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**FOR
LEASE**

RETAIL SPACE FOR LEASE

208 PHILADELPHIA AVENUE, EGG HARBOR CITY, NJ 08215



OFFERING SUMMARY

Asking Lease Rate: \$12.50/SF Modified Gross + Utilities

Size Available: +/- 4,500 SF

Signage: Facade

Parking: Ample Street Parking

Zoning: R-C



PROPERTY HIGHLIGHTS

- + Prime retail space located in the business district of Egg Harbor City with close proximity to many shopping and dining options
- + Easy access to major highways and minutes from Atlantic City and local attractions
- + Large, open retail area with flexible layout options and ample street parking
- + Surrounded by a mix of residential neighborhoods and local businesses, this location benefits from the growing foot print in Egg Harbor City

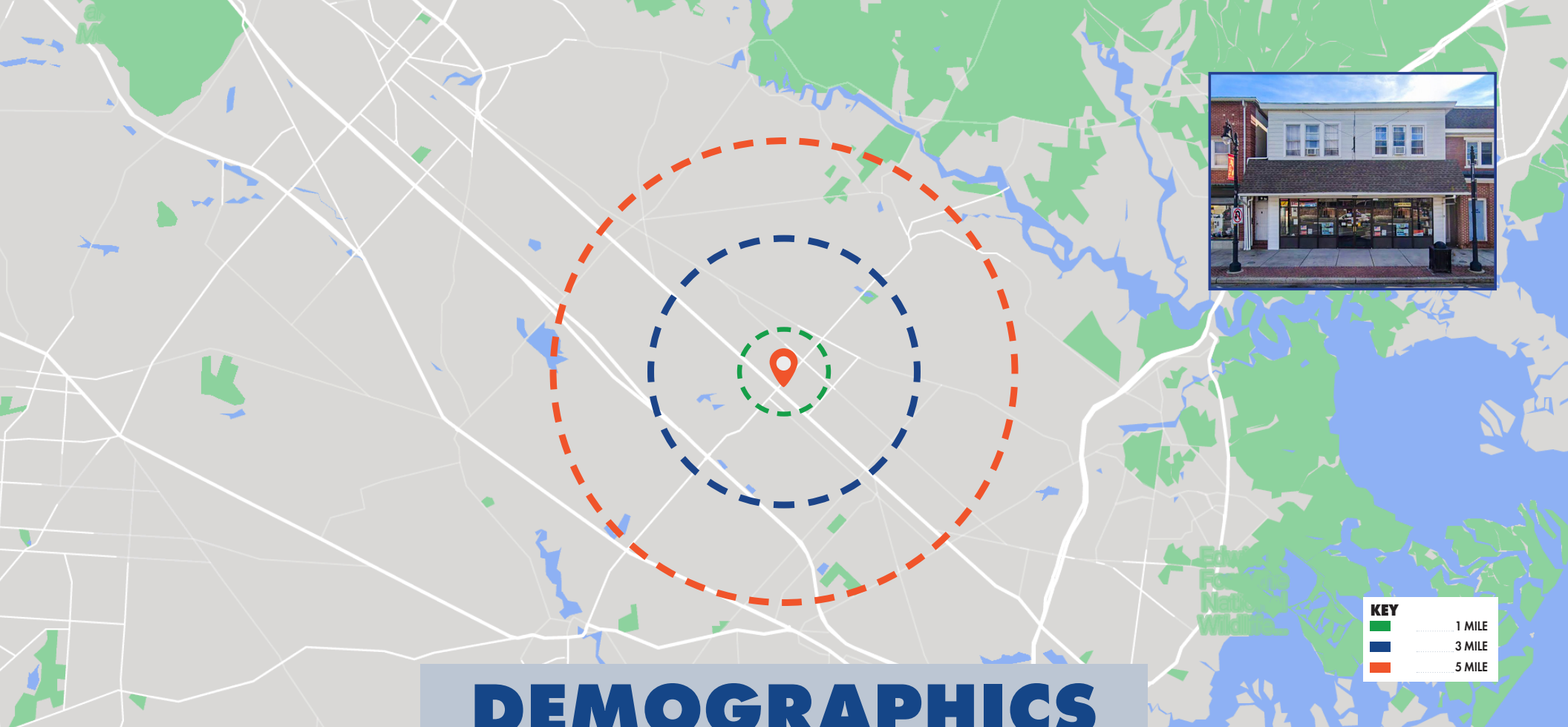


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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	4,520	7,316	15,075
PROJECTED 2028	4,419	7,154	14,779

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	1,749	2,819	5,814
PROJECTED 2028	1,699	2,739	5,667

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$66,104	\$76,466	\$87,215
MEDIAN INCOME	\$61,270	\$65,790	\$73,188

