

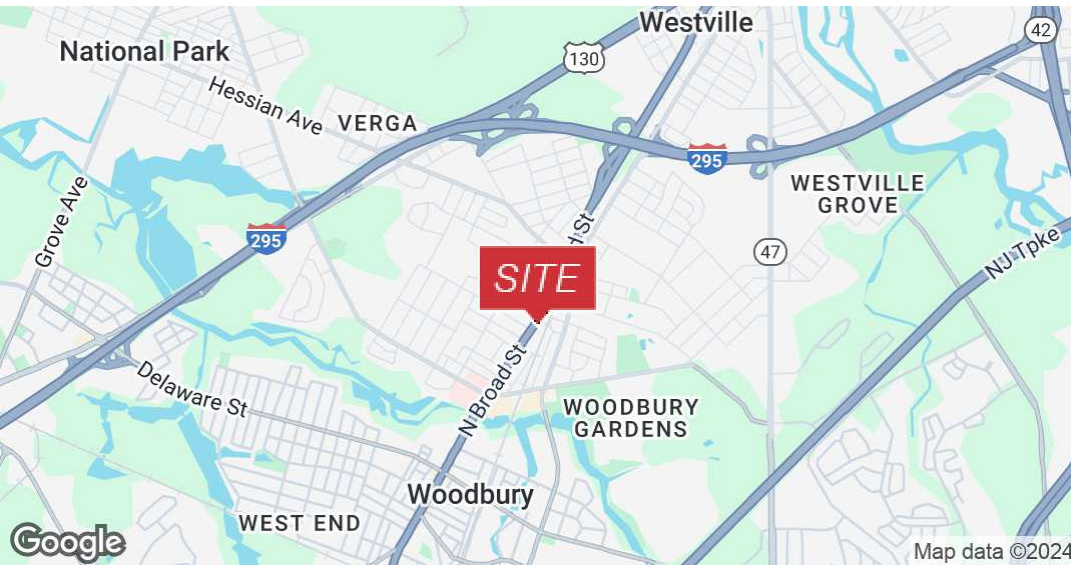
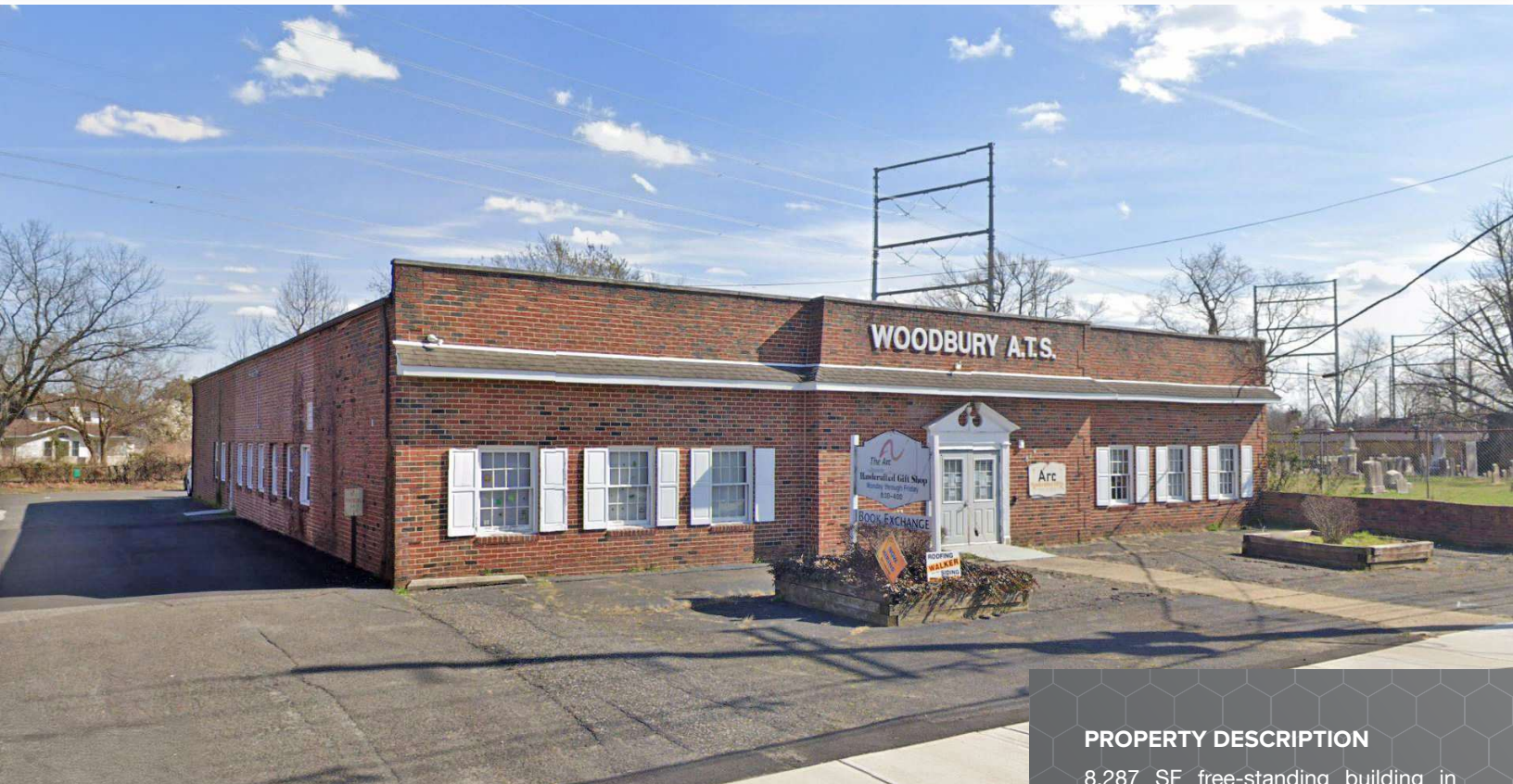
814 N. BROAD STREET

