

640 NORTH BROAD STREET

640 North Broad Street Woodbury, NJ 08096



FOR SALE

SPECIAL PURPOSE



6,238 SF



PROPERTY DESCRIPTION

- 6,238 SF, 2 Story building
- Prime location in Woodbury
- Close proximity to downtown businesses
- Versatile floor plan
- Potential for customization
- Strong investment opportunity
- 1st floor is storage capable

SALE PRICE:

\$199,900.00

FOR MORE INFORMATION

Joe Riggs

☎ 609.352.1162

✉ joe.riggs@naimertz.com

Will Frank

☎ 856.724.4248

✉ will.frank@naimertz.com

NAIMertz



NAI Mertz | 21 Roland Avenue
856.234.9600 | www.naimertz.com
Mount Laurel, NJ 08054

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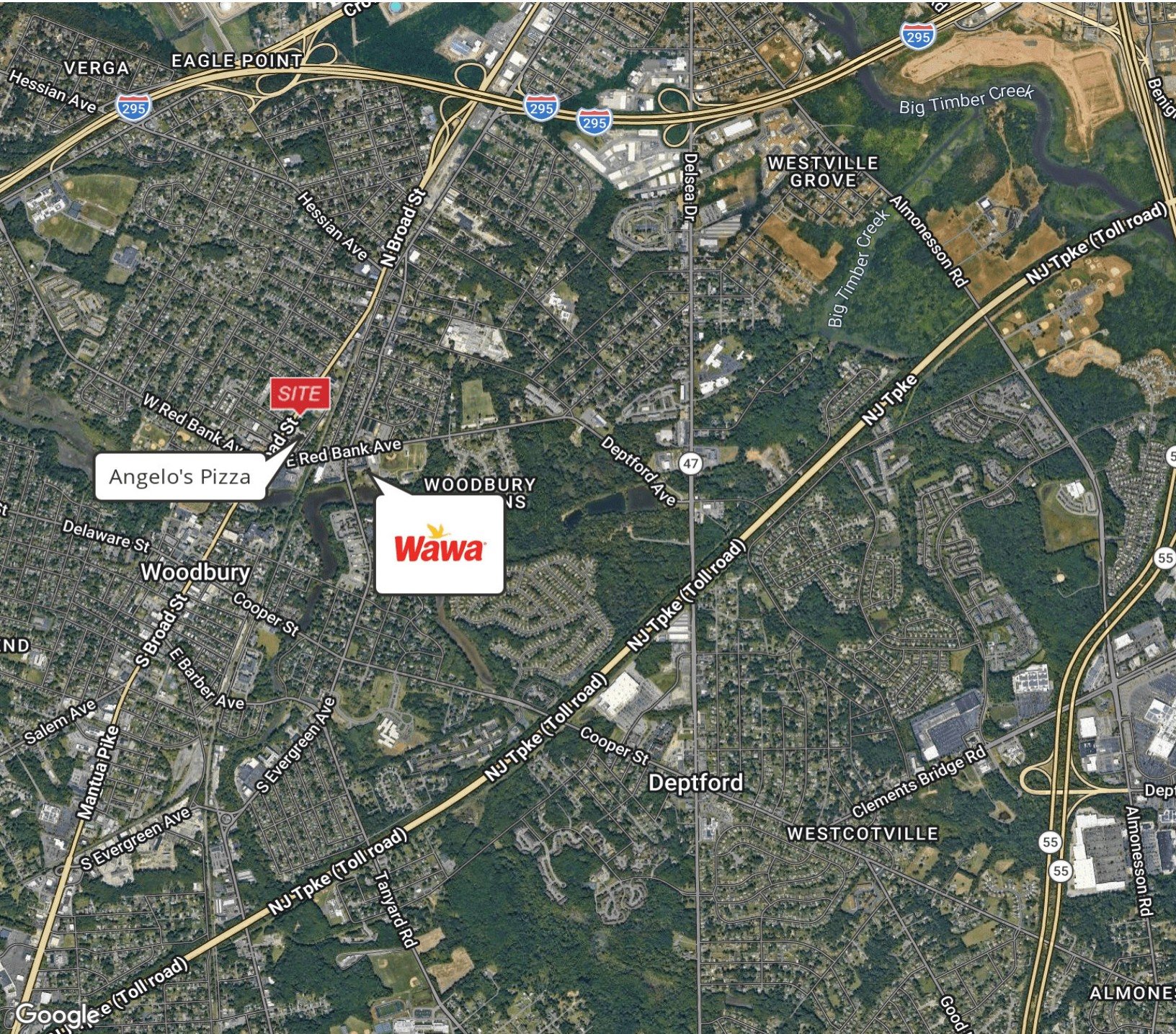


