

**FOR SALE**

# **1,458 SF FREESTANDING BUILDING**

**271 ATLANTIC AVENUE  
COLUMBUS, NJ 08022**



## FACTS

- Prime Corner property
- Corner of Atlantic Avenue and W. Main Street
- Next to US Postal Service
- Zoned C-1
- Columbus Village Redevelopment Area
- 1,458 sf with full basement
- .42 acres (Irregularly Shaped Parcel)
- Property can be delivered leased or vacant
- Current tenant lease expires 12/31/25. Tenant would like to extend.

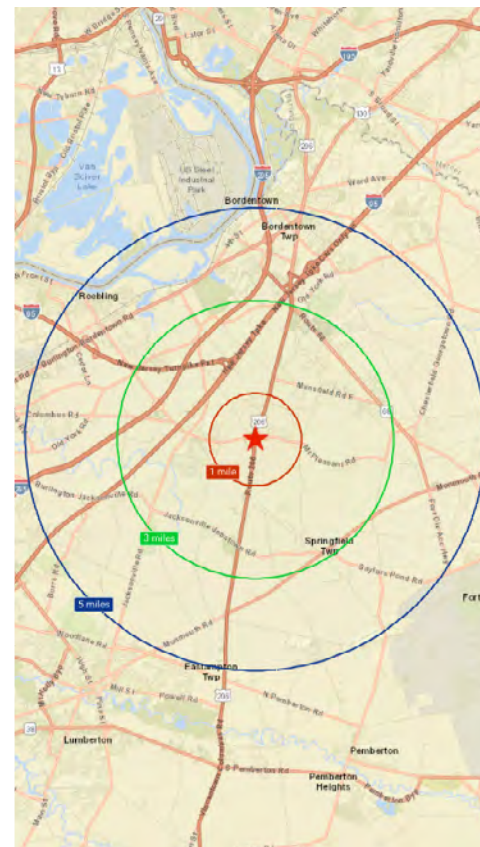
## SEEKING

- QSR (No drive-thru)
- Restaurants
- Convenience Store
- Bank or Credit Union
- Retail
- Professional business
- Contractor use
- Medical/ Dental Offices

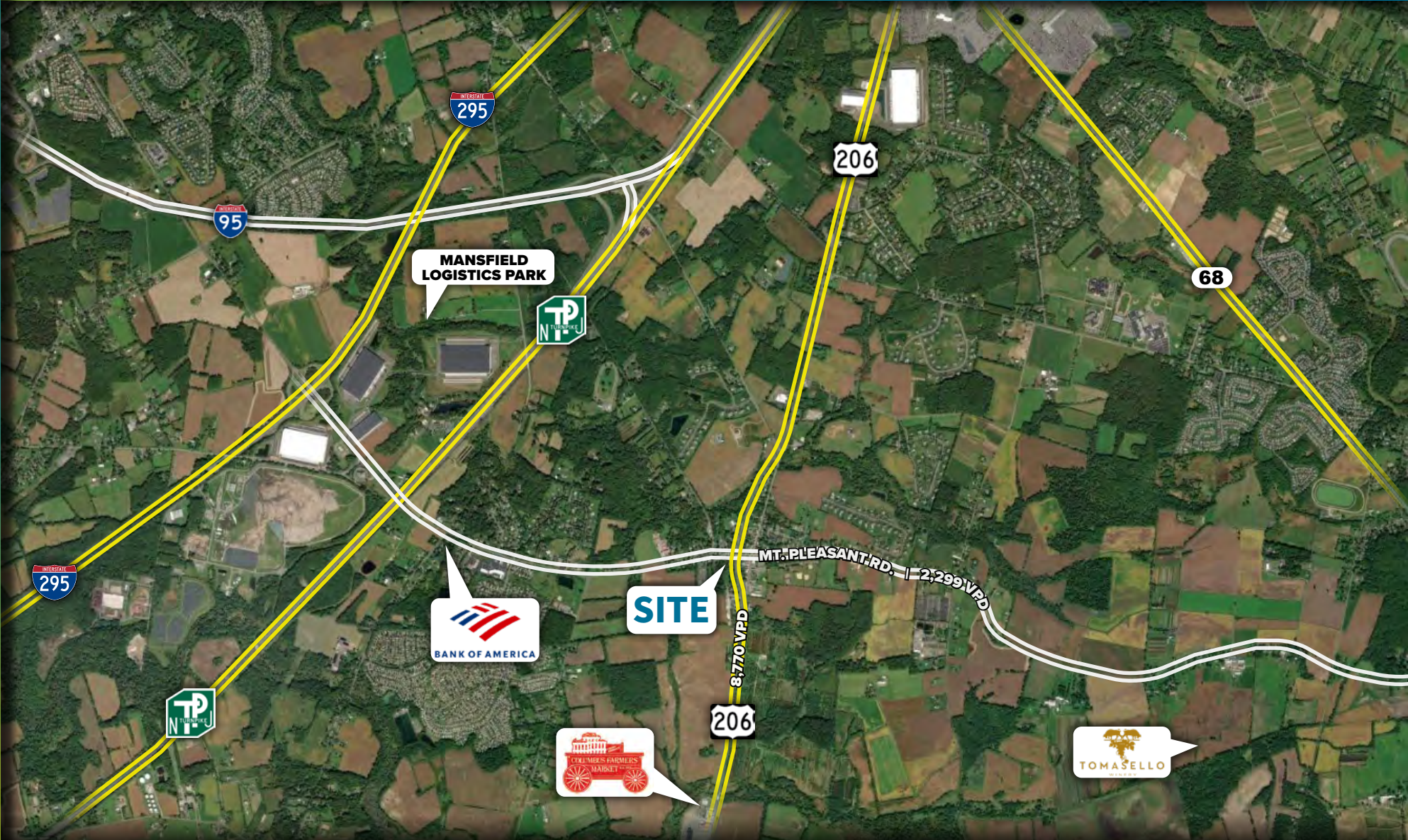
## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	1,084	8,737	33,220
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Households	384	3,608	12,845
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2025 Average HH Income	\$189,775	\$152,313	\$149,139

**ASKING PRICE : \$499,000**









**FOR MORE INFORMATION PLEASE CONTACT:**  
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