



AVAILABLE:  
**On First Floor: 2,000 SF & 28,000 SF**  
**On Second Floor: 10,882 SF**

Join Ollie's, ShopRite, Dollar Tree, Dunkin Donuts, Burger King, Wendy's, Mavis, UPS (coming soon), The Lounge (coming soon), and many more.

3.1M visits in the last 12 months\*

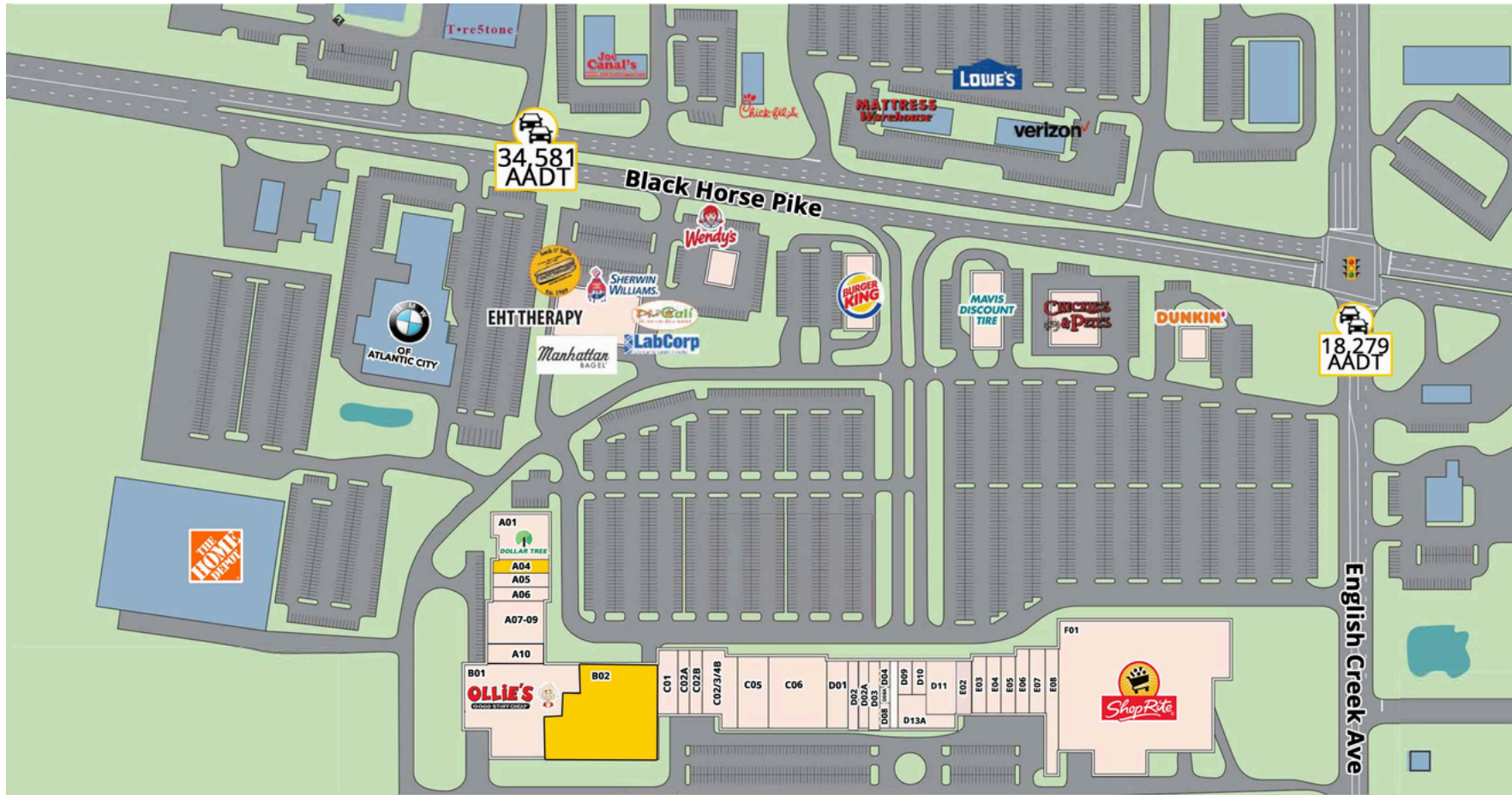
ShopRite had 1.6 million visits in the last 12 months and ranks in the top 71% of all ShopRite locations nationwide.\*

Prime visibility on Route 322/40 with a Traffic Signal.

