



WARNER
REAL ESTATE & AUCTION

FOR SALE

1229 BROADWAY AVENUE

DEPTFORD, NEW JERSEY

FLEX SPACE FOR SALE

www.NJTRUCKKING.com

EXCLUSIVELY LISTED BY:

MICHAEL SCANZANO
SALES ASSOC. / COMMERCIAL ADV.
WARNER REAL ESTATE AND AUCTION
856.769.4111
MICHAEL@WARNERREALTORS.COM

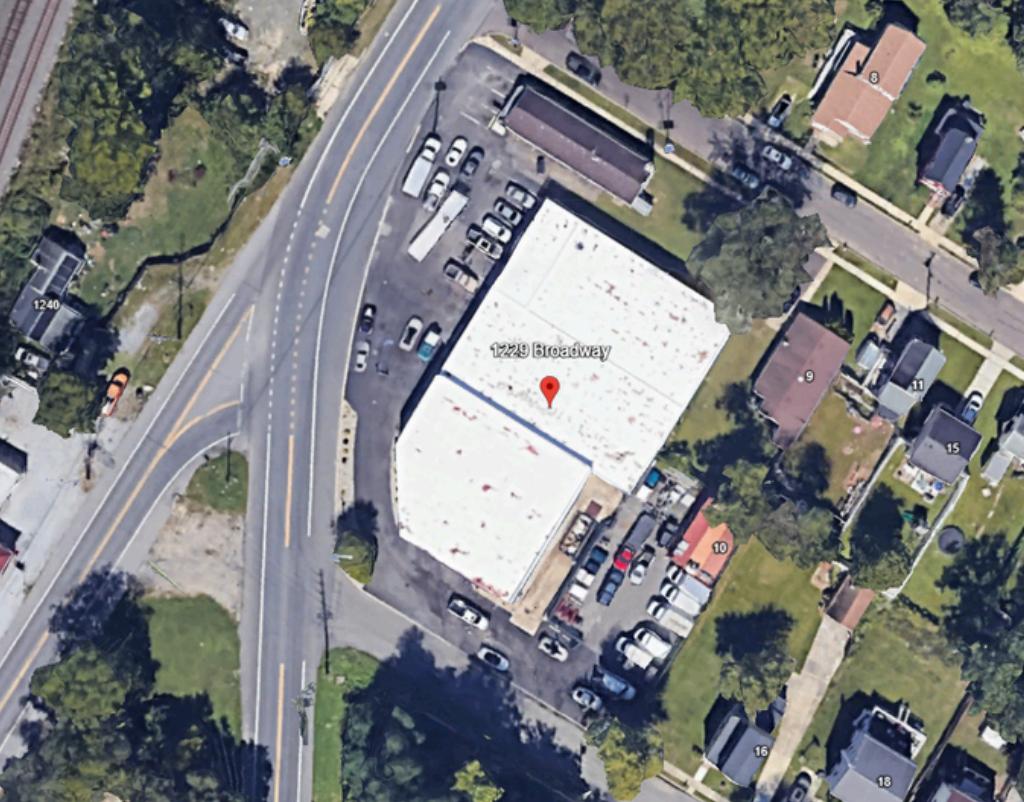
WWW.WARNERREALTORS.COM

AVAILABLE FOR SALE

Flex / Office Space

PROPERTY ADDRESS	1229 Broadway Ave, Deptford, New Jersey
SQUARE FEET	+/- 18,000 sqft (Divisible)
LOT SIZE	+/- 0.80 acres
ASKING PRICE	Call for details
ZONING	Split zoning LI-1 and R-8 Pre-existing use on Property
BUILDING FEATURES	Fit-out as a car dealership with renovated showroom and secured parking
PARKING SPACES	Confirm with township for use





