

FOR SALE

SENIOR HOUSING OPPORTUNITY

INTEGRITY

Community Partners

THRIVING COMMUNITIIES FOR SENIORS

**710 W Laurel Road
Stratford, NJ**

A New 191-Unit Independent Living, Assisted Living, & Memory Care Community Serving Stratford, New Jersey

 **JLL** SEE A BRIGHTER WAY

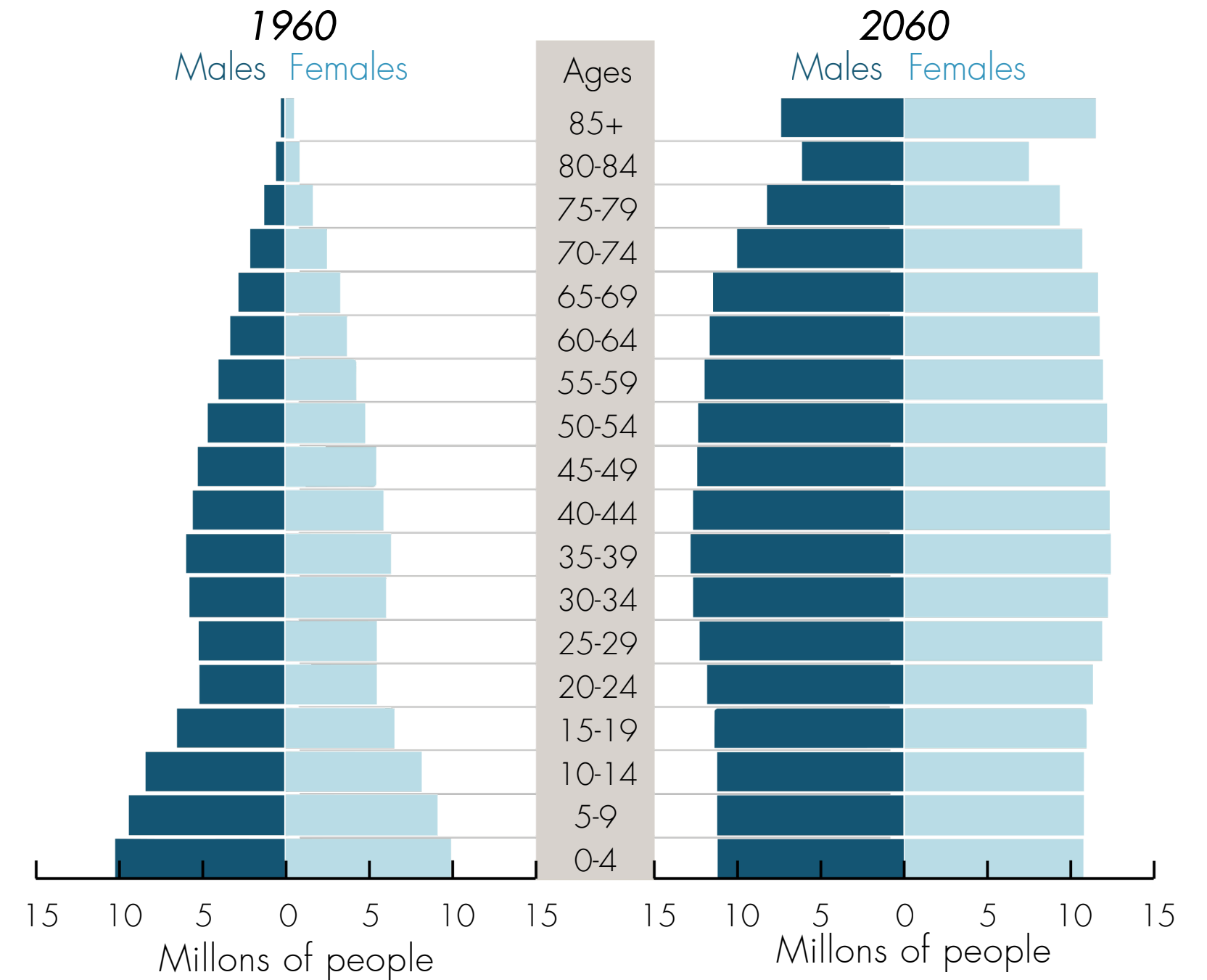


Market Opportunity

1.8MM senior living units need to be built by 2040. Yearly demand projected to be 3x supply.

