2 S Main St Woodstown, NJ 08098

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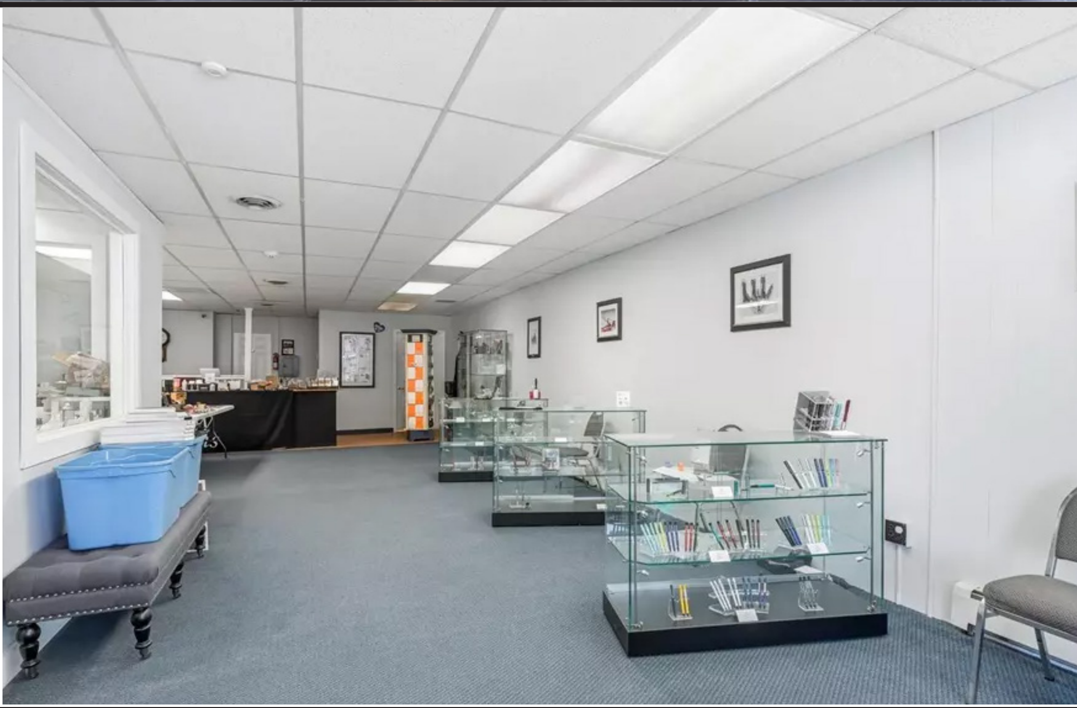
2 S Main Street
Woodstown, NJ 08098

Located in the heart of Historic Downtown Woodstown, 2 South Main Street presents a rare opportunity to acquire a fully leased mixed-use investment property positioned at the highly visible intersection of Routes 40 and 45. The property consists of approximately 8,100 square feet featuring a blend of retail storefronts and residential apartments, creating a diversified income-producing asset in one of Salem County's most charming walkable downtown corridors. The building includes three residential apartments and up to five retail storefronts, offering stable cash flow through a multi-tenant configuration. Situated on a prominent corner lot with strong street visibility and convenient on-street parking, the property benefits from consistent local traffic and close proximity to restaurants, retail shops, breweries, banks, and neighborhood services. Originally constructed in approximately 1920, the property combines historic downtown character with long-term investment potential. The asset is currently 100% occupied and fully leased, providing immediate in-place income with additional upside through future rent growth and continued downtown revitalization. The property is being offered at a purchase price of $967,000.00 and currently generates approximately $111,395.99 in annual gross income with a 2025 Net Operating Income (NOI) of approximately$71,391.06. Woodstown is a growing South Jersey community known for its historic charm, strong local identity, and regional accessibility to Philadelphia, Wilmington, and surrounding Salem and Gloucester County markets. The property's strategic location within the downtown business district positions it well for both residential and commercial tenant demand.

PROPERTY SUMMARY

Address:	2 South Main Street Woodstown, NJ 08098
Property Type:	Mixed-Use Retail/Residential
Building Size:	Approx. 8,100 SF
Lot Size:	Approx. 0.13 Acres
Asking Price:	$976,000
Year Built:	1920
Parking:	Street Parking & Public Parking
Building Stories:	2
Zoning:	C-1 Commercial
Occupancy:	100% Leased