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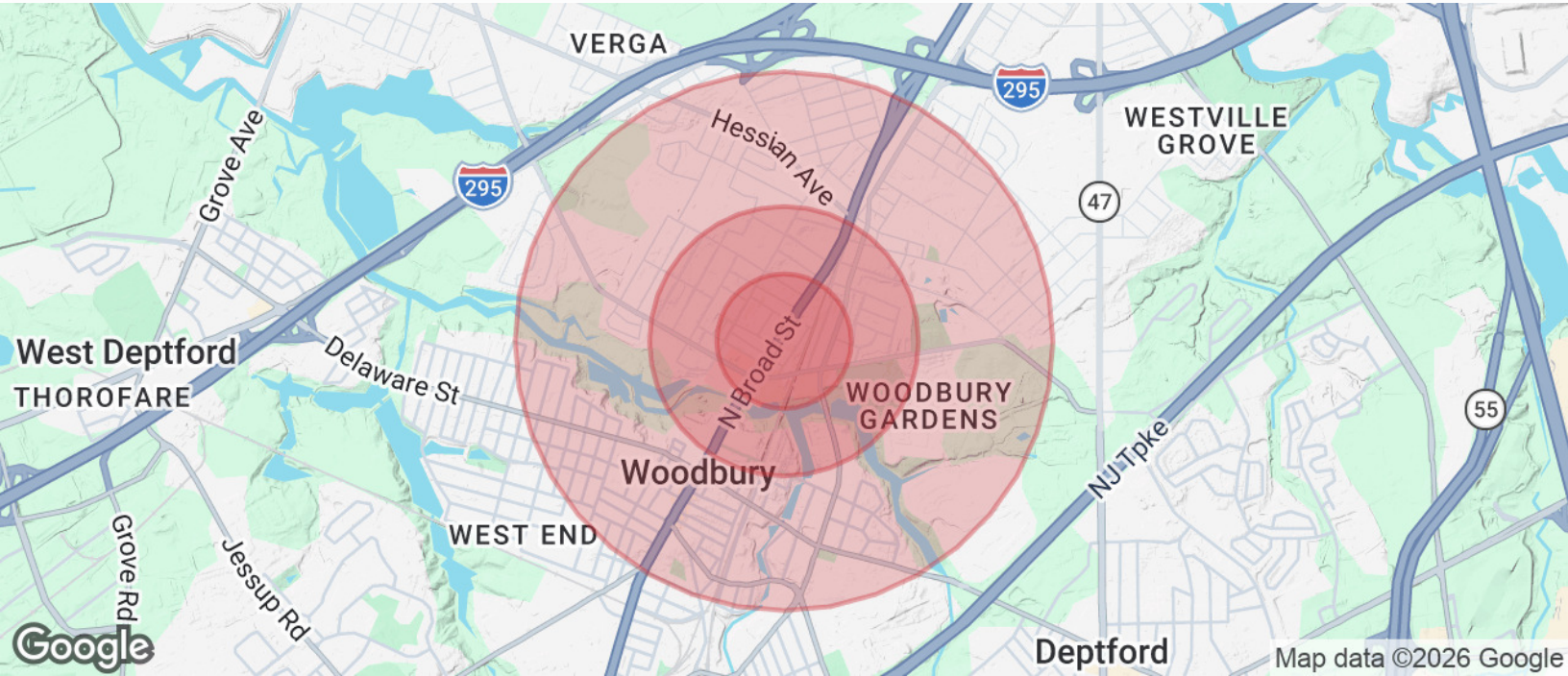


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POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 765 | 3,366 | 12,182 |
| Average Age | 40.1 | 38.8 | 39.2 |
| Average Age (Male) | 39.6 | 37.5 | 37.6 |
| Average Age (Female) | 46.0 | 41.1 | 41.1 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 323 | 1,386 | 5,017 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$97,914 | \$100,121 | \$98,494 |
| Average House Value | \$192,582 | \$216,346 | \$230,735 |

2023 American Community Survey (ACS)

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