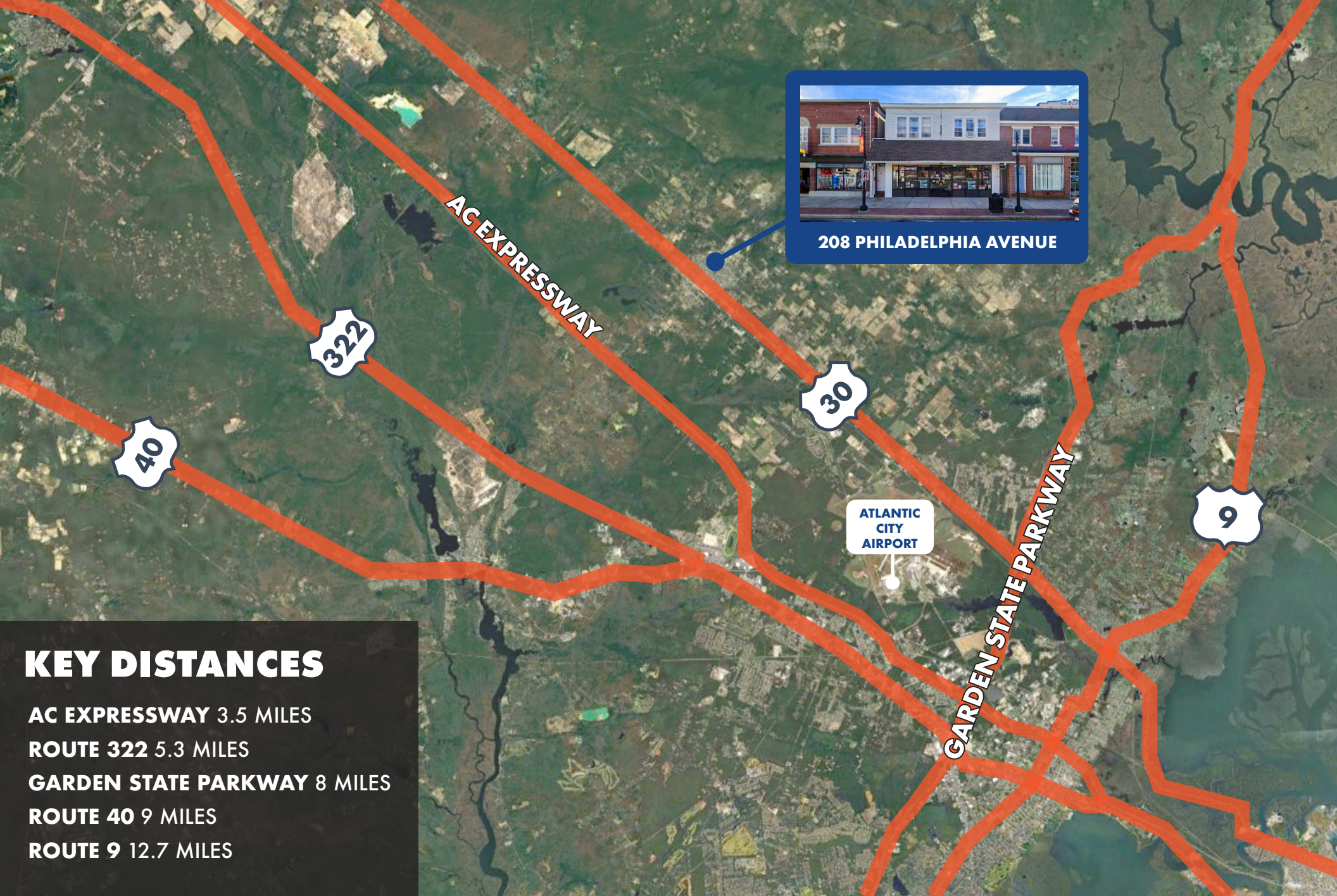


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208 PHILADELPHIA AVENUE

KEY DISTANCES

- AC EXPRESSWAY 3.5 MILES
- ROUTE 322 5.3 MILES
- GARDEN STATE PARKWAY 8 MILES
- ROUTE 40 9 MILES
- ROUTE 9 12.7 MILES



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ROUTE 30



HARBOR DINER



NEARBY AMENITIES

DINING

- Bulldogs Bar & Grill
- Chick Fil A
- Crossroads Bar & Grill
- Firehouse Bar & Grill
- Hammerbacher
- Longhorn Steakhouse
- McDonalds
- Olive Garden
- Slice of Naples Pizza
- South End Pizza IV

RETAIL/GROCERY

- ACME
- Baglianis Market
- Best Buy
- Dollar General
- Elwood Antiques
- Hammonton Mall
- HomeGoods
- Incolloginos Family Market
- Jimmies Florist
- NAPA Auto Parts
- Pepes
- Pinelands Golf Club
- Renault Winery
- Shoprite
- Sunoco
- Target
- The Home Depot
- Trio Tavern
- Walgreens
- Wawa



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