

# CURRENT RENT ROLL

TENANT NAME	SUITE	GLA	% GLA	LEASE		CURRENT RENT				RECOVERIES	OPTION		
				START	END	ANNUAL	MONTHLY	PSF	RENT INCREASE	NNN/ GROSS	TERM DETAIL	RENT	END DATE
Kings Liquor Outlet	19	9,600	23.6%	Aug-17	Aug-27	\$ 129,792	\$ 10,816	\$ 13.52	2.5% Inc/Yr	NNN	One-7y	1st: \$14.57/SF	Aug-34
Ricciardi Brothers	17	4,800	11.8%	Mar-07	Feb-30	84,000	7,000	17.50	3% Inc/Yr	NNN			
Sunshine Beauty	18	4,800	11.8%	Jul-09	May-32	72,000	6,000	15.00	3% Inc/Yr	NNN			
Mr Suds Laundromat	11-12	2,400	5.9%	Jan-20	Dec-29	22,680	1,890	9.45		NNN	One-5y	1st: \$10.40/SF	Dec-34
Novacare	01-02	2,400	5.9%	Apr-98	May-28	59,040	4,920	24.60	2% Inc/Yr	NNN	Three-3y	1st: \$27.15/SF 2nd: \$29.24/SF 3rd: \$31.49/SF	May-37
Nail Lounge	13	1,800	4.4%	Jan-08	Apr-28	36,468	3,039	20.26		NNN			
Polished Hair Studio	15	1,800	4.4%	Sep-14	Jan-26	21,474	1,790	11.93		NNN			
Winslow Cleaners	14	1,800	4.4%	Jan-96	Mar-36	45,000	3,750	25.00	10% Inc Yr 5	NNN	Two-5y	1st: \$33.21/SF; 2nd: \$38.29/SF	Mar-46
Love 2 Dance Academy	16	1,695	4.2%	Oct-24	Sep-29	26,883	2,240	15.86		NNN			
Al's Cigars and Vapes	07	1,200	2.9%	Aug-24	Oct-29	31,200	2,600	26.00		NNN			
ASAD's Hot Chicken	10	1,200	2.9%	Aug-24	Jan-31	16,800	1,400	14.00	10% Inc/Yr 2	NNN	Two-5y	1st: \$16.94/SF; 2nd: \$18.63/SF	Jan-41
H&R Block	08	1,200	2.9%	Nov-13	Apr-26	21,264	1,772	17.72		NNN			
Kings Wok	09	1,200	2.9%	Jan-01	Nov-30	31,200	2,600	26.00	\$1/SF Inc Dec 2025	NNN	One-5y	1st: \$28.00/SF	Nov-35
Soul Boat	05	1,200	2.9%	Aug-20	Sep-30	19,800	1,650	16.50	\$0.50/SF Inc Aug 2025	NNN			
The Minnite Agency (Allstate)	06	1,200	2.9%	May-04	Apr-26	24,348	2,029	20.29	2.5% Inc/Yr	NNN			
UPS Store	03	1,200	2.9%	Nov-23	Mar-29	20,628	1,719	17.19		NNN	One-5y	1st: \$18.97/SF	
We Buy Gold	04	1,200	2.9%	Oct-09	Oct-26	23,676	1,973	19.73	\$0.50/SF Inc Nov 2025	NNN			
Total Property		40,695	100%			\$ 686,253	\$ 57,188	\$ 16.86		NNN			

**NOTE:** The information set forth in this table has been provided to FNRP by a third-party source, which has not yet been independently vetted and verified, and FNRP does not warrant or represent the accuracy or completeness of such information.

# TENANT OVERVIEW



## NovaCare Rehabilitation

**AREA** 2,400 Square Feet  
**DATE OCCUPIED** April 1998  
**LEASE END** May 2028

NovaCare Rehabilitation is part of the Select Medical Outpatient Division, a nationally renowned and community-based provider of outpatient physical therapy and rehabilitation. With more than 1,900 rehabilitation centers, the company’s network stretches across 39 states and the District of Columbia. It offers a wide range of physical therapy and rehabilitation services.

**FOUNDED**  
1996

**HEADQUARTERS**  
Mechanicsburg, PA

**LOCATIONS**  
1,900+



## The UPS Store

**AREA** 1,200 Square Feet  
**DATE OCCUPIED** November 2023  
**LEASE END** March 2029

The UPS Store is a franchised subsidiary of United Parcel Service (UPS) and is the nation’s largest franchisor of retail shipping, postal, printing and business service centers. There are approximately 5,200 independently owned locations in the U.S. and Canada, providing business services to the small-office/home-office (SOHO) market, corporate customers, and consumers.

**FOUNDED**  
1980

**HEADQUARTERS**  
San Diego, CA

**LOCATIONS**  
5,200+

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TENANT OVERVIEW CONTINUED



H&R Block

**AREA** 1,200 Square Feet  
**DATE OCCUPIED** November 2013  
**LEASE END** April 2026

H&R Block provides assisted and do-it-yourself (DIY) tax preparation solutions through multiple channels (including in-person, online and mobile applications, virtual, and desktop software) and distribute H&R Block-branded services and products, including those of bank partners, to the general public primarily in the United States (U.S.), Canada and Australia.

**FOUNDED**  
1955

**HEADQUARTERS**  
Kansas City, MO

**LOCATIONS**  
12,000+



Ricciardi Brothers

**AREA** 4,800 Square Feet  
**DATE OCCUPIED** March 2007  
**LEASE END** April 2030

Ricciardi Brothers is a chain of Benjamin Moore paint and decorating stores with locations in Pennsylvania, New Jersey and Delaware. It is one of the largest Benjamin Moore retailers in the U.S. The company specializes in indoor/outdoor paints, wallpaper, window treatments, and design services.

**FOUNDED**  
1929

**HEADQUARTERS**  
Mountainside, NJ

**LOCATIONS**  
45

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# SHADOW-ANCHOR



ShopRite

ShopRite is a supermarket chain that is a subsidiary of Wakefern Food Corp., the largest retailer-owned cooperative in the United States. ShopRite has locations throughout New Jersey, New York, Pennsylvania, Connecticut, Delaware and Maryland, employing more than 50,000 people. It is the leading grocer by market share in New Jersey and the Philadelphia Metropolitan Statistical Area. Many of the stores are family-owned and operated by second, third, and fourth generations.

The ShopRite at Winslow Plaza is owned and operated by the Zallie Family. We believe the presence of ShopRite drives consistent foot traffic to Winslow Plaza and maximizes cross-shopping opportunities for the tenants.

**FOUNDED**  
1946

**HEADQUARTERS**  
Keasbey, NJ

**LOCATIONS**  
300+

**SOURCE:** CRE360

## GROCEER MARKET SHARE BY LOCATION

NEW JERSEY	ShopRite	15.0%
	Ahold	9.0%
	Albertsons	9.0%
PHILADELPHIA MSA	ShopRite	26.6%
	Acme	18.6%

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