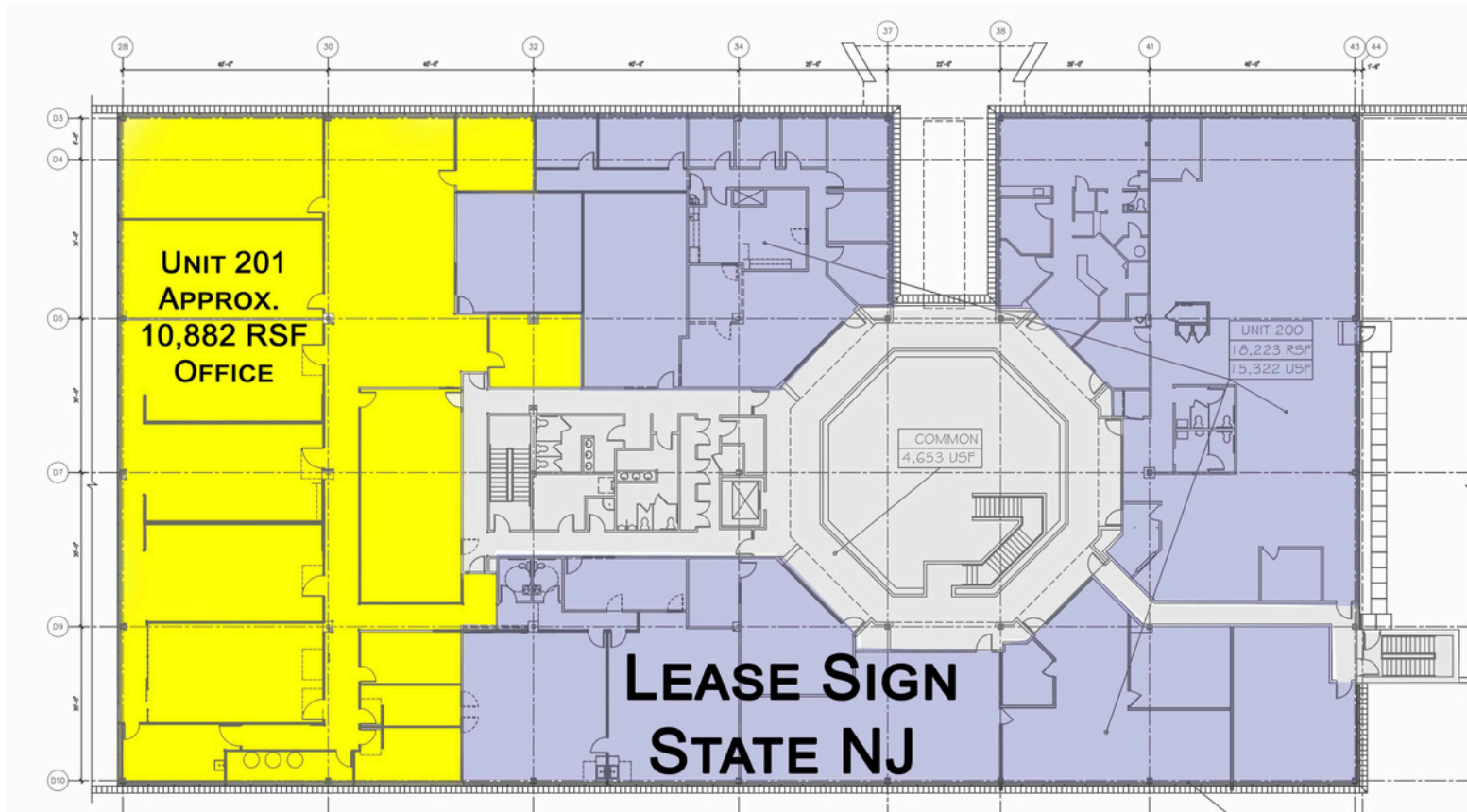
Seeking Fitness Club, Furniture Store, Department Store, Sporting Goods Store, Boutique Fitness, Insurance Company, Telecommunication Services, Postal Services, etc.

\* Per Placer.AI

Demographics	1 Mile	3 Miles	5 Miles
Population:	5,841	30,749	68,831
HH Income:	\$104,379	\$104,208	\$115,722
Daytime Pop	9,725	28,233	63,864
<b>Total GLA</b>	<b>201,592 SF</b>		
<b>Traffic Counts</b>			
Black Horse Pike	34,581 Cars Per Day		
English Creek Ave.	18,279 Cars Per Day		



First Floor Spaces					
A01	Dollar Tree	C06	SJ Family Medical Center	D11	B Positive Plasma
A04	2,000 SF Available (Becoming Available in April '26)	C3/4/4B	Shore Beauty School	D13A	Management Office
A05	RamaThai	D01	Egg Harbor Family Dental	E02	Maharaja Indian Restaurant
A06	Famlyia Kusina	D02	UPS- Coming Soon!	E03	Betty Brite Cleaners
A07-09	The Arc Makes Cents	D02A	Mr. Wish	E04	Miracle Ear
A10	The Lounge- Coming Soon!	D03	Mystic Lobster Roll Co.	E05	Special Pizza City
B01	Ollie' s Bargain Out let	D04	The Local's Spot	E06	Yummy Garden
B02	28,000 SF Available	D08A	Sacred Butterfly	E07	Ginza Japanese Restaurant
C01	Horizon Eye Care	D07	Management Office	E08	Time Share Legal - License
C02A	Nerdvana	D08A	Harbor Jiu Jitsu	F01	ShopRite Supermarket
C02B	Designer Buyer	D09	Nails Plus		
C05	Foot and Ankle Center	D10	Hair Sense Salon		

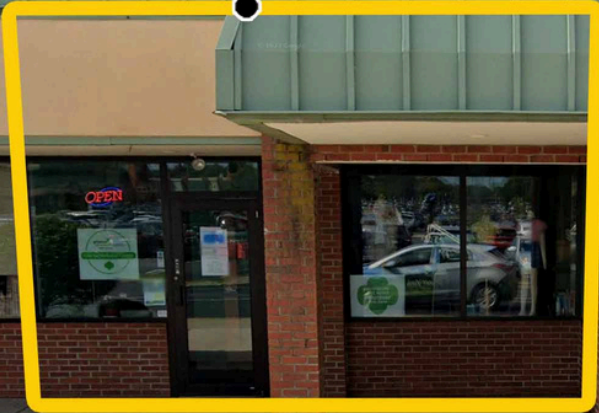


Second Floor Spaces	
200	Lease Sign- State of NJ
201	10,882 RSF Available

**SPACE B02:  
28,000 SF  
AVAILABLE**



**SPACE A02:  
2,000 SF  
AVAILABLE**









3003 English Creek Ave.  
AVAILABLE FOR LEASE

# CONNECT WITH US TODAY

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12/16/25