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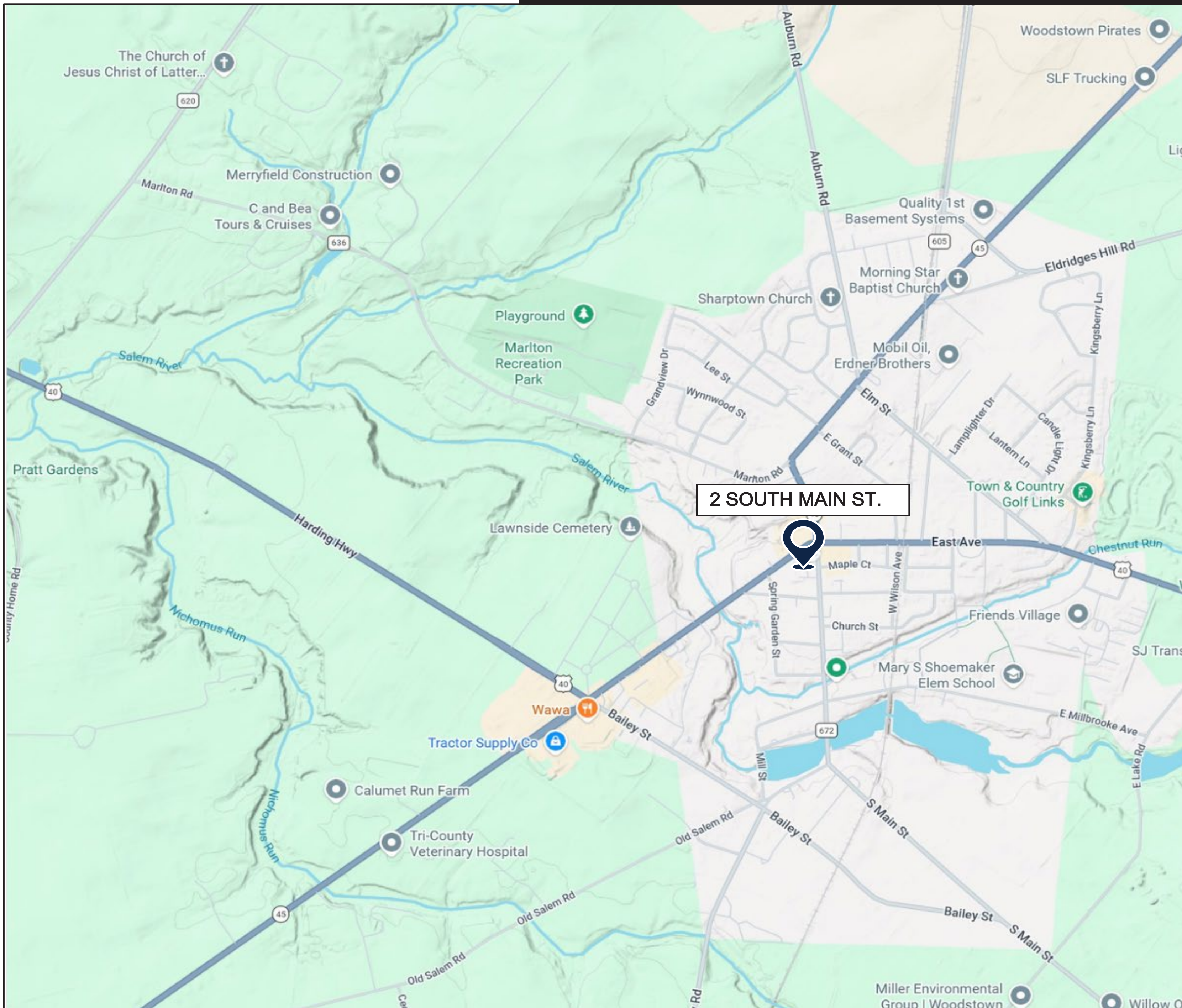
YAY


West Ave

REGIONAL VIEW

2 South Main Street | Woodstown, NJ 08098



FINANCIAL ANALYSIS

INCOME	2025
Rental Income	$111,395.99
TOTAL OPERATING INCOME	**$111,395.99**
EXPENSES	
Utilities – Fuel, Water and Sewage	$6,697.25
Taxes	$20,569.81
Insurance	$9,396.00
Maintenance	$3,341.87
TOTAL EXPENSES	**$40,004.93**

RENT ROLL

UNIT	TENANT NAME	TYPE	SF	MONTHLY	ESC %/$	LEASE START	LEASE END	RENEWAL OPTION	STATUS
1	GW Pens	RETAIL	1,218	$1,208.81	5%	9/1/2024	10/31/2029	5 years	Occupied
2	Studio 5 Performing Arts Center	RETAIL	1,225	$1,365.00	5%	7/17/2024	8/31/2030	5 years	Occupied
3	Studio 5 Performing Arts Center	RETAIL	300	$656.25	5%	06/01/2024	05/31/2026	5 years	Occupied
4	Residential Apt 2	1BD/1BA	450	$1,200.00	n/a	10/1/2025	9/30/2026	1 year	Occupied
5	Residential Apt 3	3BD/1BA	1,215	$1,800.00	n/a	7/16/2025	7/15/2026	1 year	Occupied
6	Residential Apt 4	2BD/1BA	1,100	$1,825.00	n/a	10/1/2025	9/30/2026	1 year	Occupied

PROPERTY VALUATION SUMMARY

FINANCIAL METRIC	AMOUNT
Gross Annual Income	$112,000
Net Operating Income (NOI)	$72,000

CAP RATE	ESTIMATED PROPERTY VALUE
5%	$1,440,000
6%	$1,200,000
7%	$1,028,571
8%	$900,000
9%	$800,000
10%	$720,000

Investment Summary: Based on the current Net Operating Income of $72,000 annually, the estimated market valuation for the property ranges between $900,000 and $1,200,000 depending on prevailing market cap rates. A reasonable midpoint valuation is approximately $1.0M at a 7% cap rate.

Key Notes

· Valuation is based on the income capitalization approach.
· Market cap rates vary by location, tenant quality, property condition, and market demand.
· Final valuation should be supported by comparable sales and lender appraisal.
· Repairs, maintenance reserves, vacancy assumptions, and CapEx planning should be included in long-term underwriting.

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