

Renaissance PROPERTIES

Experience. Agility. Results.



Transforming real estate
opportunities into reality.

Welcome!

In its 30+ year history, Renaissance Properties has evolved from a small real estate brokerage company to a multi-faceted, full-service real estate development firm, builder, and real estate asset manager. With over 1,000 new homes and well over 1,000,000 square feet of commercial space to its credit, Renaissance Properties has established itself as a trusted name in the real estate development and investment community.

Whether it's raw land that needs a guiding force to design and procure approvals to build, a redevelopment site that needs a fresh perspective to set it in motion, or an asset that could use the benefit of a seasoned, dedicated team of professionals to analyze and elevate it, Renaissance Properties can help. With an eye towards maximizing achievable value for all stakeholders, Renaissance Properties' efforts have enhanced value for landowners, banks, investors, landlords, and municipalities all with a personal touch that distinguishes it from larger organizations.

When Metuchen sought to capitalize on its commuter-friendly location and redevelop some strategic properties, Renaissance Properties was there to deliver a Whole Foods-anchored shopping center and mixed-use apartment and retail center.

When Chesterfield Township needed the final piece of their master-planned Old York Village Smart Growth community, Renaissance Properties delivered a brand new "downtown" with appealing retail storefronts and apartments uniquely designed to complement the charming, neo-traditional architecture employed throughout the community.

When a local lender found itself saddled with some partially completed residential projects, Renaissance Properties stepped in to navigate their completion and help maximize the recovery for the bank and for all stakeholders.

Let the experienced team at Renaissance Properties be the force **to help move your asset, your portfolio, your municipality, or your project forward.**

A multi-faceted, full-service real estate development firm, builder, and real estate asset manager with **over 30 years of industry experience.**



Urban Infill



The District at Metuchen *Metuchen, NJ*

This Whole Foods-anchored retail center represents the synergies created by municipal collaboration and the depth of the real estate resources that Renaissance Properties has built over its 25+ year history. The assemblage of properties that comprise this redevelopment project consisted of land which formerly housed a legacy supermarket, an underutilized retail strip center, and some residential outparcels, and desperately needed a fresh perspective. It needed something that would help to unlock the great potential of the “Brainy Boro” of Metuchen with its NJ Transit station, close proximity to major travel corridors and nearby working hubs.

After several conceptual plan iterations that included mixed-use condos and retail, it was determined that the site would best be served with retail to complement Metuchen’s planned mixed-use development at the nearby train station. Renaissance Properties worked with its extensive network of commercial brokers to market the site to prospective retailers. Those efforts were rewarded when Whole Foods chose The District at Metuchen for a new store. Soon after, many other national, regional and local retailers such as Chipotle, Verizon, and Jersey Mike’s signed on to round out the 66,500 square foot site consisting of three separate buildings.

Renaissance Properties handled the land acquisition, site design, entitlements, site development, architectural oversight, construction, marketing, leasing and property management of this redevelopment project through its ultimate acquisition by Regency Centers.



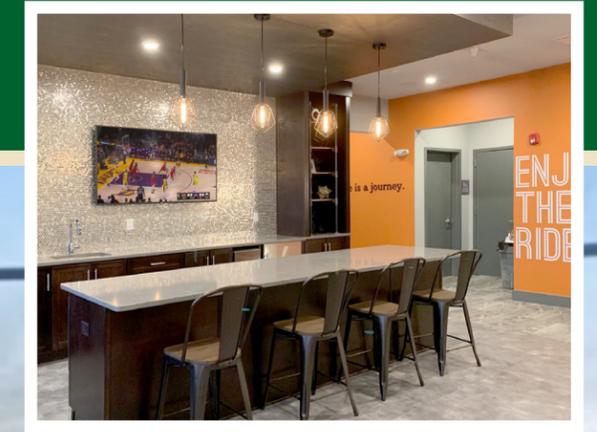
Redevelopment

The Hub at Metuchen *Metuchen, NJ*

The Hub at Metuchen is a mixed-use, infill project that built upon the success of Renaissance Properties' The District at Metuchen project and Metuchen's recent transit-oriented redevelopment trend. With Metuchen's NJ Transit station only a short walk away and with frontage on one of Middlesex County's most traveled county routes, The Hub at Metuchen seemed particularly well-suited for a mixed-use development.

