

# FOR SALE OR LEASE

62-68 S BROAD STREET  
WOODBURY, NJ

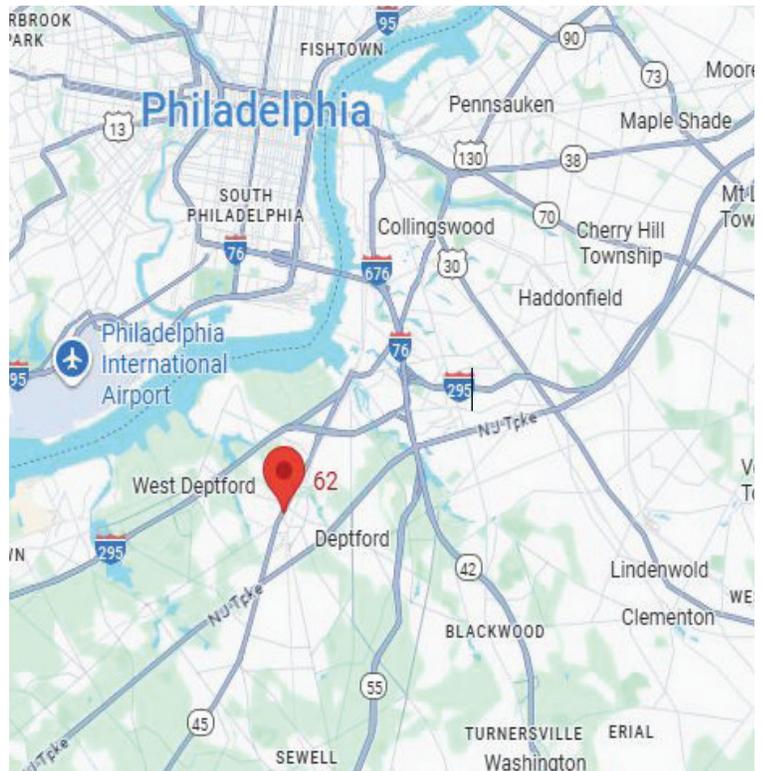
BUILDING FOR SALE OR LEASE  
TOTAL BUILDING SIZE - 28,000+/- SF

## PROPERTY OVERVIEW

- Total Building Area: 28,000 SF
- 1st Floor: 16,000 SF
- 2nd Floor/Mezzanine: 1,000 SF
- Basement 11,000 SF  
Basement is usable, non-retail

**Sale Price:** \$1,350,000

**Lease Price:** \$7.50/SF NNN



## PROPERTY HIGHLIGHTS

28,000 Total Square Feet (Public Record)

16,000 SF Open Span Main Floor - 1,000 SF Second Floor/Mezzanine

11,000 SF Usable Basement (Discounted Valuation)

Redevelopment Zone: PILOT Eligible

Built Circa 1945 for the S.S. Kresge Company

Strong, durable mid-century commercial construction

Broad Street frontage with excellent visibility

Flexible Commercial Zoning

Walkable downtown location with municipal and retail anchors nearby

Ideal for adaptive reuse and value-add repositioning

Glassboro-Camden Light Rail (GCL) - Train Service Target: 2028

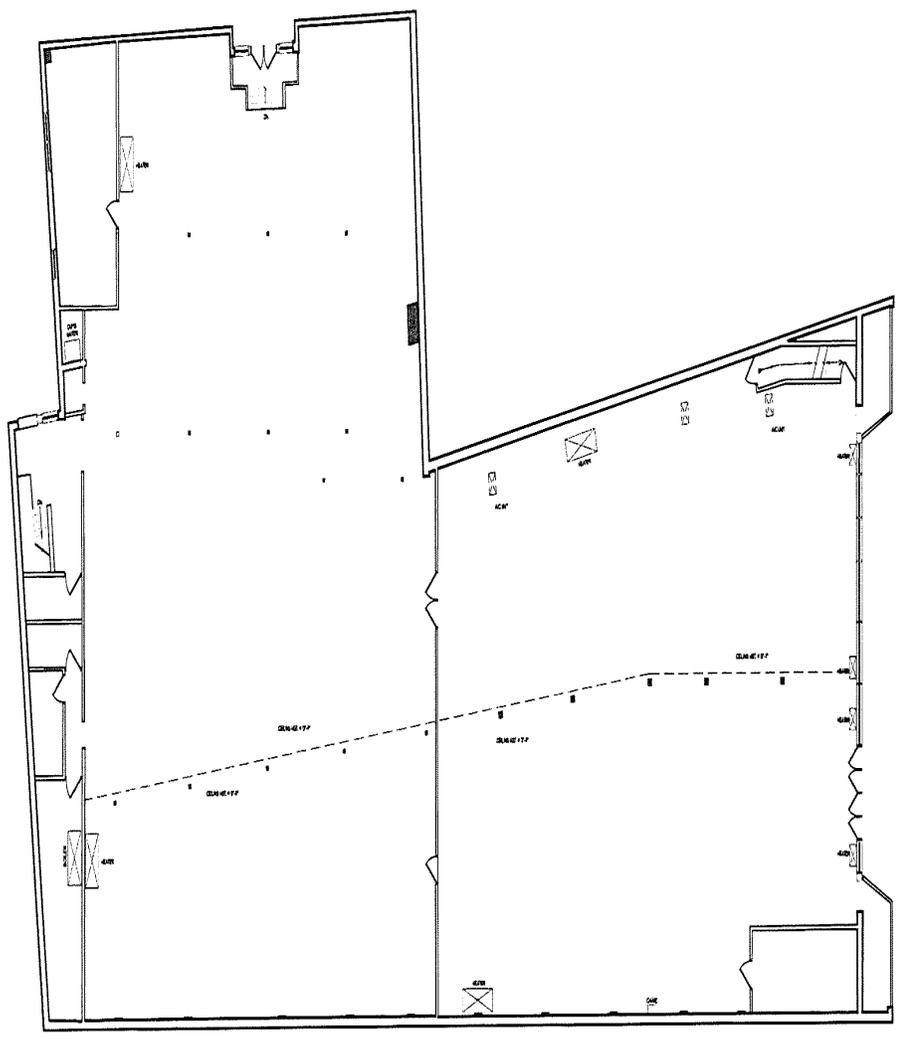
Former Underwood Memorial Hospital Redevelopment -

Demolition Completion Target: Spring 2026 - a Major Mixed-Use Redevelopment

200 market rate apartments fully approved - South Broad & West Centre Street



SQUARE FOOTAGE  
 First Floor: 15,978 sq ft



FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

DATE: 11/15/11  
 DRAWN BY: J. MARKEIM  
 CHECKED BY: J. MARKEIM  
 PROJECT: WOODBURY ANTIQUE CENTER

<b>A2</b> <small>DATE: 11/15/11</small>	<b>FIRST FLOOR PLAN</b>	<small>DATE: 11/15/11</small> <small>SCALE: AS SHOWN</small>	<small>PROJECT:</small> <b>WOODBURY ANTIQUE CENTER</b>	<small>ARCHITECT:</small> <b>Thomas B. Wadley, Architect</b> <small>Architecture Interior Design Preservation Consulting</small> <small>1000 Route 70 East, Suite 500, Cherry Hill, NJ 08034</small>	<small>NO.:</small> <small>DATE:</small> <small>SCALE:</small> <small>PROJECT:</small>
		<small>WOODBURY ANTIQUE CENTER</small>			<small>ARCHITECT:</small> <small>1000 ROUTE 70 EAST, SUITE 500, CHERRY HILL, NJ 08034</small>