

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.

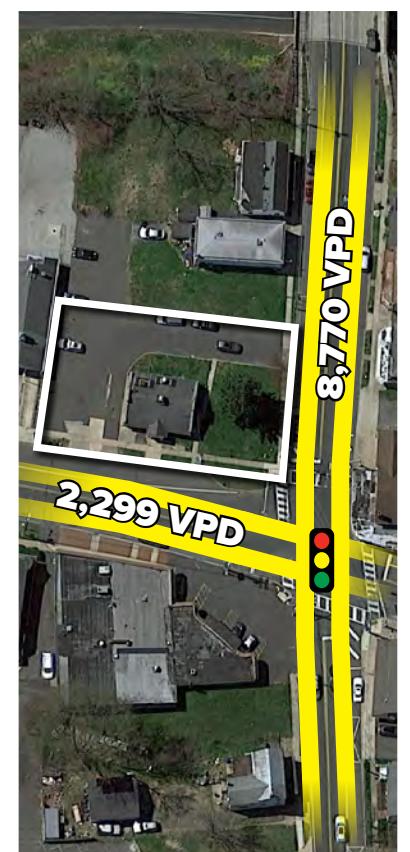
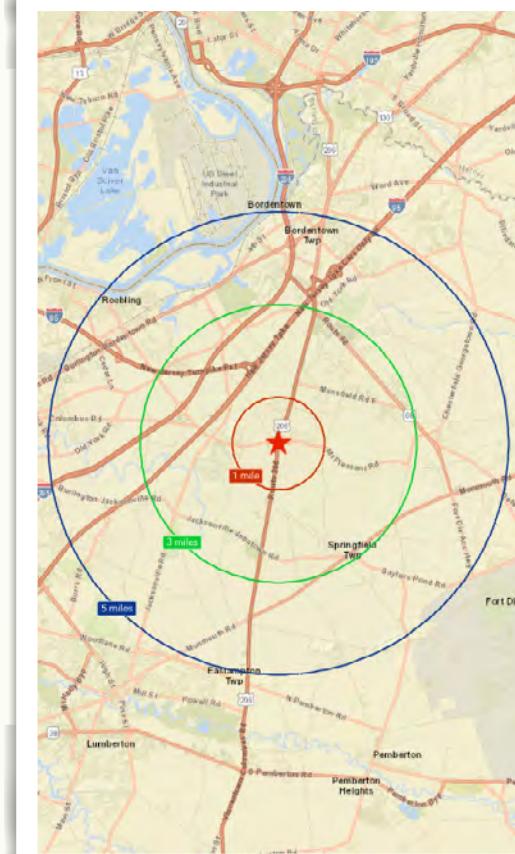
SEEKING

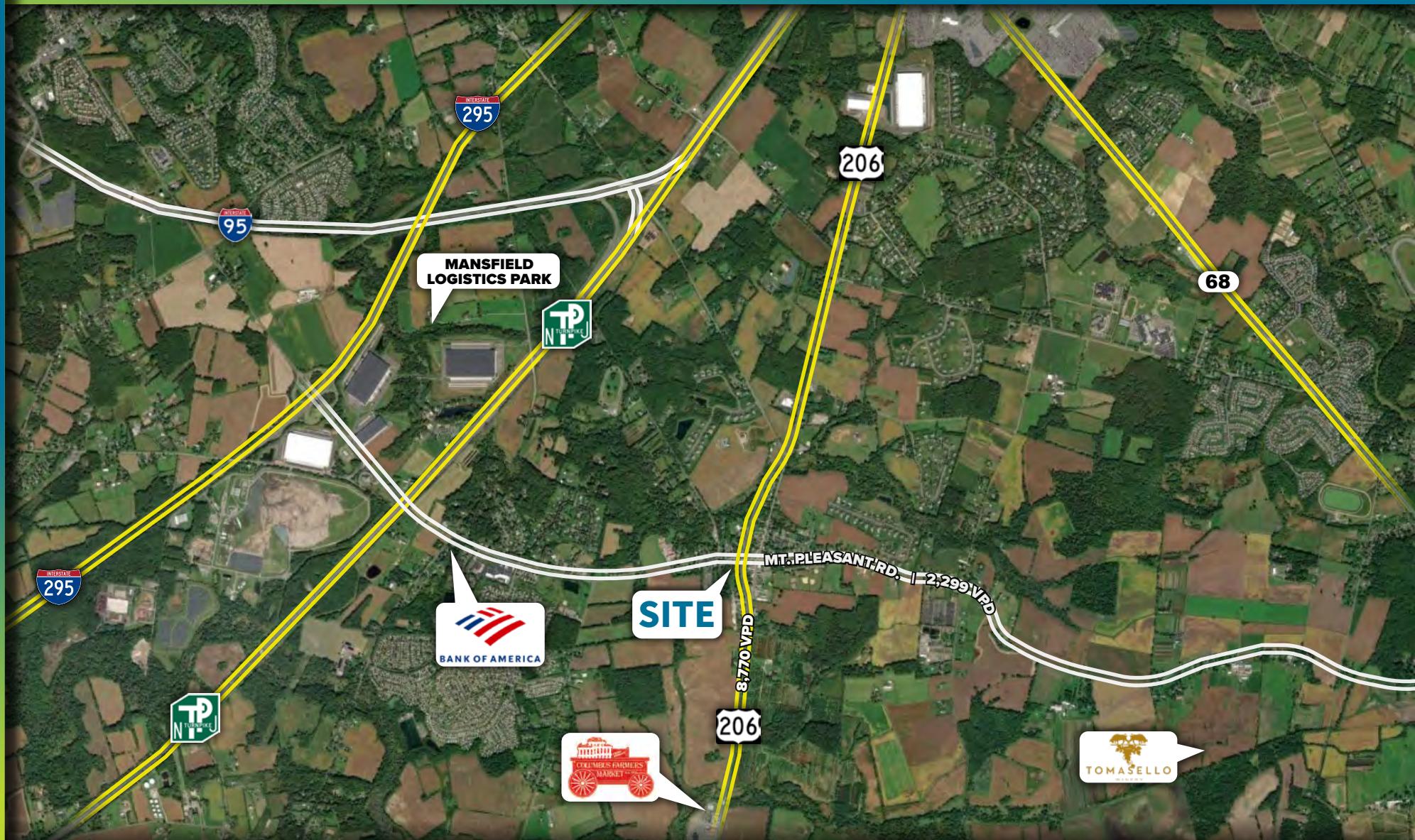
• QSR (No drive-thru)	• Retail
• Restaurants	• Professional business
• Convenience Store	• Contractor use
• Bank or Credit Union	• Medical/ Dental Offices

DEMOGRAPHICS

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

ASKING PRICE : \$499,000







**FOR MORE INFORMATION PLEASE CONTACT:
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