



INVESTOR & OWNER-USER OPPORTUNITY FOR SALE OR LEASE

(856) 985-9522 • ROSECOMMERCIAL.COM

40 ELM AVENUE, WOODBURY HEIGHTS, NJ



Property Description:

Ideal For:

Building Size:

Lot Size:

Parking:

Zoning:

Taxes:

Traffic Count:

Freestanding Professional Building
Investor, Owner/User or 1031 Exchange
7,350 +/- SF
0.72 Acres
35 Spaces
Highway Commercial
\$28,026.00 (2025)
19,000 +/- VPD (Route 45)

INVESTMENT HIGHLIGHTS:

- Current tenant is “dark”
- 7 years remaining on existing lease
- Tenant willing to buy out lease
- Annual average base rent \$183,000.00 NNN

FOR INVESTORS

- In place income with strong remaining lease term
- Tenant willing to buy out of lease
- High visibility location on Route 45
- Ample parking (35 spaces)
- Excellent access to Route I-295

FOR END USERS

- Tenant willing to vacate via buyout
- Freestanding building with excellent visibility
- Ideal for medical, professional, or service oriented users
- Abundant parking and easy highway access

PROPERTY FEATURES

- Ideal for owner/user/investor
- 35 parking spaces
- Highway Commercial Zoning
- Excellent Visibility from Route 45
- 5 +/- miles from I-295
- Traffic light access

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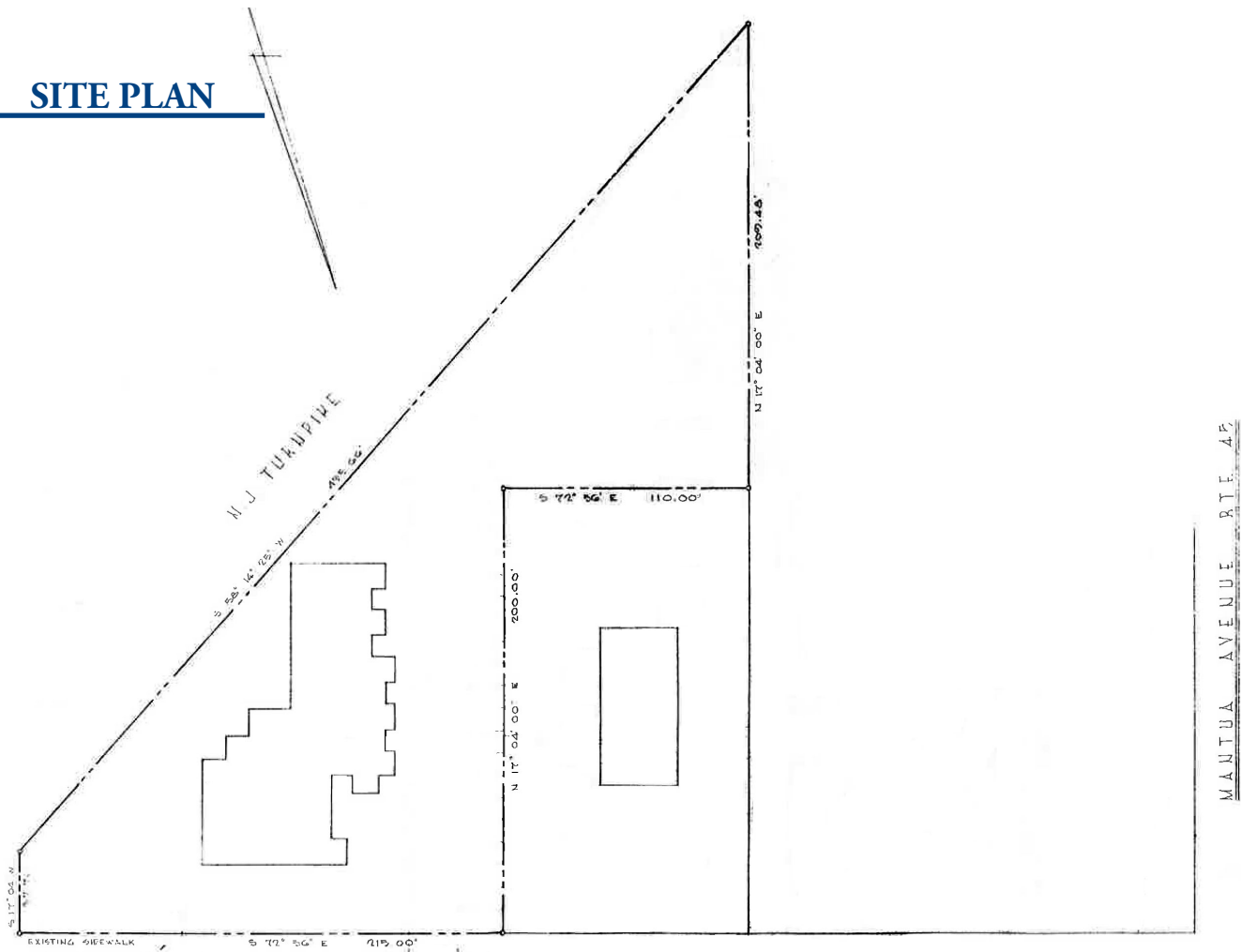
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SITE PLAN



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2025 Total	9,648	67,459	134,019
HOUSEHOLD			
2025 Total Households	3,745	26,899	53,316
2025 Average Household Income	\$106,179	\$119,519	\$120,293
TRAFFIC COUNT	19,000 +/- Vehicles Per Day		