

**3012-3020-3024 English Creek Ave.  
Egg Harbor Township, NJ 08234**

**PRIME DEVELOPMENT OPPORTUNITY – 20.79+/- Acres**



**Acreage:**  
**Parcel #1**  
3012-3020 English Creek Ave: 14.59+/- ac

**Parcel #2**  
3024 English Creek Ave: 6.2 +/- acres

**Block/Lot:**  
Parcel #1      1702 / 95-98  
Parcel #2      1702 / 94

**Zoning:** Lot 98 HB / Lots 94-97 PO 1

**RE Taxes: \$337,129.00 (2022)**

**Price: \$1,900,000.00**

**Samantha Zerafa Roessler**

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	2 miles	5 miles
Population	16,976	74,902
Households	5,964	25,564
Median Age	41.3	39.9
Average HH Income	\$96,155	\$100,783

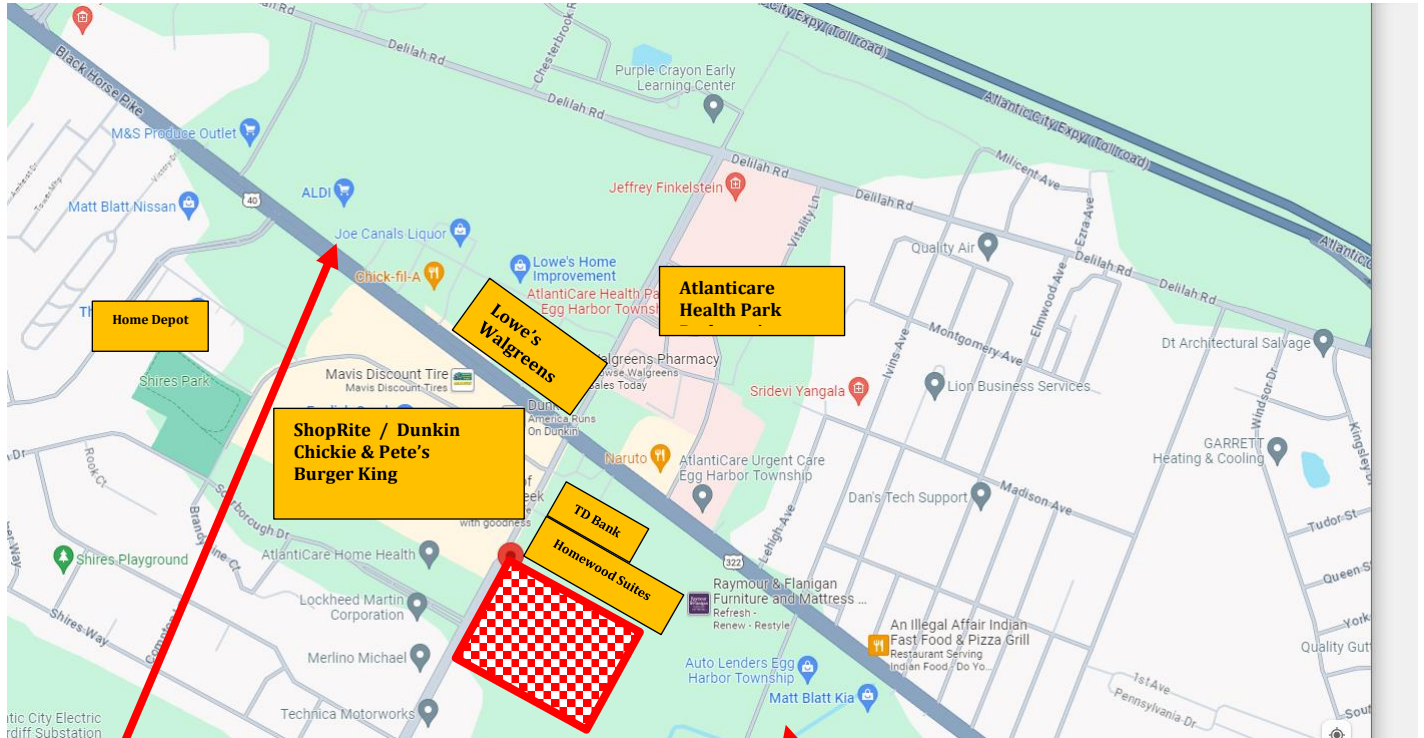
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**EXCELLENT ACCESS TO ATLANTIC CITY EXPRESSWAY**



Aldi  
Verizon  
Mattress Firm  
Chik-fil-A

Raymour and Flanigan  
Auto Lenders  
Matt Blatt Kia

**COMMENTS:**

- **Combined 925 feet +** on English Creek
- Located at **Black Horse Pike**
- Only Opportunity of its kind
- Hilton Homewood Suites built adjacent to site
- FAA Tech Centre – 2.5 miles. New Next Generation Aviation and Research Park
- Excellent access to AC Exp. and Garden State Parkway
- Local Tenants include: Across from English Creek Corporate Centre and English Creek Shopping Plaza with Shoprite as anchor. Near AtlantiCare Health Park, Rothman Institute, TD Bank, Rite Aid, Lowe's, Home Depot, Dunkin, Burger King