



UrbanAir
ADVENTURE PARK

HOBBY LOBBY

HOBBY LOBBY

LOFT

DANCE INC.

The Selfie Depot

U/C MedSpa

Hello Gorgeous
Salon & Spa

T Mobile

LANE BRYANT

URGENT CARE

A Repositioned Shopping Center in the Heart of South Jersey



The Shoppes at Cross Keys represents a unique opportunity to join one of South Jersey's most established retail destinations. Located at 611 Berlin-Cross Keys Road in Sicklerville, Camden County, with direct frontage on the Atlantic City Expressway, the property delivers exceptional visibility and access in one of the Philadelphia suburban market's strongest and most active trade areas.

Anchored by Hobby Lobby and Urban Air Adventure Park, the center benefits from consistent daily and weekend traffic driven by two of retail's most proven destination concepts. The surrounding co-tenancy is among the strongest in South Jersey, with Starbucks, T-Mobile, Plaza Azteca, and Lane Bryant all in place, and an immediate retail corridor that includes Walmart, Target, Lowe's, Home Depot, ShopRite, Marshalls, Ross, ULTA, Dick's, and Five Below within minutes of the site.

The trade area is supported by dense and rapidly growing residential neighborhoods — 889 units currently under construction and 2,620 planned within 5 miles — ensuring long-term demand for retail, dining, fitness, and service uses. With flexible space options ranging from 2,874 SF to 16,677 SF, fully divisible and expandable up to 40,000 SF, The Shoppes at Cross Keys is ideal for national and regional operators seeking a high-visibility South Jersey location with strong demographics and aggressive deal terms for the right tenants.

HIGHLIGHTS

- Direct Atlantic City Expressway Frontage — 44,000+ VPD
- Anchored by Hobby Lobby & Urban Air Adventure Park
- Strong National Co-Tenancy: Starbucks, T-Mobile, Plaza Azteca, Lane Bryant
- One of South Jersey's Most Active Retail Corridors
- Dense Residential Growth — 889 Units Under Construction, 2,620 Planned Within 5 Miles
- Space Divisible and Expandable Up to 40,000 SF
- Cooper University Health Care — \$3 Billion Campus Expansion Underway, 14,000+ Employees
- Proximity to Philadelphia Metro — 6+ Million Consumer Trade Area



Property Details & Demographics

SPACE DETAILS

	TOTAL SQUARE FEET	206,118 SF
	TOTAL RETAIL AVAILABLE	87,341 SF
	YEAR BUILT	2009 / 2015 (Hobby Lobby) / 2020 (Urban Air)
	MAXIMUM CONTIGUOUS	40,000 SF
	PARKING	938 Spaces
	MINIMUM DIVISIBLE	2,000 SF
	LEASE RATE	TBD
	2026 NNN EST	TBD

DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
 2025 Population	7,500	66,083	148,000
 2023–2028 AHHI Growth	13.3%	14.1%	13.2%
 Average HH Income	\$160,855	\$125,869	\$123,835
 Household	2,356	25,032	55,999
 Average HH Size	3.2	2.71	2.69

TRAFFIC COUNTS

Atlantic City Expressway	44,000+ VPD
Berlin-Cross Keys Road	35,595 VPD

 Atlantic City Expressway
44,000+ VPD

Site Plan & Availabilities

AVAILABILITIES TABLE

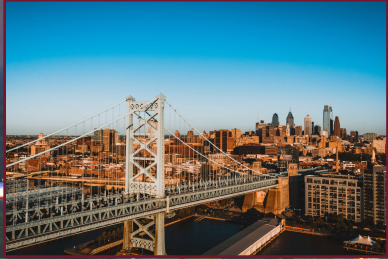
Suite 01 – 11	41,000 SF	Divisible
Suite 17	4,500 SF	
Suite 20	4,501 SF	
Suite 21	8,392 SF	
Suite 25 A/B	6,600 SF	Divisible
Suite 25 - 27	5,471 SF	Divisible



Distance Map

Philadelphia, PA

(±22 miles)



Atlantic City, NJ

(±45 miles)



Cherry Hill Mall

(±8 miles)



