

65 N. BROAD STREET

Woodbury, NJ 08096



INVESTMENT SALE



RETAIL



3,326 SF



PROPERTY HIGHLIGHTS

- Historical building built in 1701 and renovated in 2018
- 36'+/- frontage on N. Broad Street
- Small cafe on first floor (210+/- SF)
- 4 restrooms - 2 are ADA compliant
- First floor kitchenette
- Event space on 1st and 2nd floors
- 10 parking spaces
- Zoned C1
- 16,720 vehicles per day on N. Broad Street
- Real Estate taxes: \$6,302 (2025)

LOCATION DESCRIPTION

- Located in downtown Woodbury's commercial corridor next to Woodbury Jr/Sr High School
- Several restaurants nearby - some within walking distance
- Less than 2 miles to I-295 Exit 21 (West Deptford)
- Less than 2 miles to Route 47 (Delsea Drive)
- 3.7+- miles to Route 42 in Bellmawr
- Approximately 4.5 miles to Route 55
- 12+/- miles to Walt Whitman Bridge

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,568	27,839	63,015
Total Population	13,525	68,762	157,701
Average HH Income	\$90,502	\$110,129	\$111,328

FOR MORE INFORMATION

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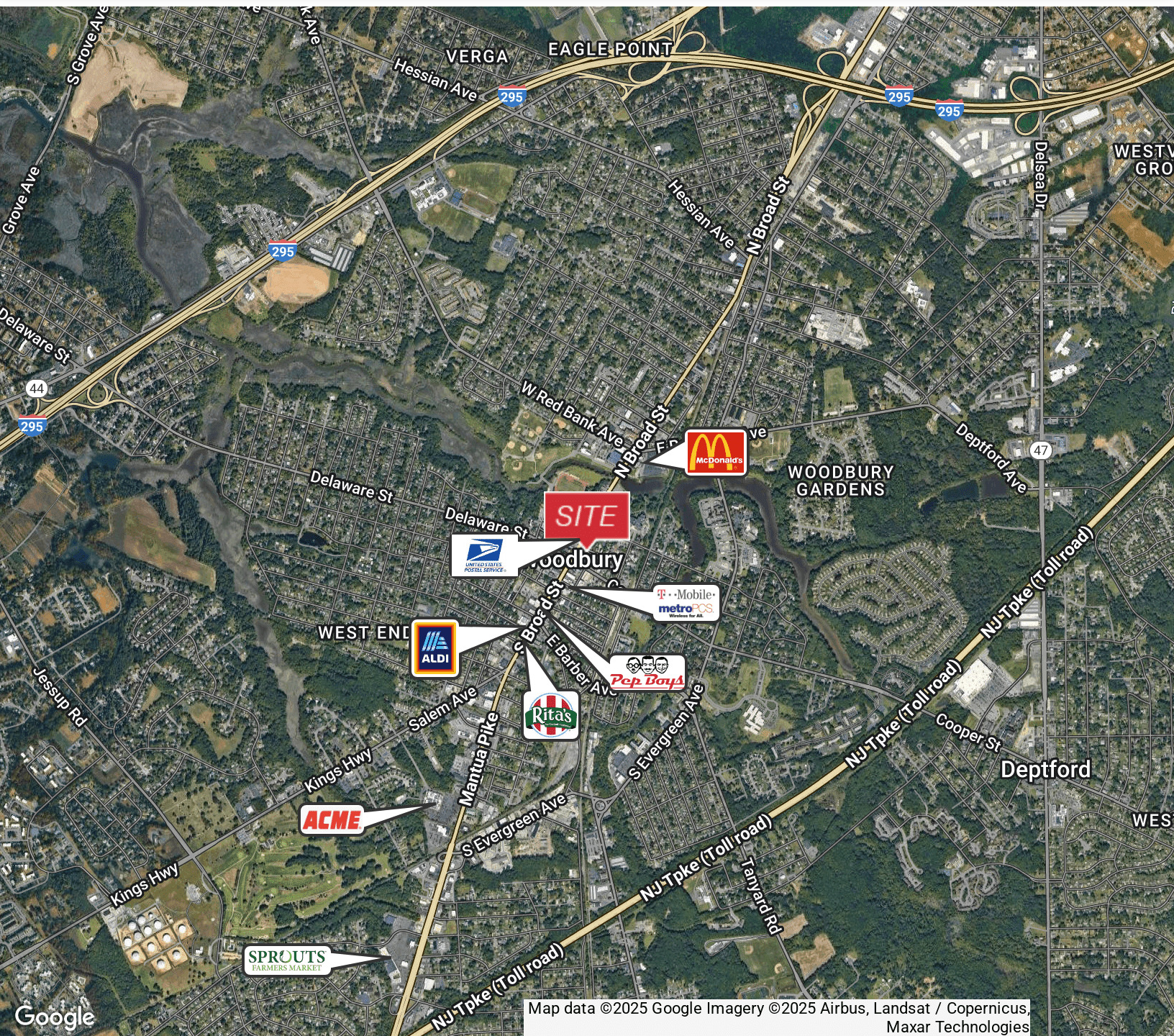
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