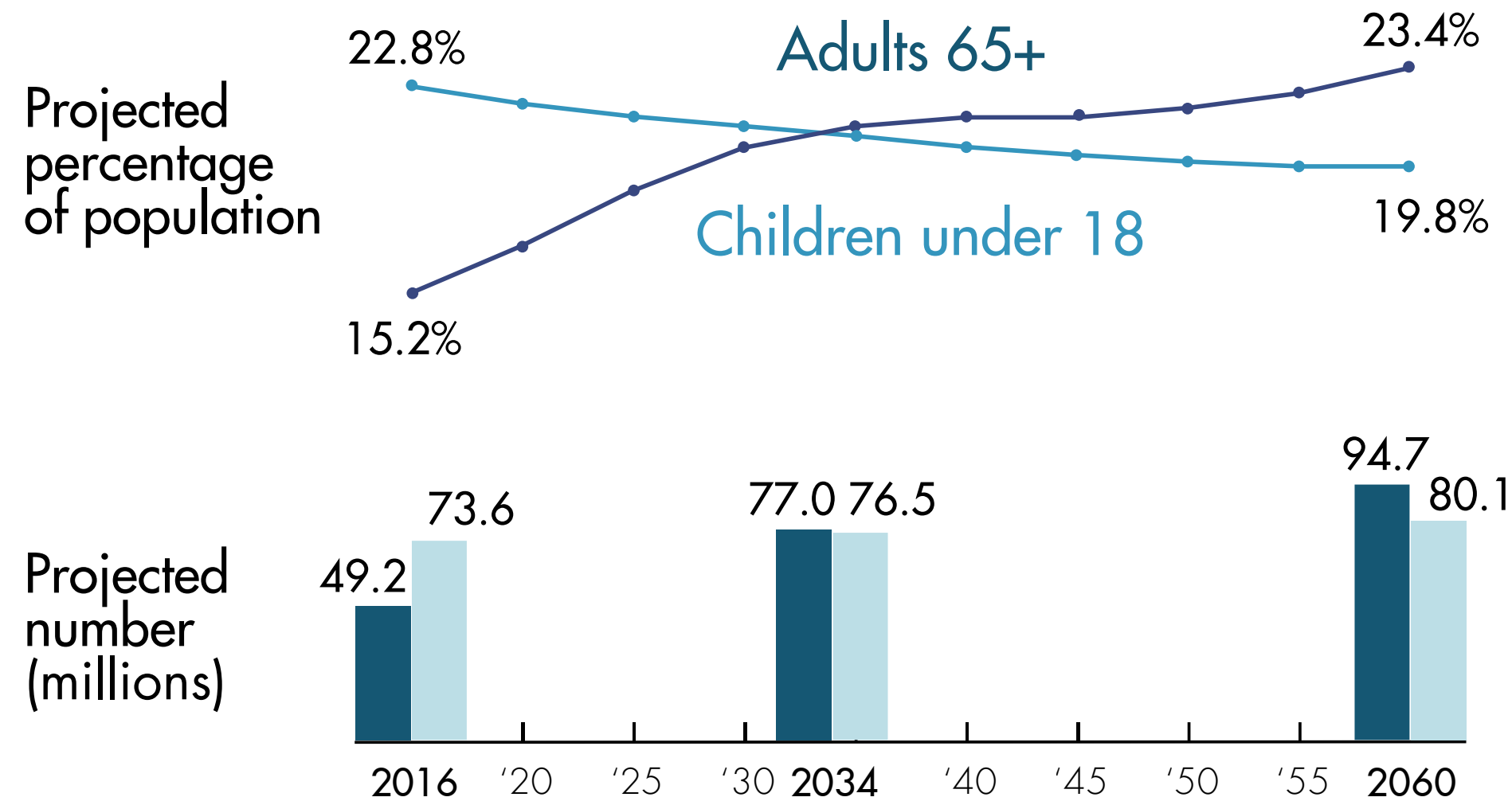
From Pyramid to Pillar: A CENTURY OF CHANGE