After overcoming some environmental challenges that have become commonplace in many urban settings, Renaissance Properties designed The Hub at Metuchen with a four-story apartment building at the rear of the site and two mixed-use buildings at the front of the site with retail on the first floor and apartments above. The design team chose to treat the opposing building corners, architecturally, like bookends with identical and visually impactful design features on each. This not only created a powerful presence for the project but also helped to blend the buildings as they transitioned from two stories at the entrance to four stories at the rear. The Hub at Metuchen consists of 79 rental apartments along with over 11,000 square foot of retail space.

Renaissance Properties handled the land acquisition, site design, entitlements, coordination of environmental remediation, site development, architectural oversight, construction, marketing, leasing and property management of this property through its ultimate purchase by a portfolio investor.



Before



After

Mixed-Use Development

The Shops at Old York Village & The Residences at Old York Village *Chesterfield Township, NJ*

This unique mixed-use project was the final piece of Chesterfield Township's heralded Old York Village master-planned Smart Growth community. By drawing from the neo-traditional architectural elements that distinguish the community and combining them with the modern-day necessities, functionality and space that both businesses and residential tenants demand, Renaissance Properties was able to create a charming and unique new "downtown," something many municipalities are seeking to achieve.

Renaissance Properties handled the land acquisition, site design, entitlements, architectural oversight, construction, marketing, leasing and ongoing property management of this property.



Renaissance Properties was able to create a **charming and unique new "downtown,"** something many municipalities are seeking to achieve.

Mixed-Use Development

The Gables & Gables Plaza

Monroe Township, NJ

These projects, consisting of 71 fee simple townhomes and nearly 58,000 square feet of adjacent commercial space, represent location-sensitive planning set into action. With a 20-acre parcel situated at a signalized intersection at the epicenter of the most rapidly developing section of Monroe Township, Renaissance Properties recognized a growing need for commercial uses but realized that it needed to be done in scale and with a more logical, residential transition to the large, estate homes nearby.

The plan concentrated the commercial center nearest to the intersection and proposed fee simple, age-restricted townhomes between the commercial component and the estate homes.

The Gables townhomes would have walkable sidewalk access along with discreet roadway access to Gables Plaza which created both an attractive and unique amenity for The Gables and something that could also service the community at large. Both the townhomes and Gables Plaza benefited from first-class architecture that has been well-received by buyers, businesses and customers.

Renaissance Properties handled the land acquisition, site design and planning, entitlements, site development, architectural oversight, construction, sales and marketing, leasing and ongoing property management of the commercial property.



Gables Plaza, Building E



The Gables Townhomes

"I have had the opportunity to work with Renaissance Properties as a joint venture partner, a land seller, a lender, and a client of their management services. In each instance, Bob McDaid and his team have leveraged their vast experience, creativity, insight and persistence to achieve successful outcomes and exceed expectations most notably in instances where others had failed. Their ability to "roll up their sleeves" and get the job done has made Renaissance Properties a valuable resource to me and my stakeholders over many projects and many years. I've entrusted Renaissance Properties with significant assets and have never been disappointed."

- Stan Koreyva, EVP, Director of Commercial Construction and Real Estate, OceanFirst Bank N.A.

"As a commercial real estate broker I have had the opportunity to work with Renaissance properties on many occasions for over 25 years. Their extensive knowledge of land use regulations and ability to navigate obtaining local and state approvals has resulted in the construction of hundreds of residential units throughout New Jersey. The dedication of Bob McDaid and his team to a very high standard is something I find very fortunate to be involved with."

- Stanley Skeba, Broker of Record of Stanley Skeba Commercial Real Estate LLC.

"The revitalization and expansion of Metuchen's downtown is regarded as an outstanding success and serves as a model for other downtowns in New Jersey. Renaissance Properties played an early and key role in bringing Metuchen's redevelopment vision to life. In addition to helping to attract and construct a Whole Foods Market along with other national and local retailers to serve the community at The District, their mixed-use residential and commercial project, The Hub, was an excellent example of their ability to respond and adapt to municipal and professional input, public feedback, and dynamic market conditions. Their steadfast work ethic, creativity, and focus on delivering quality projects was evident and appreciated. Renaissance Properties' investment and success paved the way for several other downtown mixed-use and in-fill projects in Metuchen."

- Jay Muldoon, Director of Special Projects, Borough of Metuchen



3663 Route 9 North, Suite 202 | Old Bridge, NJ 08857 | 732-970-9400

RenaissanceProp.com