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

 john.adderly@naimertz.com

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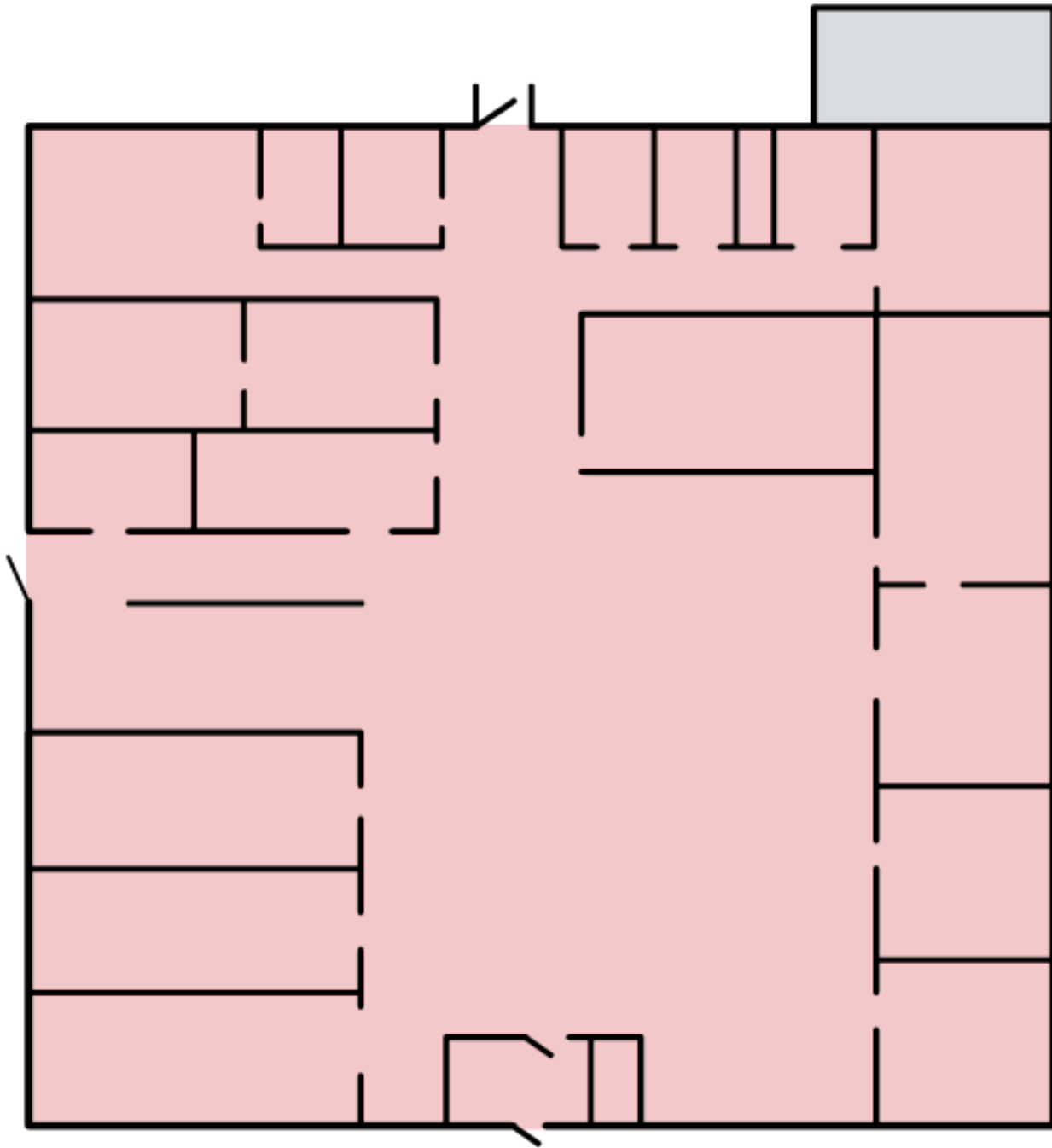
FLOORPLAN

