



BUILDING FOR SALE

**537 & 539 MANTUA  
AVE. (ROUTE 45)**

WOODBURY CITY, NJ

**RETAIL / FLEX  
BUILDING**

EXCLUSIVELY LISTED BY:

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# FOR SALE

## Retail / Flex Building for Sale

PROPERTY ADDRESS	537 & 539 Mantua Avenue Woodbury City, NJ
BUILDING SIZE	+/- 12,789 Square Feet 537 Mantua - 4,184 SQFT 539 Mantua - 8,605 SQFT
LAND ACRES	+/- 59,850 sqft / 1.37 Acres 537 Mantua - 0.55 Acres 539 Mantua - 0.82 Acres
USE	Office / Flex Building
ZONING	Commercial 2 (Two) Zone
YEAR BUILT	1900 - 1905 Historic Building
PRICE	CALL FOR DETAILS



# PROPERTY SUMMARY



This is a prime investment opportunity in Woodbury City, NJ, featuring two contiguous properties located on highly trafficked Route 45 (Mantua Avenue), with over 20,000 vehicles passing daily. The properties are situated in a Commercial 2 Zone, offering excellent potential for a variety of commercial or mixed-use developments. The first property, located at 539 Mantua Avenue, is a spacious 8,605 square feet on 0.823 acres, while the second property, at 537 Mantua Avenue, offers 4,184 square feet on 0.55 acres, with a current tenant in place, providing immediate rental income. With their prime location, high visibility, and ample space for redevelopment, these properties present a rare opportunity to capitalize on a high-traffic area with great potential for future growth.



## AREA HIGHLIGHTS

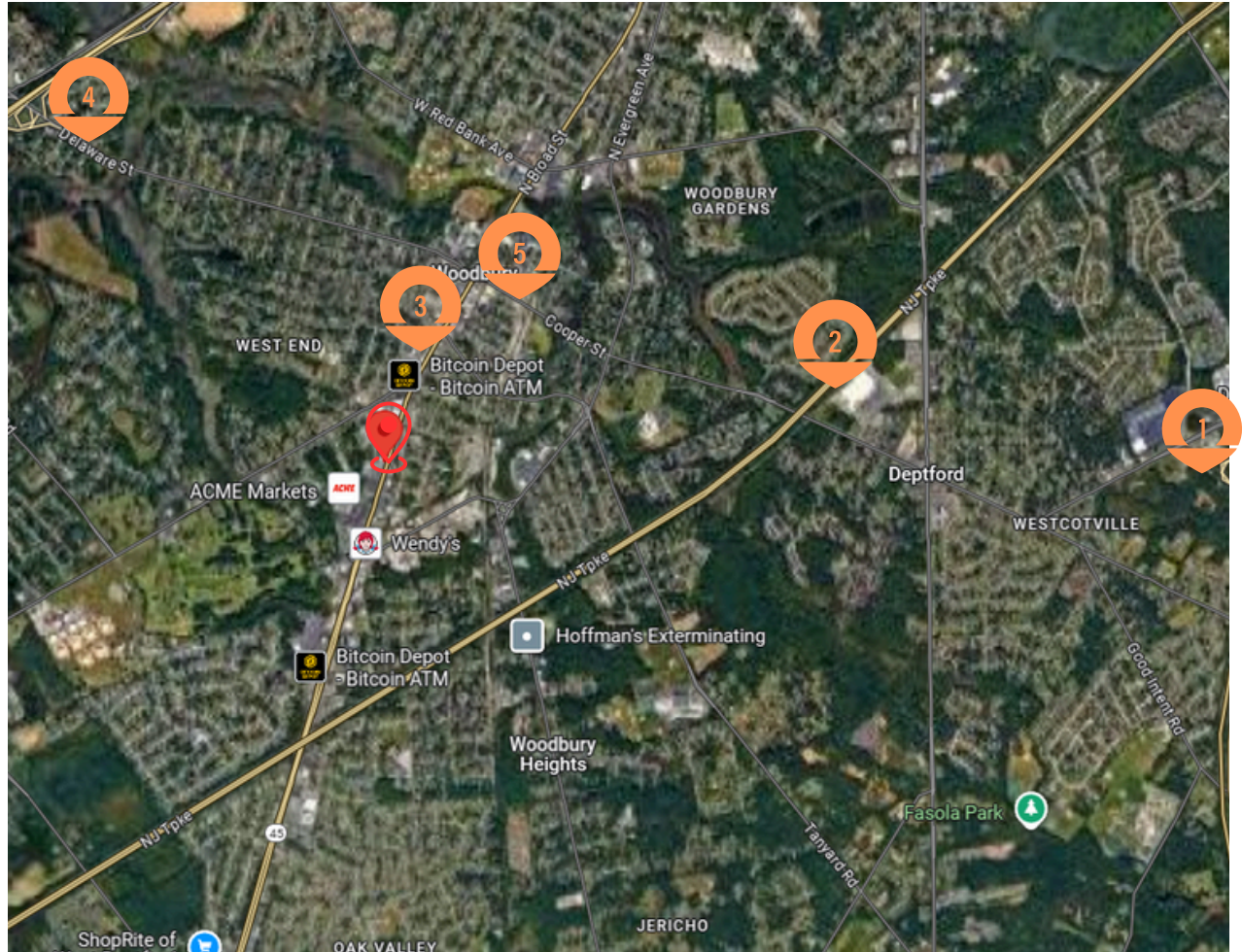
- Proximity to proposed Glassboro Camden Line
- Located near service-oriented businesses and banks
- Surrounded by a dense residential and commercial area

## SPACE DETAILS

- Two contiguous buildings on two separate lots
- Flex warehouse and office space
- Existing tenant in place (month to month lease)
- Existing environmental condition

# NEARBY AMENITIES

- 1 Deptford Mall
- 2 Walmart Supercenter
- 3 Aldi Supermarket
- 4 Route 295 North on/off Ramp
- 5 Future Woodbury Station on GCL



# DEMOGRAPHICS

## Population

	1 mile	3 miles	5 miles
2020 Population	11,278	67,894	138,266
2024 Population	11,732	69,284	140,528
2029 Population Projection	12,170	71,625	144,225

# FUTURE PUBLIC TRANSPORTATION



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