Population of the United States



United States Census, National Population Projections, 2017

Senior Population Growth Projections



United States Census, National Population Projections, 2017

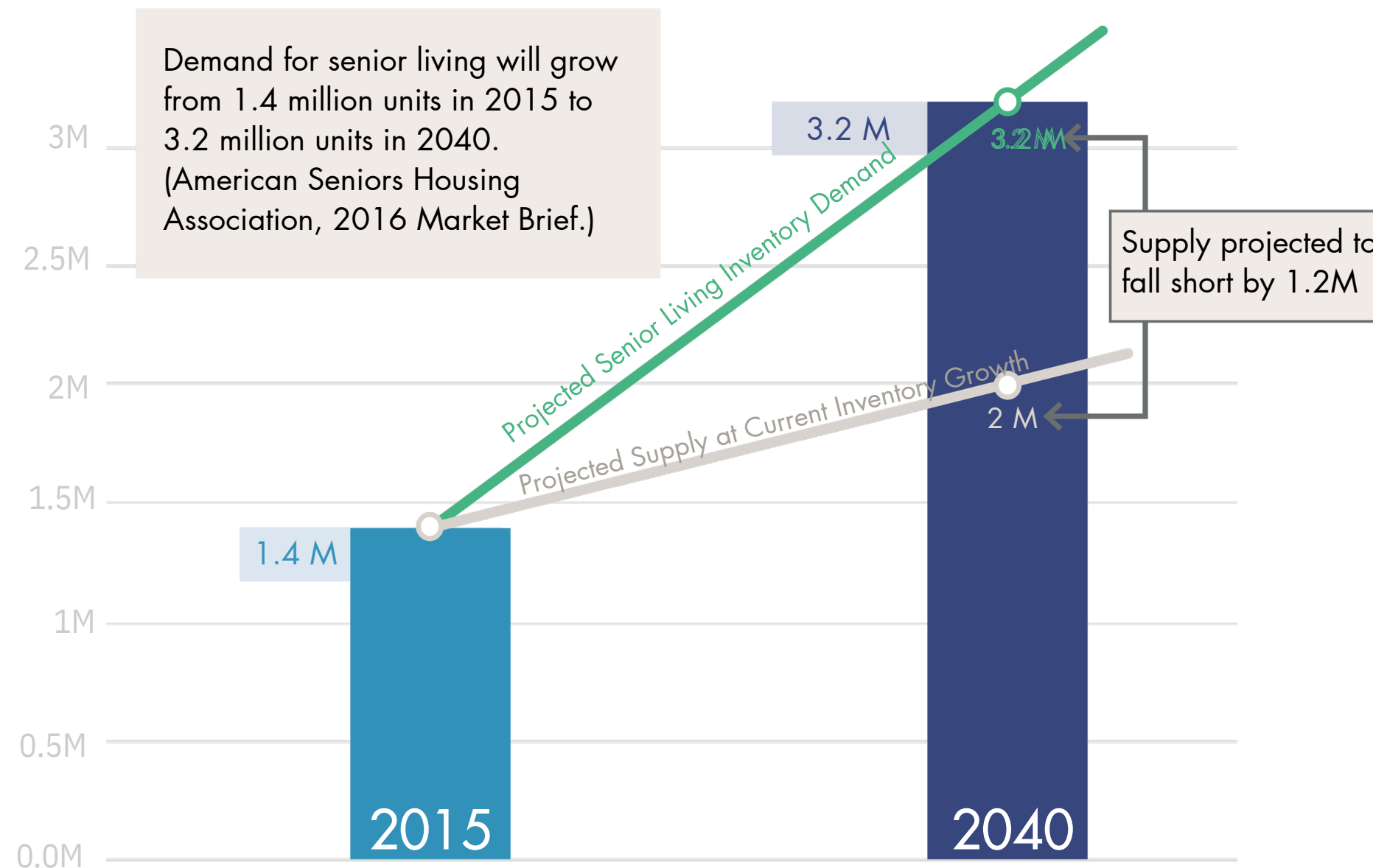
Our senior population is growing much faster than the rest of the US population

- Over the next 10 years, the population of those 75 and older is forecasted to grow by over 10 million, a 47% expansion.
- In 2034, for the first time in history, older adults are expected to outnumber children.
- By 2040 number of people aged 80+ is projected to increase by 115%, to a total number of 14.4 million.



