



# 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
- Full basement
- Excellent Visibility from Route 45
- 5 +/- miles from I-295
- Traffic light access

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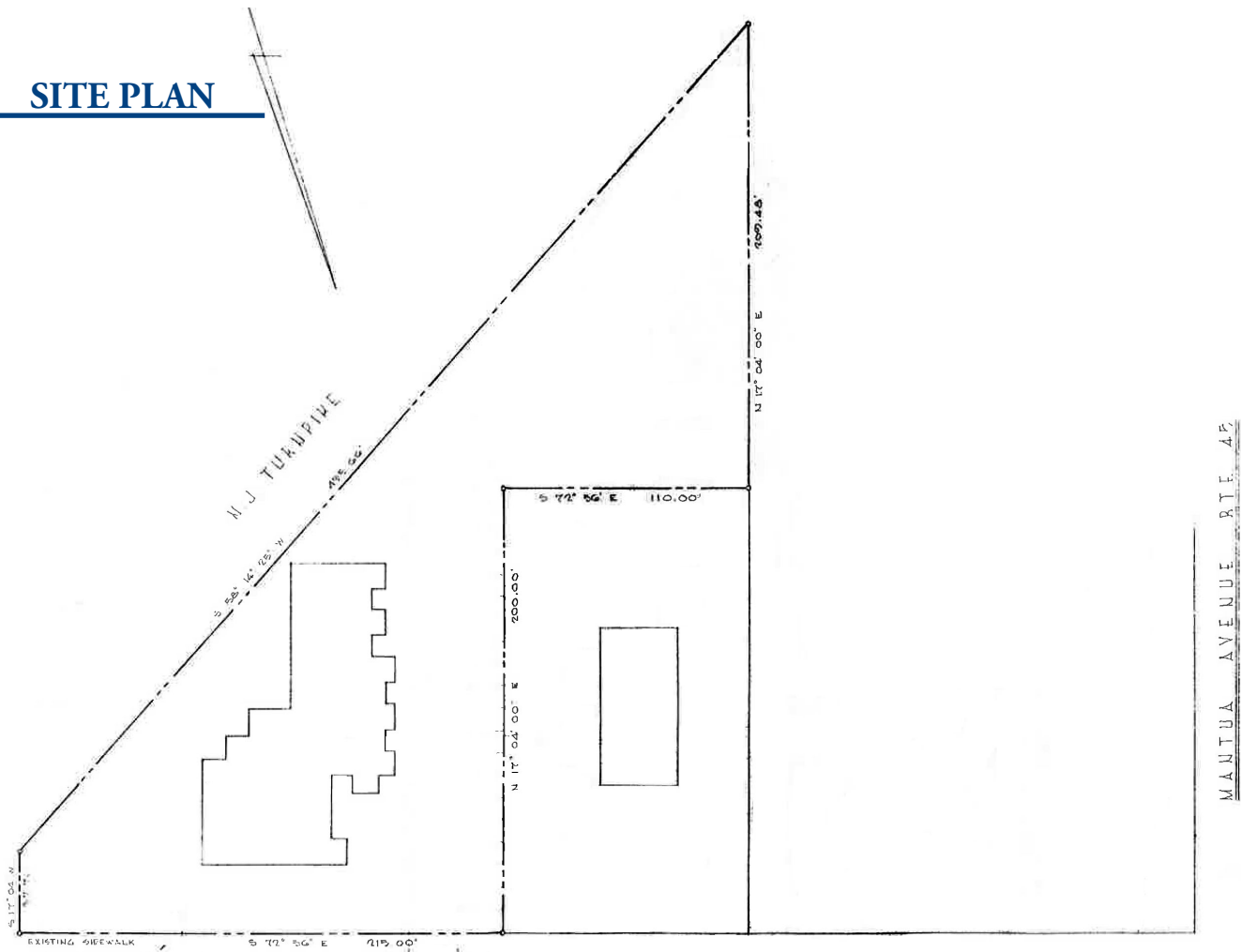
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## SITE PLAN



## 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 |           |           |