PROPERTY SUMMARY

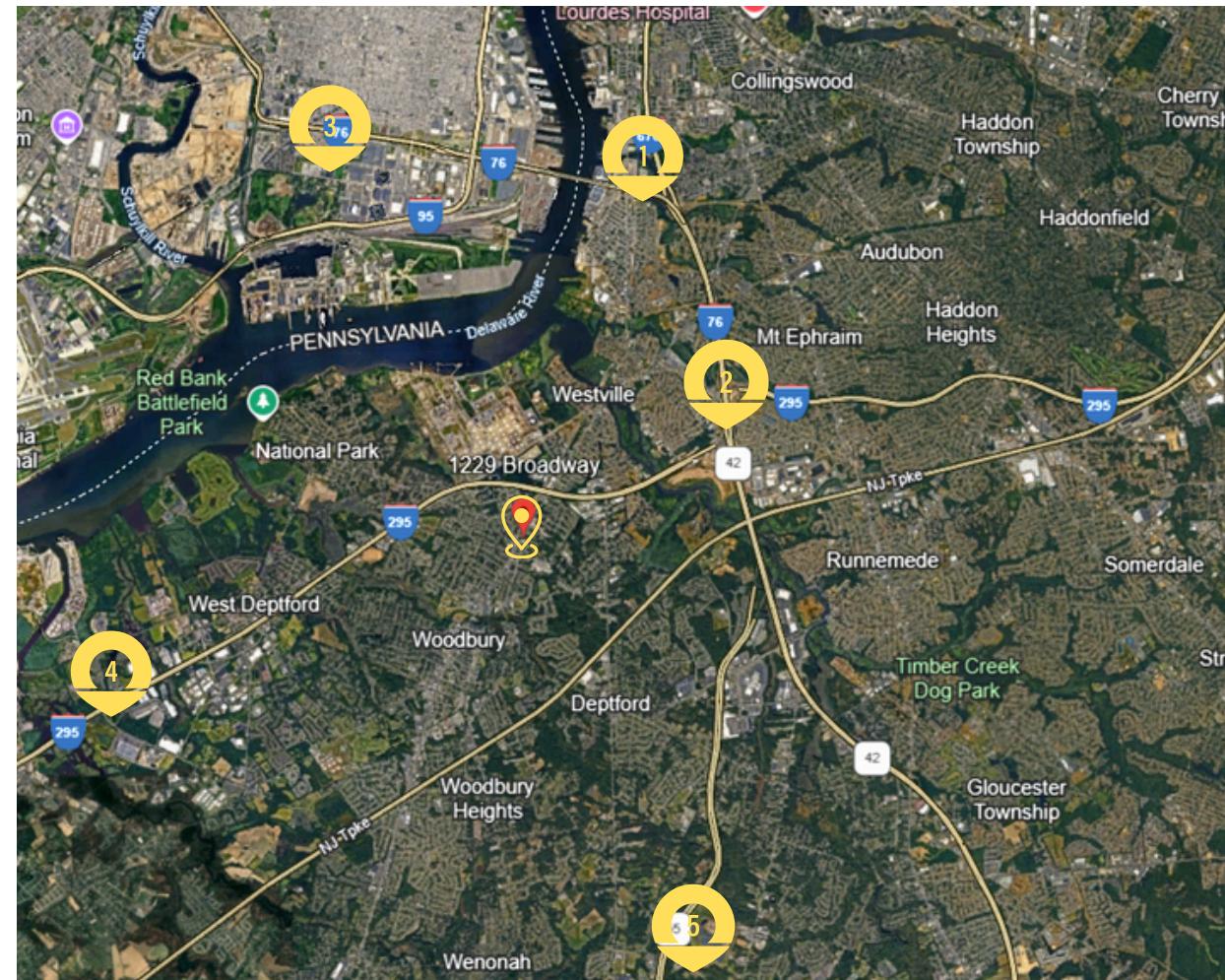
Located at 1229 Broadway in Westville, NJ, this property is currently a used car dealership, making it an ideal location for automotive businesses. The space features an 18' ceiling height in 9,000 sq. ft. and 14' ceilings in the remaining area. The property also includes around 2,000 sq. ft. of office space, and both the roof and HVAC systems are in excellent condition. A fenced-in yard offers ample parking around the building, providing convenient access for customers and staff. Situated just minutes from I-42 and I-295, and less than 10 minutes from the Walt Whitman Bridge, this property offers great visibility and accessibility for an automotive operation.

BUILDING HIGHLIGHTS

- Ceiling Height - 18' in 9000sqft & 14' in the rest of the space
- Comprised of mostly showroom and clear span space with +/- 2000 sqft of office
- Newer roof and HVAC system
- Secured lot with fenced in yard
- Customer parking on Broadway Avenue
- Completely renovated within the past 5 years

NEARBY AMENITIES

- 1 Walt Whitman Bridge
- 2 Route 42 and Route 55 Interchange
- 3 Philadelphia City
- 4 295 South to Commodore Barry and Delaware Memorial Bridge
- 5 Route 55 towards Rowan University



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
2020 Population	10,910	66,656	219,508
2024 Population	11,414	67,971	216,870
2029 Population Projection	11,851	69,812	217,781