814 N Broad Street, Woodbury, NJ 08096

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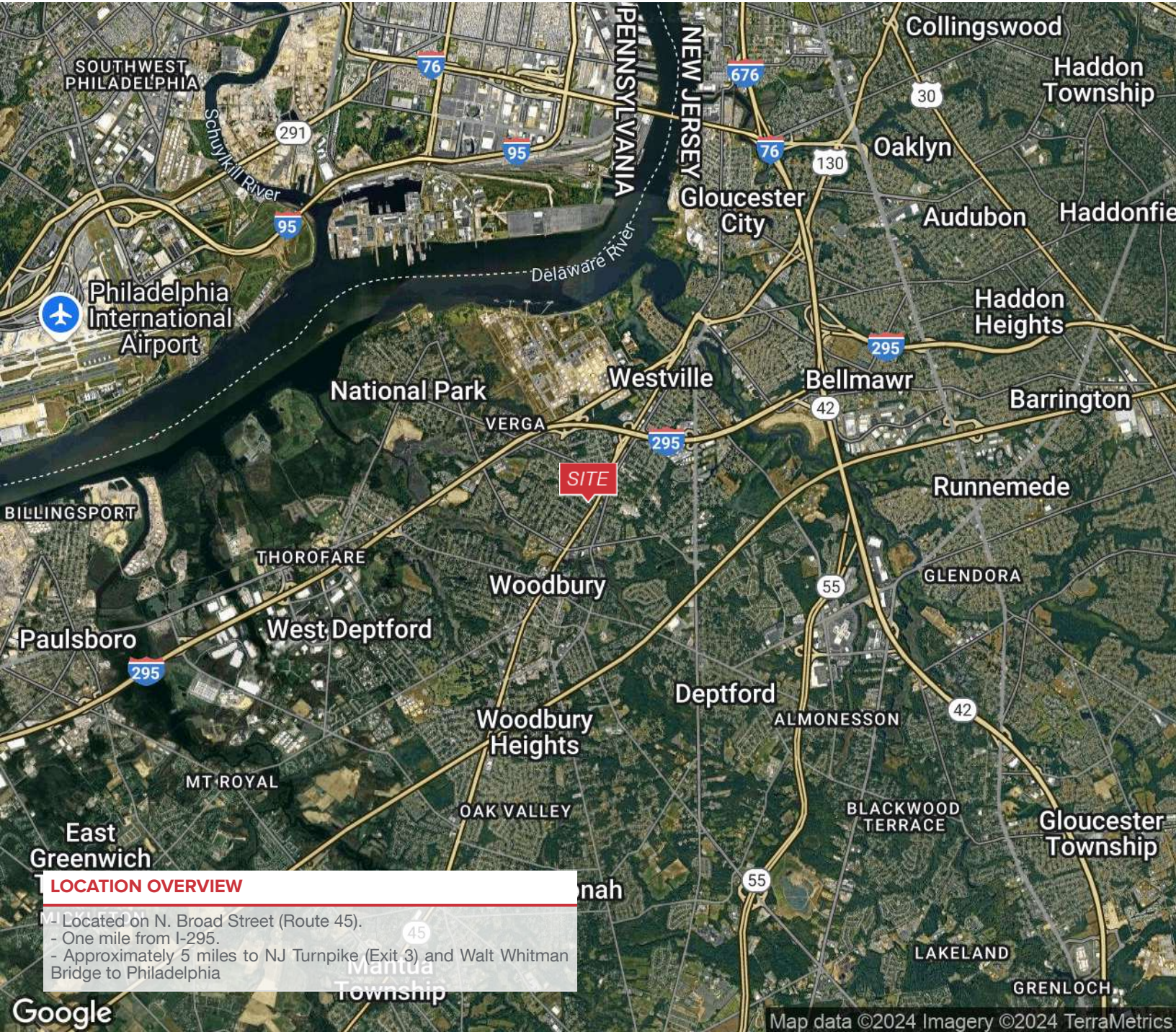
LOCATION INFORMATION