Senior Living Demand - 25 Year Outlook

1.8 Million new senior living units needed by 2040, supply projected to fall short by 1.2 million



Demand is Massively Outpacing Supply.

“A 5.7% increase in the number of seniors is more than the total number of the entire existing supply of professionally managed senior housings beds/units”

-CBRE Senior Housing

“The ‘Silver Tsunami’ hasn’t quite hit yet, but when it does, we need to be ready not just with capacity but also quality services that provide an enriching experience”

-Scott Tittle, Executive Director, National Center for Assisted Living

Facility Design

A 191-unit state-of-the-art senior thriving community serving Camden, Burlington, and Gloucester Counties.

Architectural Planning

*Full elevations and architectural plans included separately



Design Inspiration

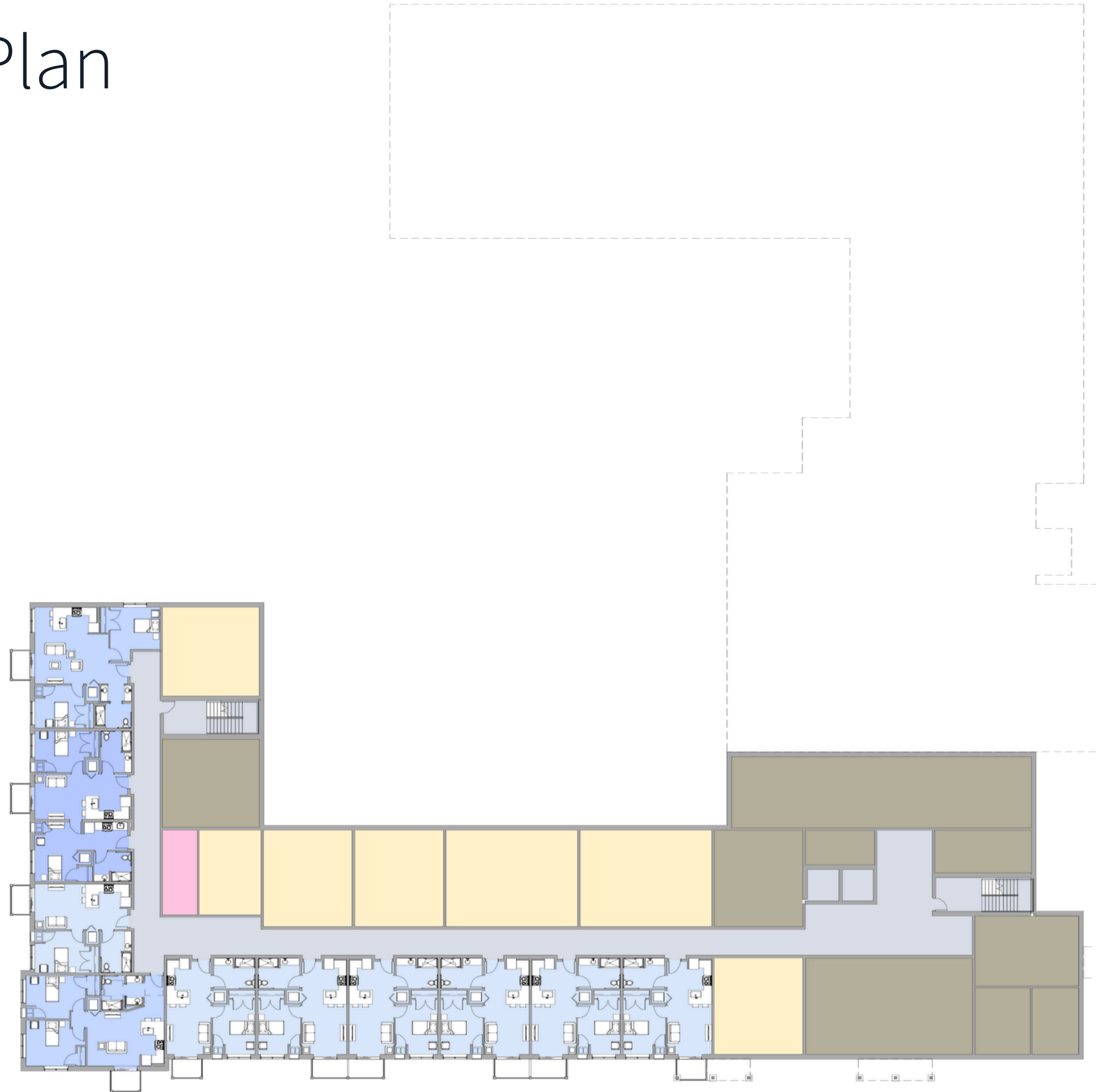
Exterior Design

Leveraging the existing historical buildings as inspiration, new construction merges the Greek revival architecture of the existing site with a more modern mid-century campus aesthetic.



