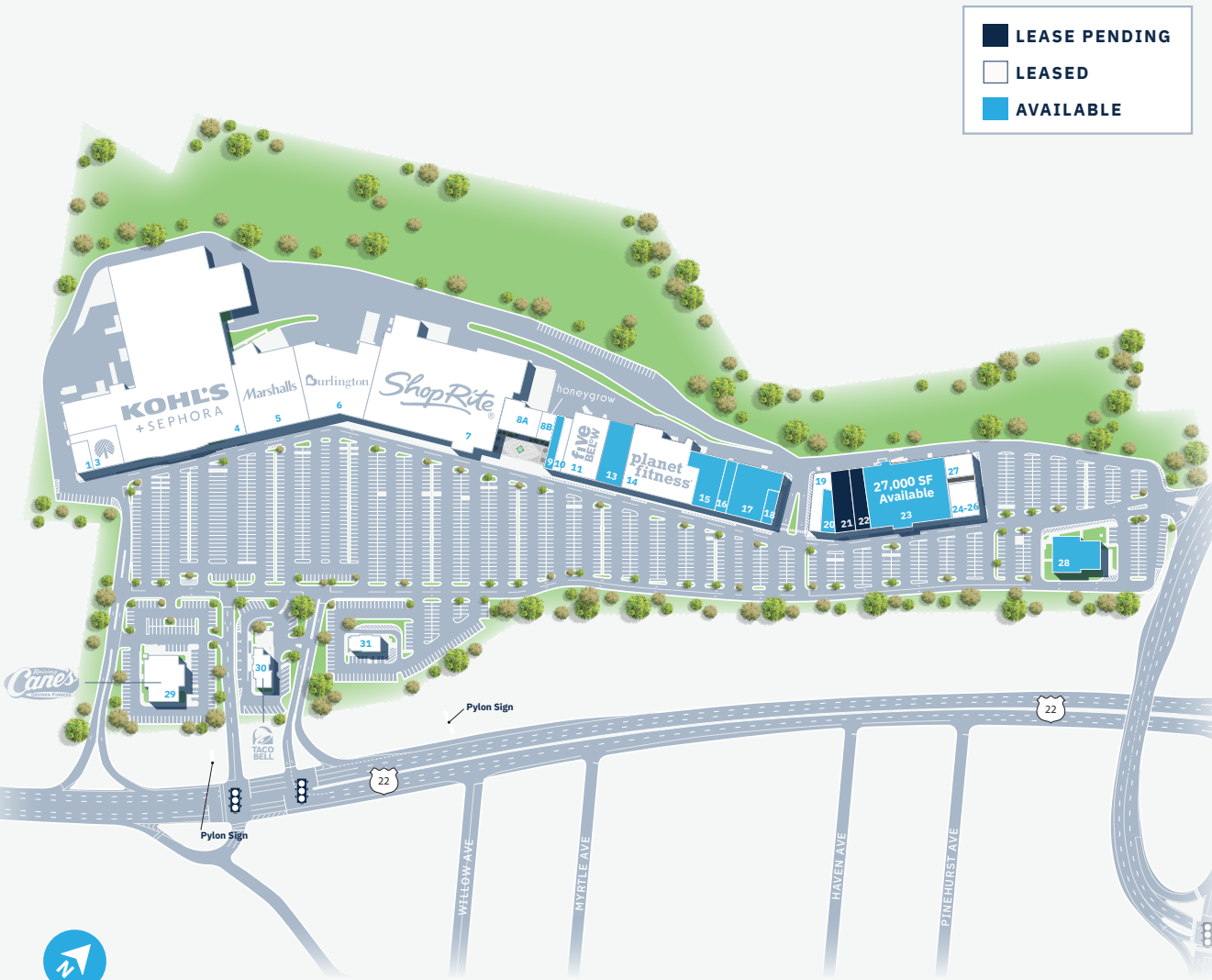


Blue Star Shopping Center

1701 US 22 | WATCHUNG, NJ 07069

DEMOGRAPHICS



| Tenant Roster | | SF |
|---------------|---|---------|
| 1/2 | Roma Salon (expanding space) | 2,288 |
| 3 | Dollar Tree | 10,268 |
| 4 | Kohl's + Sephora | 125,445 |
| 5 | Marshalls <i>New Store Coming Soon!</i> | 27,000 |
| 6 | Burlington | 26,495 |
| 7 | ShopRite (Opened April 2025) | 72,000 |
| 8A | Modern Nails Lounge <i>Coming Soon!</i> | 5,800 |
| 8B | honeygrow | 2,400 |
| 9 | Available | 1,950 |
| 10 | Five Guys | 2,543 |
| 11/12 | Five Below | 10,037 |
| 13 | Available | 10,051 |
| 14 | Planet Fitness | 21,850 |
| 15 | Available | 7,855 |
| 16 | Available | 3,120 |
| 17 | Available | 11,047 |
| 18 | Available | 2,025 |
| 19 | The Children's Place | 4,072 |
| 20 | Available | 1,649 |
| 21 | Lease Pending | 7,234 |
| 22 | Lease Pending | 4,191 |
| 23 | Coming Available | 27,000 |
| 24-26 | Back Nine Golf <i>Coming Soon!</i> | 5,465 |
| 27 | KidStrong | 2,992 |
| 28 | Available - Restaurant Pad Site | 8,200 |
| 29 | Raising Cane's <i>Coming Soon!</i> | 8,500 |
| 30 | Taco Bell | 2,911 |
| 31 | Sakura Teriyaki <i>Coming Soon!</i> | 4,000 |

can be combined