

# FOR SALE

## CORNER PROPERTIES IN MILLVILLE NJ

501 and 427 Buck Street Millville, NJ 08332



### SALE PRICE:

501 BUCK STREET: \$424,500

427 BUCK STREET: \$250,000

BOTH: \$674,500

**Matthew Bonomini**

(609) 822-3700

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ARGUS REAL ESTATE

# SALE

## 427 BUCK STREET

427 and 501 Buck Street Millville, NJ 08332



### OFFERING SUMMARY

Sale Price:	\$250,000
Building Size:	2,000 SF
Available SF:	
Number of Units:	1
Price / SF:	\$125.00
Year Built:	1964
Renovated:	2023
Market:	Cumberland County
Submarket:	Millville

### PROPERTY OVERVIEW

Positioned in the vibrant City of Millville, this free-standing retail building at 427 Buck Street, Millville, NJ, 08332 presents a prime opportunity for owners or investors. Boasting a strategic location with high visibility and convenient access, the property offers an ideal space for businesses to thrive. The versatile layout provides endless possibilities for customization, with additional outdoor space to fit your needs. With strong demographics and a growing consumer base, this property represents a compelling prospect for owner users or an investor to transform their dream into reality. This is previously a part of Auto shop with the building across the street at 501 Buck St, also being for sale. 501 Buck has a Large, fenced parking lot and office included.

### PROPERTY HIGHLIGHTS

- Free-standing Corner building
- High visibility and convenient access
- Versatile layout
- Property across the street for sale also
- Strong demographics and growing consumer base
- Located in Urban Enterprise Zone Section

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## 427 BUCK STREET

427 and 501 Buck Street Millville, NJ 08332



### LOCATION DESCRIPTION

Discover the potential of Cumberland County at this prime retail/ commercial/ Auto Garage location. Situated in Millville, NJ, this area offers a thriving retail market with a diverse mix of local businesses and national retailers, providing a vibrant and dynamic environment for commercial investment. The property is positioned within close proximity to popular shopping centers, including the Millville Mall and Riverwalk Marketplace, offering a high-traffic location for maximum visibility. With a strong demographic profile and a growing consumer base, this bustling area presents an ideal opportunity for business owners seeking a strategic foothold in the Cumberland County market.

### SITE DESCRIPTION

Corner Property with Approx: 2000 Sf warehouse / shop and potential office area, with frontage on Buck and E Oak Street. Included is a large rear lot.

501 Buck Street, (Across the Street) is also for sale as a package.

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## 501 BUCK STREET

427 and 501 Buck Street Millville, NJ 08332



### OFFERING SUMMARY

Sale Price:	\$424,500
Building Size:	5,060 SF
Lot Size:	7,280 SF
Number of Units:	2
Price / SF:	\$83.89
Year Built:	1959
Renovated:	2023
Zoning:	B3
Submarket:	Millville

### PROPERTY OVERVIEW

Welcome to an exceptional investment opportunity in Cumberland County, NJ. This free-standing corner building offers a 4500SF warehouse with versatile layout and additional office space. Renovated in 2023, this property boasts high visibility, convenient access, and a large parking lot, presenting an attractive proposition for retail, workshop, Storage, auto repair warehouse and much more. Zoned B3 and strategically located in an urban enterprise zone section, the property is perfectly positioned to leverage the area's strong demographics and growing consumer base. With an adjacent property also for sale, this offering represents a compelling chance for owner users or investors to establish a foothold in this thriving market.

### PROPERTY HIGHLIGHTS

- Renovated Free-standing Corner building
- High visibility and convenient access
- Versatile layout with large Parking lot
- Additional Office Space
- Property across the street for sale also
- Strong demographics and growing consumer base
- Located in Urban Enterprise Zone Section

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## 501 BUCK STREET

427 and 501 Buck Street Millville, NJ 08332



### LOCATION DESCRIPTION

Located in Millville, NJ, the area surrounding the property at 501 Buck Street is a prime location for retail and business owners. With its close proximity to major highways and a thriving business community, the area offers excellent visibility and accessibility. Nearby points of interest include the Cumberland Mall, conveniently situated within a short drive, as well as the Wheaton Arts and Cultural Center, known for attracting a steady flow of visitors and the NJ Motorsport Park. The local market presents a strong opportunity for retail investment, with a high potential for foot traffic and consumer engagement. The property's location is poised to capitalize on the region's economic growth and commercial development. Perfectly situated for Auto repair, Storage, Contractors, Workshop, Etc.

