



Onyx Equities Unveils Extensive Capital Improvement Plan at Woodbridge Crossing Retail Power Center;

Firm Also Inks Over 65,000 Square Feet in New Leases at Property

January 30, 2018 – Woodbridge, NJ – Onyx Equities, LLC, (Onyx), a leading private real estate investment, development and management firm, unveils a multi-million-dollar renovation plan for Woodbridge Crossing, a 285,000-square-foot retail power center located at 475 Green Street, adjacent to Woodbridge Mall, at the cross roads of Routes 1 and 9 in Woodbridge, N.J.

In addition, Onyx, with the assistance of their exclusive leasing agent Sabre Real Estate Group, is announcing over **65,000 square-feet** in new leasing activity at Woodbridge Crossing, including a 42,508 square-foot lease with indoor entertainment company Altitude Trampoline Park, and a 20,800-square-foot lease with Planet Fitness. Miracle Ear took the remaining 1,982-square-foot unit within the now-fully-leased pad building. Moreover, the past 12 months have seen over 42,000 square-feet of renewal activity at the center including Thomasville Furniture, Modell's, Party City & Sprint.

In October of 2017, Onyx commenced its signature repositioning program aimed at revitalizing the well-positioned center within the historically hard-to-enter Woodbridge/Edison Route 1 retail corridor. Ownership is in the process of addressing several conditions which will elevate both tenant and customer experience at this center.

Matthew P. Flath, Vice President Retail Leasing added, "Initial phases of the renovation include a complete overhaul of the parking deck; installation of new, highly visible, lit pylon signs at the center's Route 1, Green Street, and Quality Way entrances; creation of internal directional signage; full site lighting LED conversion; and extensive façade restorations. Later phases will include parking optimization and restriping that will improve traffic flow and result in the addition of over 40 new parking spaces in the property's central parking field. Woodbridge Crossing has experienced significant leasing activity over the past 12 months. Our on-going capital improvements to increase brand visibility and improve consumer experience will perpetuate that momentum and lead to greater demand from retailers who would like to join anchor tenants Burlington Coat Factory and Big Lots."

About Onyx Equities, LLC

Headquartered in Woodbridge, New Jersey, Onyx Equities, LLC is a leading, full-service real estate firm specializing in investment, asset repositioning and ground-up development. Since its founding in 2004, Onyx has acquired more than \$2.2 billion worth of real estate assets throughout New Jersey, New York, Pennsylvania and Connecticut. Onyx has executed over \$230 million in capital improvement projects under its signature repositioning program. Driving Onyx's success is its loyalty to core geographic markets, a seasoned team of expertise in all facets of real estate, its adaptability to market conditions, and the experience gained from managing over 65 million square feet since inception. Throughout its portfolio, Onyx takes aim at increasing operational efficiency, tenant satisfaction and long-term value. For more information contact the firm at 732-362-8800, or visit www.onyxequities.com.