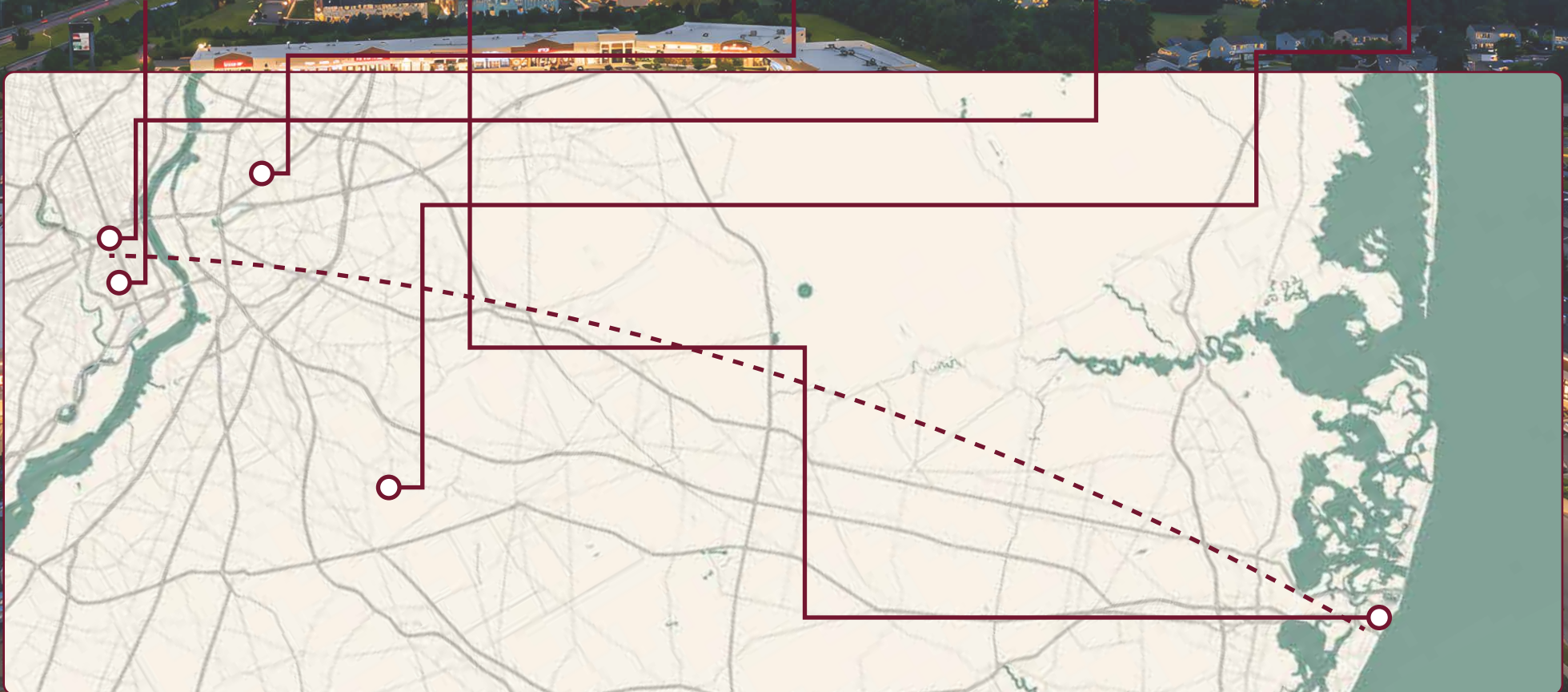
Thomas Jefferson Medical Campus

(Adjacent)



Cooper University Hospital

(Nearby)



Area Highlights

ATLANTIC CITY EXPRESSWAY SOUTH JERSEY'S PRIMARY REGIONAL ARTERY

The Atlantic City Expressway is a 44-mile controlled-access highway connecting the Philadelphia metropolitan area directly to Atlantic City and the Jersey Shore, carrying tens of millions of vehicles annually. The property sits directly on the Expressway with 500 feet of linear frontage and 44,000+ vehicles per day passing the site — capturing both local residential traffic from the surrounding Sicklerville and Winslow Township communities and significant regional pass-through volume from commuters and Shore-bound travelers year round. The Expressway's ongoing third-lane widening project will further increase capacity and traffic volume along the corridor, strengthening the property's long-term position as a high-visibility retail destination.

COOPER UNIVERSITY HEALTH CARE — SOUTH JERSEY'S LARGEST EMPLOYER

Cooper University Health Care is the leading academic health system in South Jersey and one of the region's largest employers with nearly 14,000 team members. Cooper University Hospital is the only Level 1 Trauma Center in South Jersey and the busiest trauma center in the Philadelphia region, serving more than 2.5 million patient visits annually. Cooper recently broke ground on 'Project Imagine' — a \$3 billion expansion of its Health Sciences Campus in Camden, the largest building investment in Camden County's history. The system includes an urgent care center in Sicklerville, reinforcing Cooper's direct connection to the surrounding community and generating consistent daytime traffic and demand for retail, dining, and service uses throughout the trade area.

Neighbor Map



Property Photos



CROSS KEYS

611 Berlin Cross Keys Rd, Sicklerville, NJ 08081

Avi Akiva

Avi@mrgny.com

212-314-4684 Ext . 101

Charlie Friedler

Charlief@mrgny.com

212-314-4684