These images are meant to serve as an inspirational representation and do not reflect final design plans.

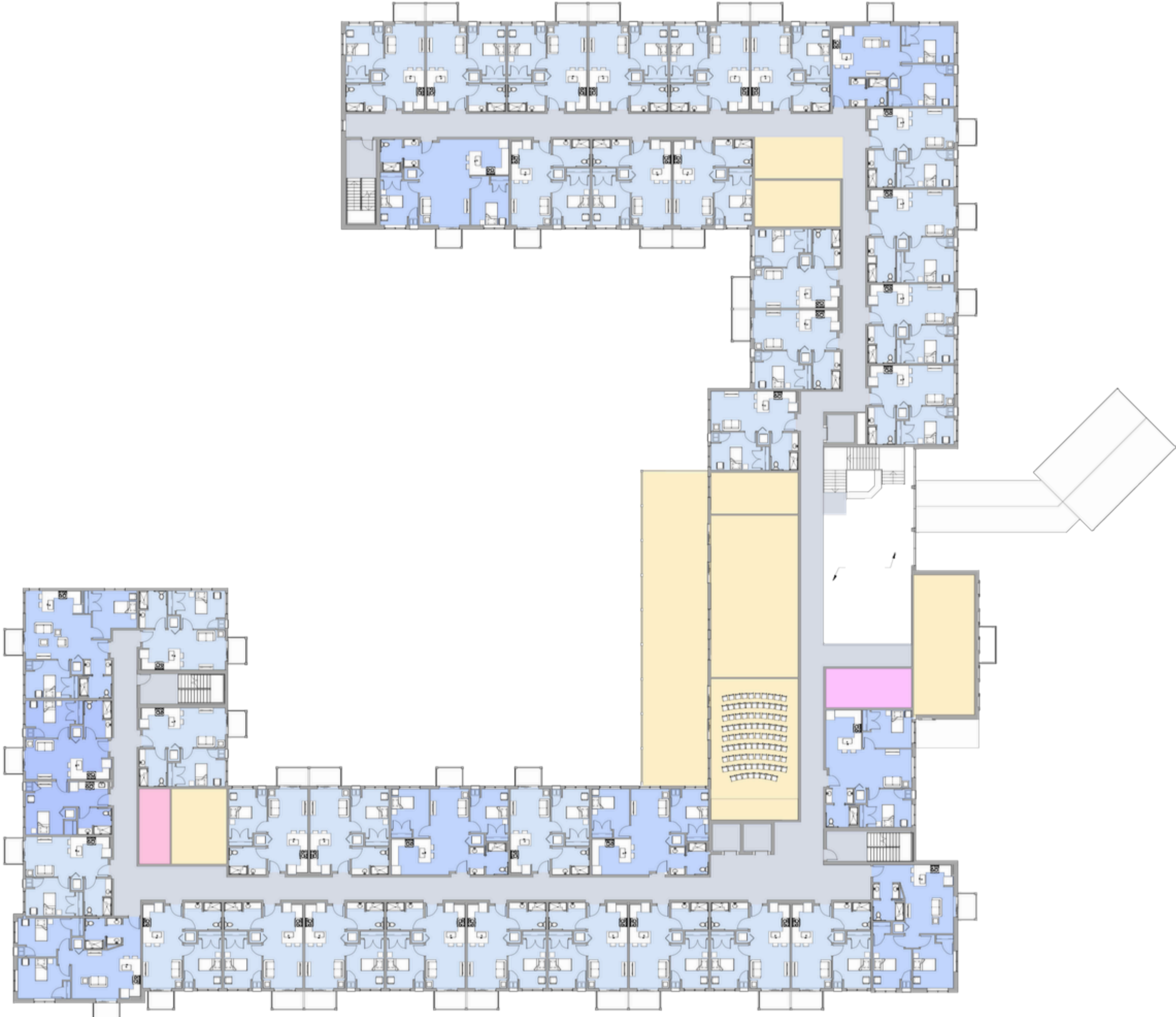
Terrace Floor Plan



1st Floor Plan



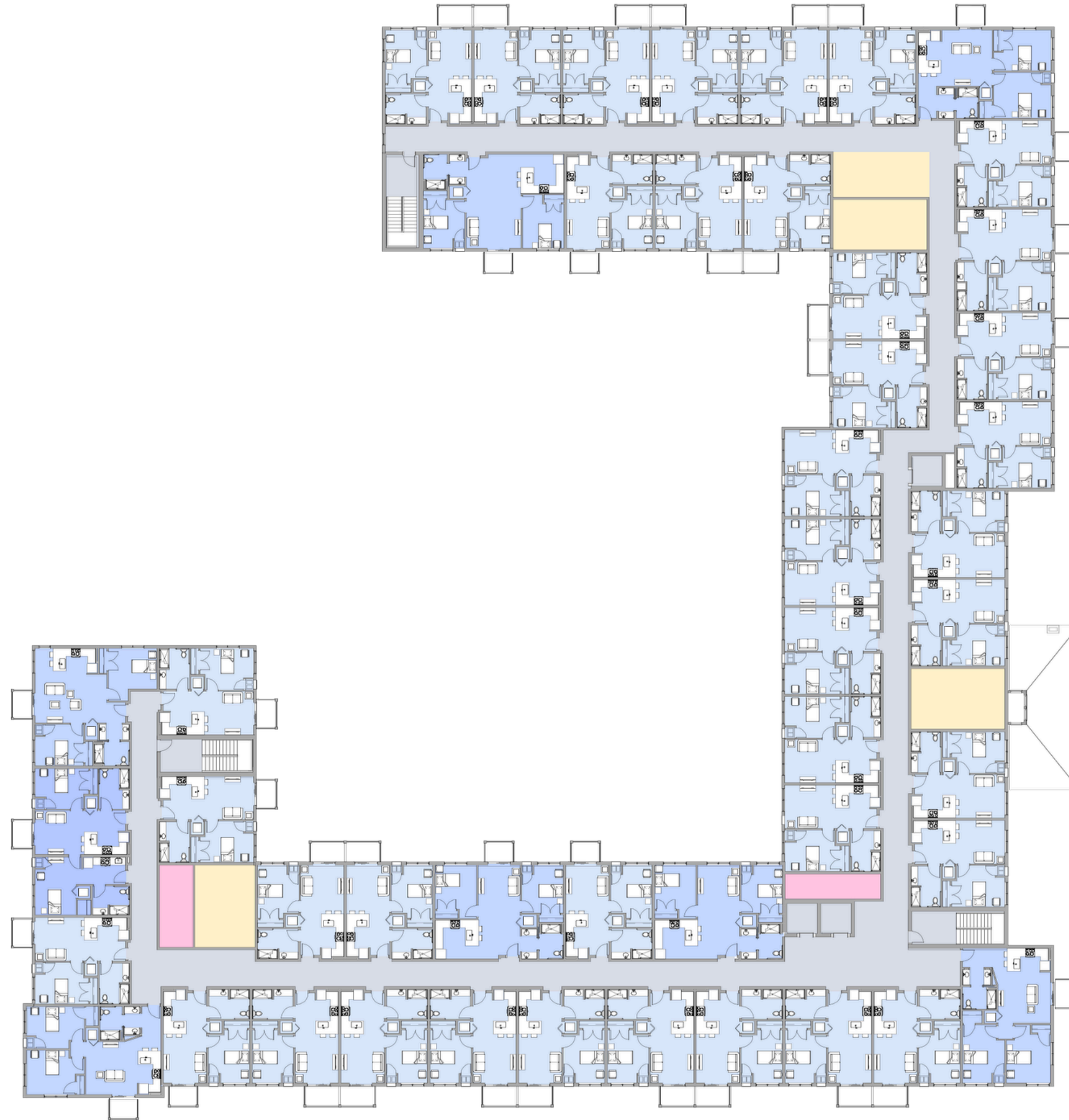
2nd Floor Plan



3rd Floor Plan



4th Floor Plan



Amenities & Local Attractions

Interior Spaces

- Choice of Studio, One- and Two-Bedroom Apartment Homes
- Well Appointed Kitchens and Kitchenettes
- Apartments with Porches and Decks Available
- Beauty/Barber Shop
- Spa: Nails, Yoga, Massage
- Wellness and Rehab Gym
- Hydrotherapy Room
- Private Bottle Club
- Private Dining, Banquet, Restaurant Dining, Bistro and Coffee Shop
- Drug Store, Notions, News Stand
- Music Area
- Library
- Theater
- Computer and Media Center
