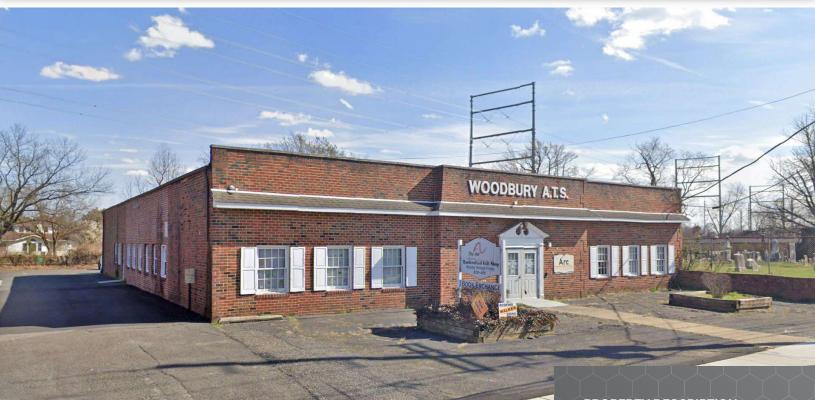
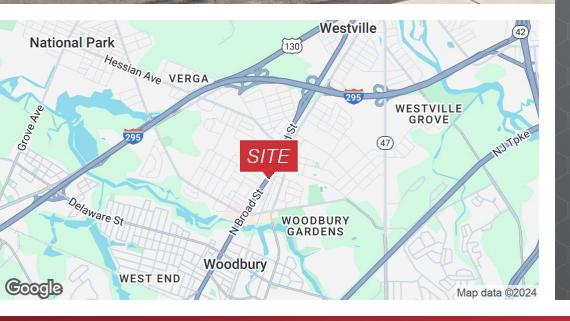
### 814 N. BROAD STREET

### Woodbury, NJ 08096

FOR SALE OR LEASE
OFFICE / RETAIL
8,287 SF





#### PROPERTY DESCRIPTION

8,287 SF free-standing building in Woodbury's commercial corridor. Can be used for Office, Retail, Service, or other commercial uses.

- Zoned C-1
- 0.69 acres
- 26 off-street parking spaces
- Layout features: Open area, Several private offices, Activity rooms, Full kitchen, Multiple restrooms, including ADA compliant restroom and a shower room

#### FOR MORE INFORMATION

#### John Adderly

«[]» 856.335.1080



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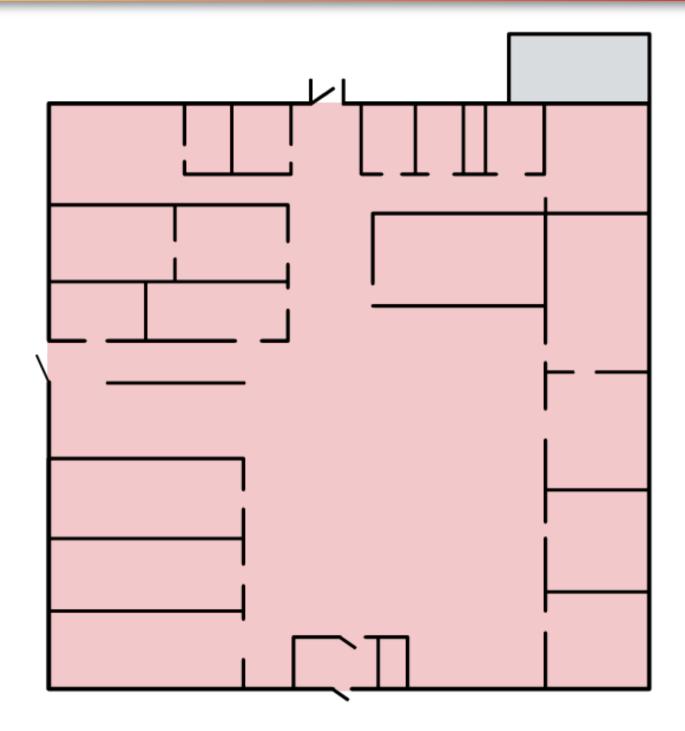


## FLOORPLAN

814 N Broad Street, Woodbury, NJ 08096

FOR SALE OR LEASE

**0** 8,287 SF



#### FOR MORE INFORMATION

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### LOCATION INFORMATION

814 N Broad Street, Woodbury, NJ 08096

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8,287 SF

Collingswood SOUTHWEST PHILADELPHIA Haddon Township 30 Oaklyn u 130 Gloucester Haddonfie City Audubon Delawaré Philadelphia Haddon International Heights Airport 205 Westville Bellmawr **National Park** Barrington VERGA Runnemede BILLINGSPORT THOROFARE GLENDORA Woodburv 55 West Deptford Paulsboro Deptford 42 Woodbury ALMONESSON Heights MTROYAL BLACKWOOD TERRACE OAK VALLEY Gloucester East Township Greenwi 55 LOCATION OVERVIEW nah Located on N. Broad Street (Route 45). One mile from I-295. LAKELAND Approximately 5 miles to NJ Turnpike (Exit 3) and Walt Whitman Bridge to Philadelphia GRENLOCH. G000 ©2024 Imagery ©2024 TerraMetrics

#### FOR MORE INFORMATION

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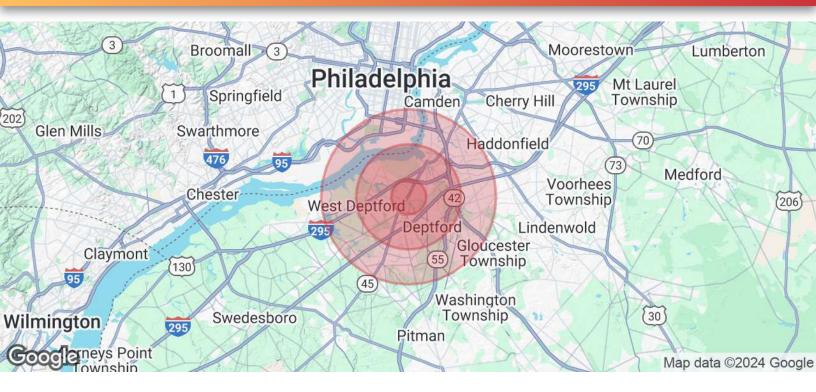
### DEMOGRAPHICS

814 N Broad Street, Woodbury, NJ 08096

FOR SALE OR LEASE

I OFFICE / RETAIL

**Q** 8,287 SF



| POPULATION                              | 1 MILE    | 3 MILES   | 5 MILES   |
|---|-----------|-----------|-----------|
| Total Population                        | 11,752    | 67,789    | 206,886   |
| Average Age                             | 42        | 42        | 41        |
| Average Age (Male)                      | 40        | 41        | 40        |
| Average Age (Female)                    | 43        | 44        | 43        |
| HOUSEHOLDS & INCOME                     | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households                        | 4,818     | 27,451    | 82,504    |
| # of Persons per HH                     | 2.4       | 2.5       | 2.5       |
| Average HH Income                       | \$95,740  | \$106,389 | \$106,523 |
| Average House Value                     | \$252,077 | \$276,955 | \$296,263 |
| Democryphics data devived from AlabaMan |           |           |           |

Demographics data derived from AlphaMap

#### FOR MORE INFORMATION

John Adderly



john.adderly@naimertz.com

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