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LOCATION OVERVIEW

- Located on N. Broad Street (Route 45).
- One mile from I-295.
- Approximately 5 miles to NJ Turnpike (Exit 3) and Walt Whitman Bridge to Philadelphia

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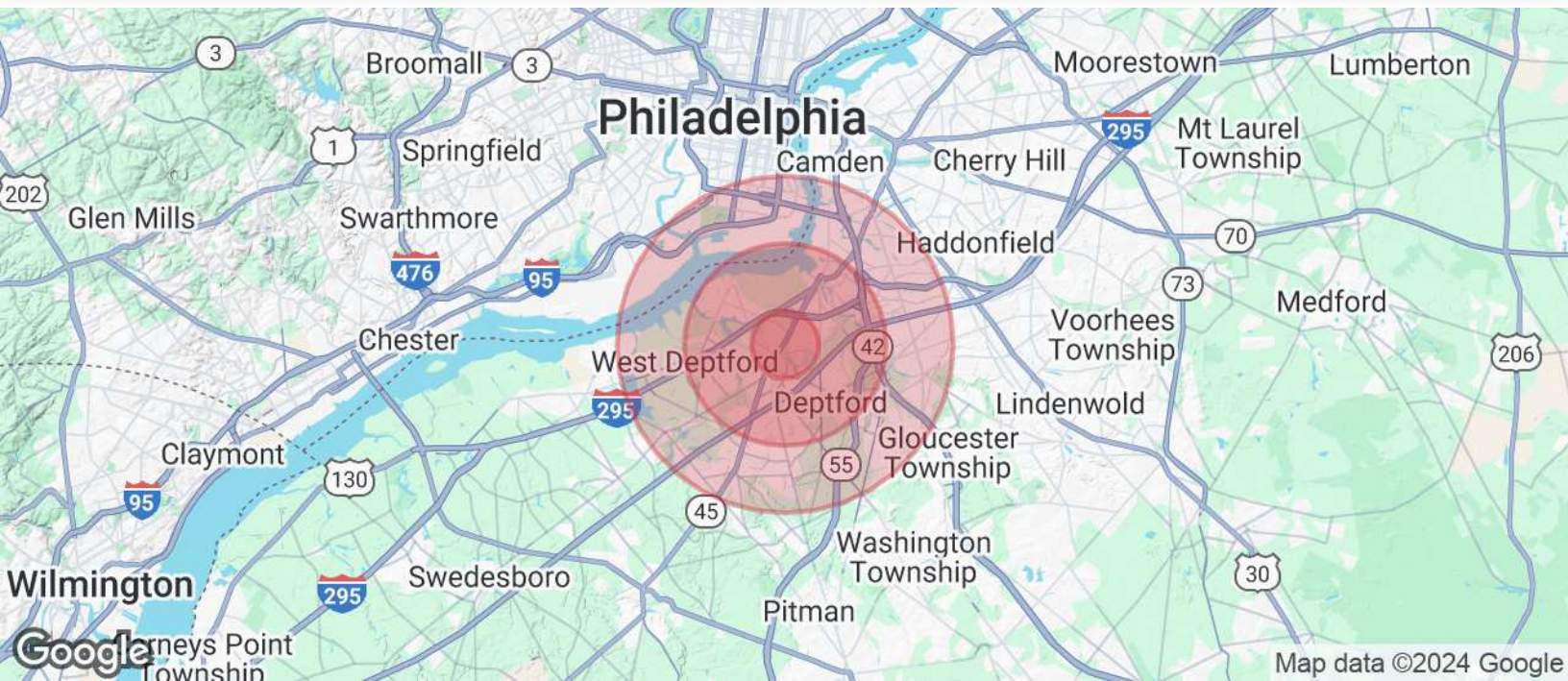
DEMOGRAPHICS

814 N Broad Street, Woodbury, NJ 08096

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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

Demographics data derived from AlphaMap

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