- Community Space, Living Room, Parlor and Hallway Amenities.

Exterior Spaces

- Warm Landscape and Lighted Walkways
- Outdoor Dining and Community Grill Area
- Front Porch and Sitting Area at Port Cochere
- Rear Terrace and Exterior Community Space
- Covered Walks
- Landscape Areas
- Pocket Parks
- All Access Areas
- Memory Garden
- Victory/Community garden
- Nature Trails and State Park Lands

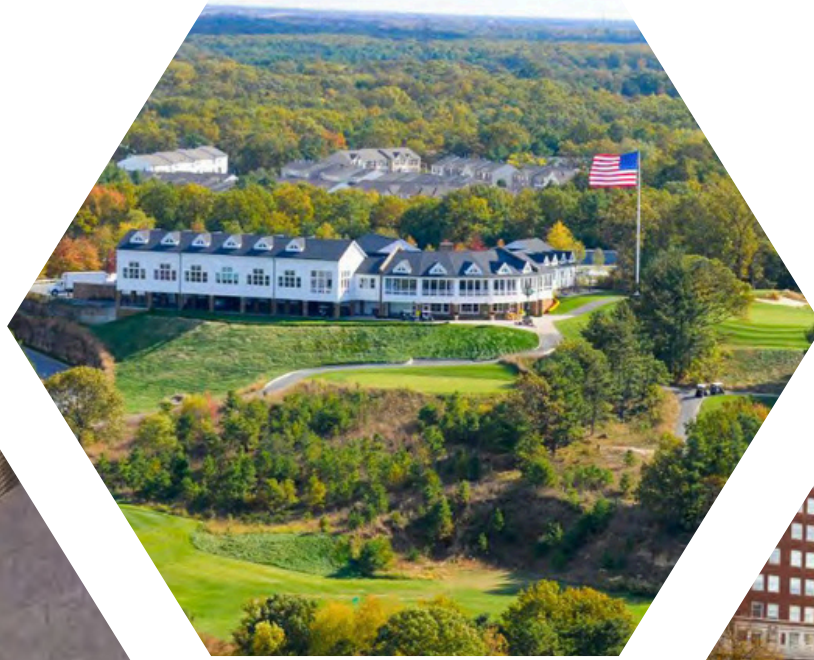
Programming

- Wellness and Nutrition Programs
- Meditation and Yoga
- Scheduled Transportation - On and Off Site
- Restaurant and Private Dining
- Master Chef
- Personalized Flexible Food Service Plans
- Multi-Faith Spiritual Support
- Computer and Internet Support
- Wired and Wireless
- Connectivity Plan
- On Site Medical Staff
- 24 Hour Security and Staffing
- Personal Care Packages
- Customized to Resident Needs
- Housekeeping Packages

Local Attractions

- Woodcrest Country Club & Pine Valley Golf Club
- Villari Farms, William Heritage and Sharrott Winery Nearby Hadenfield Restaurants and Shopping
- Hundreds of Fine Dining Options
- Outdoor Activities at Cooper River Park
- Veteran's Memorial, Valley Forge, and Love Park
- Echelon Mall, Cherry Hill Mall, & Voorhees Town Center Nearby Rail Line Connects to Philadelphia & Atlantic City Philadelphia Museum of Art
- Independence Hall & the Liberty Bell
- Atlantic City and Neighboring Beach Towns
- Professional Sporting Events (Eagles, Phillies, Flyers)

Amenities & Local Attractions Continued



Thank You

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