FOR IMMEDIATE RELEASE

Americana Studios District: Beyond the Soundstage

Reimagining South Jersey through film and television production, culture, and destination living.

PITMAN, NEW JERSEY / October 26, 2026 / — The team of Americana Studios Holdings and SORA Northeast in cooperation with the Borough of Pitman are pleased to announce the advancement of plans to transform the former Sony property at 400 N. Woodbury-Glassboro Road in Pitman, New Jersey, into Americana Studios District, a proposed film and television production campus integrated with a vibrant mixed-use destination.

Envisioned as a new center for creativity, commerce, and community, the district would bring together modern production infrastructure, residential neighborhoods, hospitality and dining experiences, cultural attractions, and thoughtfully designed public green spaces.



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Beyond the Soundstage

At the heart of Americana Studios District is a proposed state-of-the-art film and television production campus designed to support the evolving needs of the entertainment and media industries. Complementing the studios, the broader master plan envisions a dynamic, year-round destination featuring a mixed-use village, multifamily residences, single-family homes, townhomes, hotel and restaurant amenities, a living museum, and inviting public gathering spaces.

More than a traditional production facility, Americana Studios District seeks to create an environment where creative industries and everyday community life intersect. The district's integrated approach is intended to encourage collaboration, attract visitors, support local businesses, and foster opportunities for workforce development, education, and cultural engagement.

A Collaborative Vision for South Jersey

The 76-acre, master-planned Sony redevelopment project, with an expected budget of $450M, will include a state-of-the-art studio complex developed for television, film, and recording. This project will be built in cooperation with and in partnership with the Pitman community in South New Jersey. Creating over 400 permanent (in addition to 400 temporary), direct and in-direct, local job opportunities and creating a boost of over $150M annually to the local economy, this project will serve the community and provide the educational opportunity (with professional exposure) for young students looking to get an introduction into the business. SORA will partner with Americana, which will oversee operations of the studio grounds, drawing on more than 75 years of combined industry experience. SORA brings over 100 years of combined experience in complex real estate development projects.



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“Honesty and integrity are what we stand behind and that’s the cornerstone of our company. We have found that our partners at Americana Studios stand by the same values making for a great team”- Greg Filipek Founder and Principal at Sora Northeast.

“Don’t run away. Run to South Jersey. We’re building a destination for film, television, and creative enterprise—where opportunity, innovation, and talent come together,” said Lou Fusaro, President and Co-Founder of Americana Studios Holdings.

Working with SORA Northeast and Americana Studios Holdings, LD2 Planning will translate the project vision into a coordinated land development plan and guide the planning and entitlement process.

About Americana Studios Holdings

Americana Studios Holdings LLC is a vertically integrated media company that develops high-value intellectual property (IP) and parcels it in a revenue-generating ecosystem of real estate, workforce development, technology, and infrastructure. They represent the resilient creatives who are already here, waiting not for permission, but for vision, insight, and opportunity. Americana Studios Holdings is ready to shape culture, build legacy, and redefine what it means to belong in the America story.

www.americanastudios.com

About SORA Northeast

As master redevelopers, SORA's projects complement an array of smart growth principles, including creating a sense of place, embracing private investors, utilizing existing infrastructure and resources, preserving and creating open space, increasing residential and commercial opportunities and strengthening the economy through mixed land use. The result is a multifaceted, intergenerational community bringing life and excitement back to downtown.

This philosophy has made the SORA team distinctive in the award-winning approach they bring to partnership revitalization projects.

You may recognize the SORA name, as they were previously involved as the master redeveloper of the $300M Glassboro Central Business District Rowan Boulevard with Rowan University that has garnered national news and awards as an example of smart growth principals in municipal downtown revitalization.

https://soranortheast.com/



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About the Borough of Pitman

Nestled in the heart of southern New Jersey, the Borough of Pitman is a vibrant, walkable community known for its historic charm, strong neighborhoods, and unwavering commitment to quality of life. With a thriving downtown, highly engaged residents, outstanding schools, and a rich tradition of community events, Pitman offers a unique blend of small-town character and modern opportunity.

As the community continues to evolve, Pitman remains focused on thoughtful growth that strengthens the local economy, creates new opportunities for residents, and enhances the Borough's appeal for future generations. Through collaborative partnerships and responsible development, Pitman is building on its proud history while creating a future that supports local businesses, expands housing options, and preserves the close-knit community spirit that makes the borough such a special place to live, work, and raise a family.

"On behalf of the entire Borough Council and for all those that have worked toward this for over a decade, I am thrilled with the relationship we've built with Americana Studios and SORA Northeast throughout our discussions. This exciting new use of the

former Sony property represents far more than new construction or the revitalization of an underutilized site. It is an investment in Pitman's future that will generate economic benefits throughout Gloucester County and South Jersey. This project demonstrates what can be accomplished when a community and a developer share a common vision. Through this partnership, we're creating new housing opportunities, supporting local jobs, and generating resources that will benefit our residents, businesses, and schools for years to come. In Pitman, we believe strong relationships are the foundation of a strong community, and our partnership with Americana and SORA reflects that commitment to a brighter future." Mayor, Michael L. Razze, Jr.

SOURCE: The Borough of Pitman Council

Borough of Pitman

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