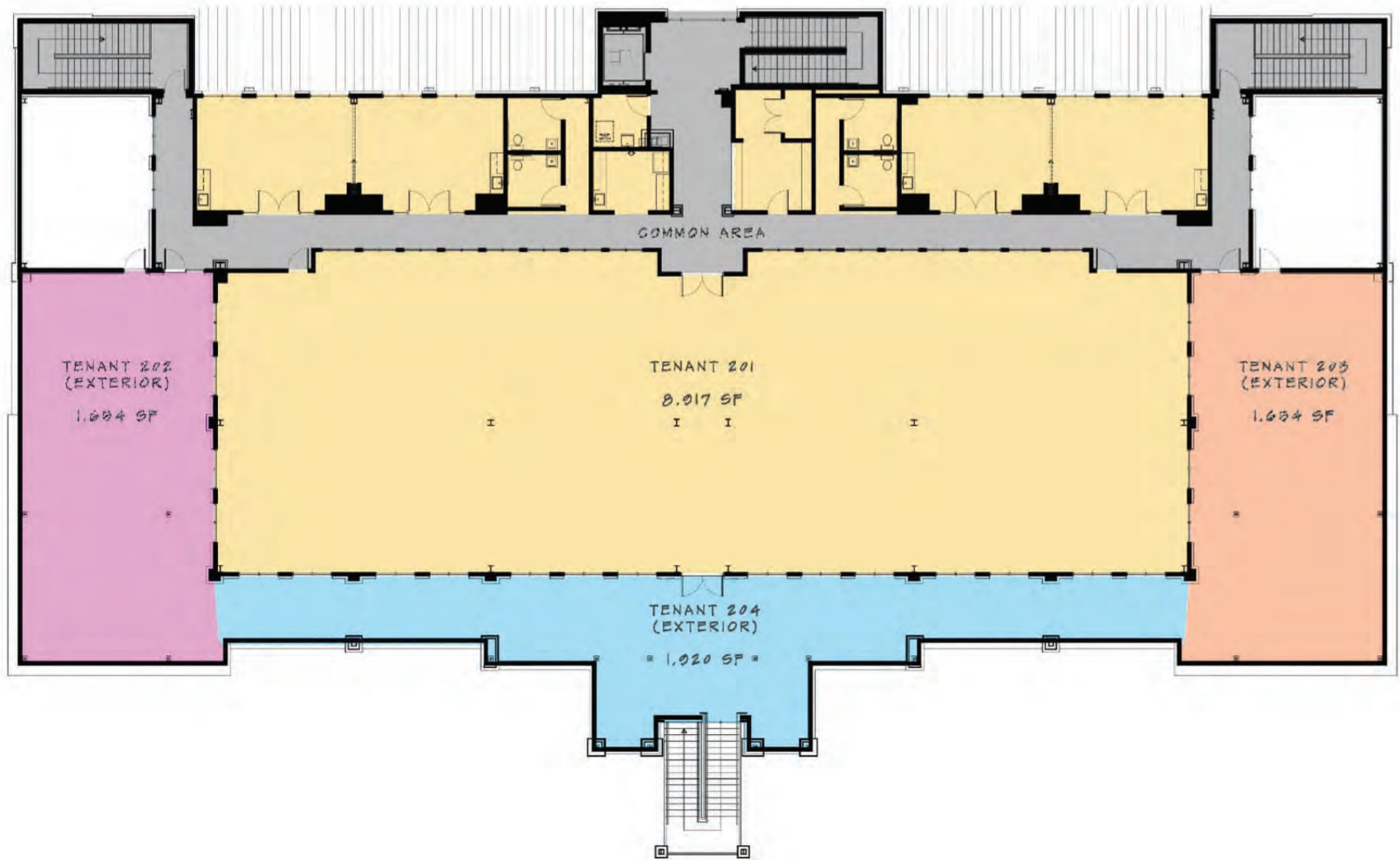
 **Hilton
Garden Inn**

**SPRINGHILL
SUITES**
BY MARRIOTT

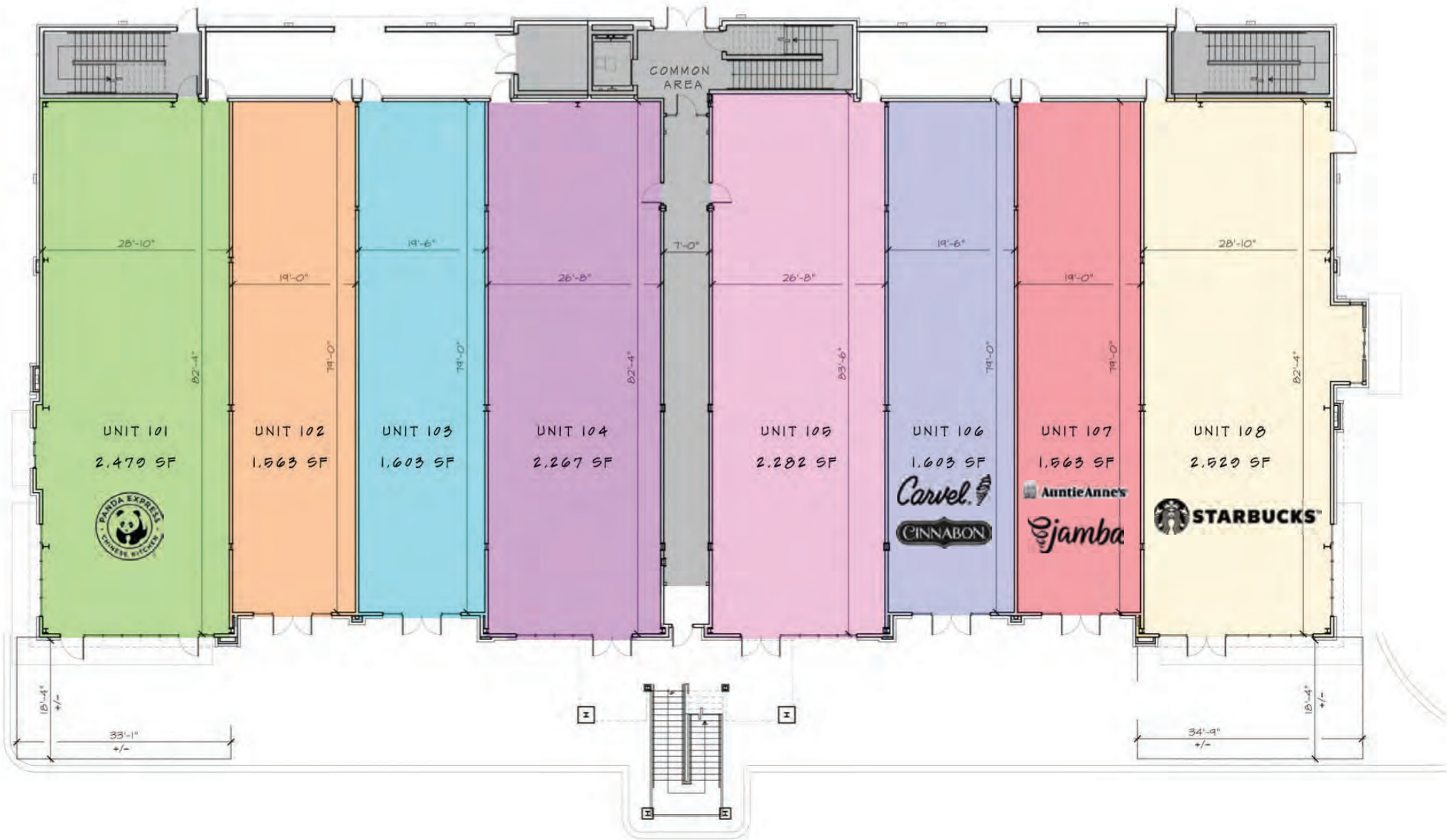
- Hilton Garden Inn
- Springhill Suites By Marriott
- State-of-the-art Event Center
- In-Hotel Banquet Space & Full Service Dining
- Reciprocal Access to Hotels & Event Center
- Parking Garage (1,000+ Spaces)
- Multiple Entrances to Hotel/Event Space
- Breakout Meeting Room Availability

The Executive Suites At Adventure Crossing





Flexible Office Solutions



1st Floor Tenants

A full range of office solutions.

1. Shared & Physical Offices

2. Full Time Receptionist & Voicemail

3. Hostess For Meetings

4. Physical Address & Mailbox

5. Conference Room Access

6. Dedicated 800 Number

7. Kitchen & Outdoor Area



The advertisement features a large archway with the text "ADVENTURE CROSSING USA" in red and blue. Below the archway is a photograph of a modern office interior with large windows and white chairs. To the right of the photo is a blue box with the text "flexible OFFICE SOLUTIONS". Below the photo is a red box with the text "tenant inquiries CALL 732.747.7846". Below the red box is a white box with the text "ADVENTURE CROSSING USA EXECUTIVE SUITES And More...". Below the white box is a grid of logos for various businesses, including Popeyes, Hilton Garden Inn, Toptracer Range, Adventure Crossing USA, and others. At the bottom of the advertisement is a banner for "CARDINALE ENTERPRISES Developers • Construction • WWW.CARDINALEENTERPRISES.COM".

flexible
OFFICE SOLUTIONS

tenant inquiries
CALL 732.747.7846

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ADVENTURE CROSSING USA
EXECUTIVE SUITES
And More...

POPEYES	Hilton Garden Inn	TOPTRACER RANGE	ADVENTURE CROSSING USA	ADVENTURE CROSSING USA
7	TACO BELL	LS BOWLING	SPRINGHILL SUITES BY HARRIOTT	ADVENTURE CROSSING USA Bar & Grill
STARBUCKS		Carvel	CINNABON	Gjamba
Auntie Anne's	LS BOWLING	STARBUCKS	7	TOPTRACER RANGE

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ADVENTURE SITE POWERED BY MICROGRID



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.

Educational Goals

1. To develop an internationally recognized high school for health care education articulated with universities for educating undergraduates and graduates for the health care professions including medical education.
2. To create a workforce including medical researchers, practitioners, health care workers and technicians focused on curing neurological diseases, particularly MS.
3. To establish an ecosystem of an education and research campus with state-of-the-art facilities and partnerships with world -wide education, medical research, and healthcare organizations.



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.

For More Information Please Contact Vito Cardinale - 917-734-1300