### SITE DESCRIPTION

Corner Property with Approx: 4500 Sf warehouse / shop area, plus a 560 Office building with a large fenced in parking lot. 105 Foot Frontage on E. Oak Street.

427 Buck Street, (Across the Street) is also for sale as a package.

### PARKING DESCRIPTION

Large, Gated off street parking lot.

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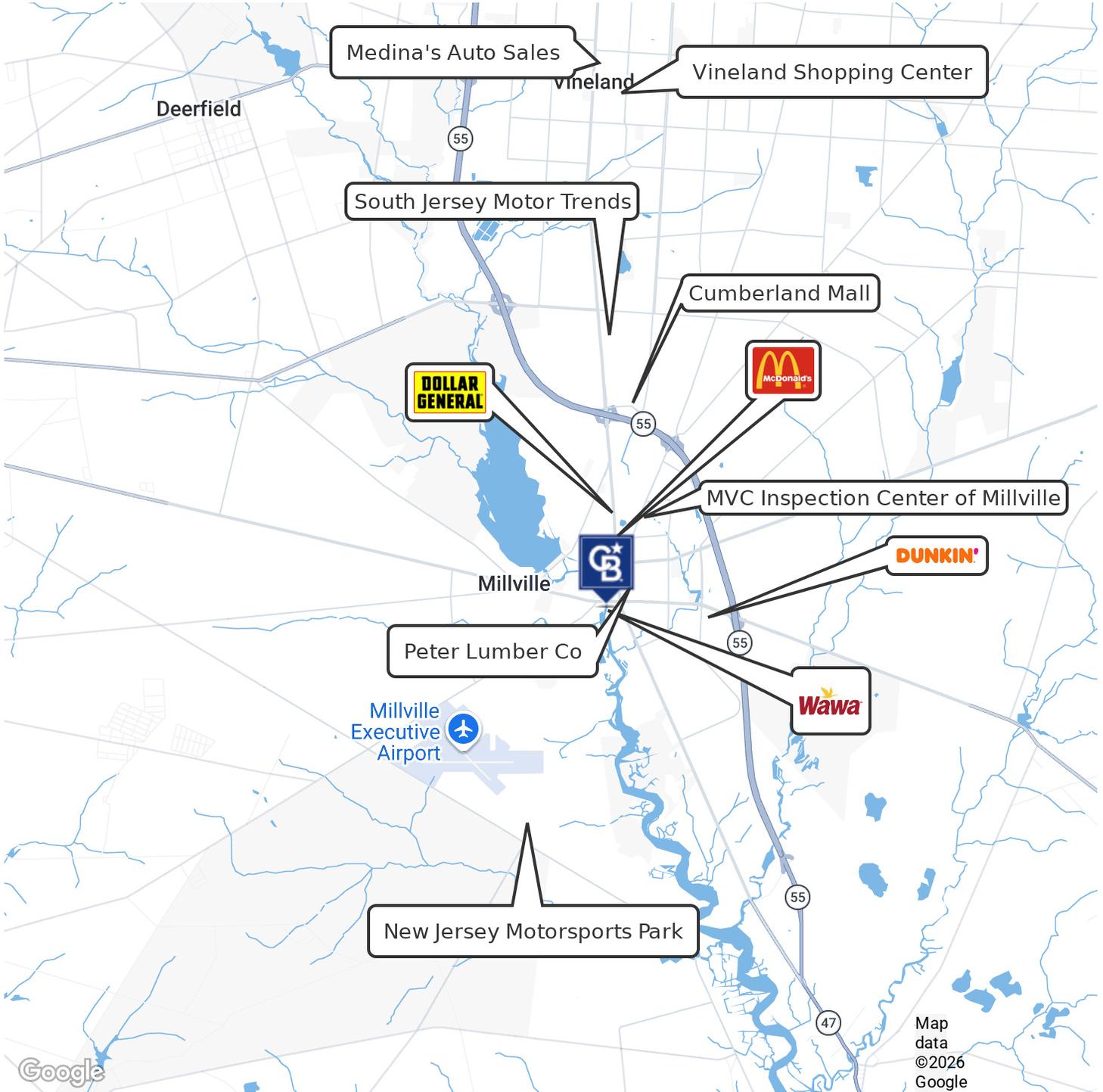


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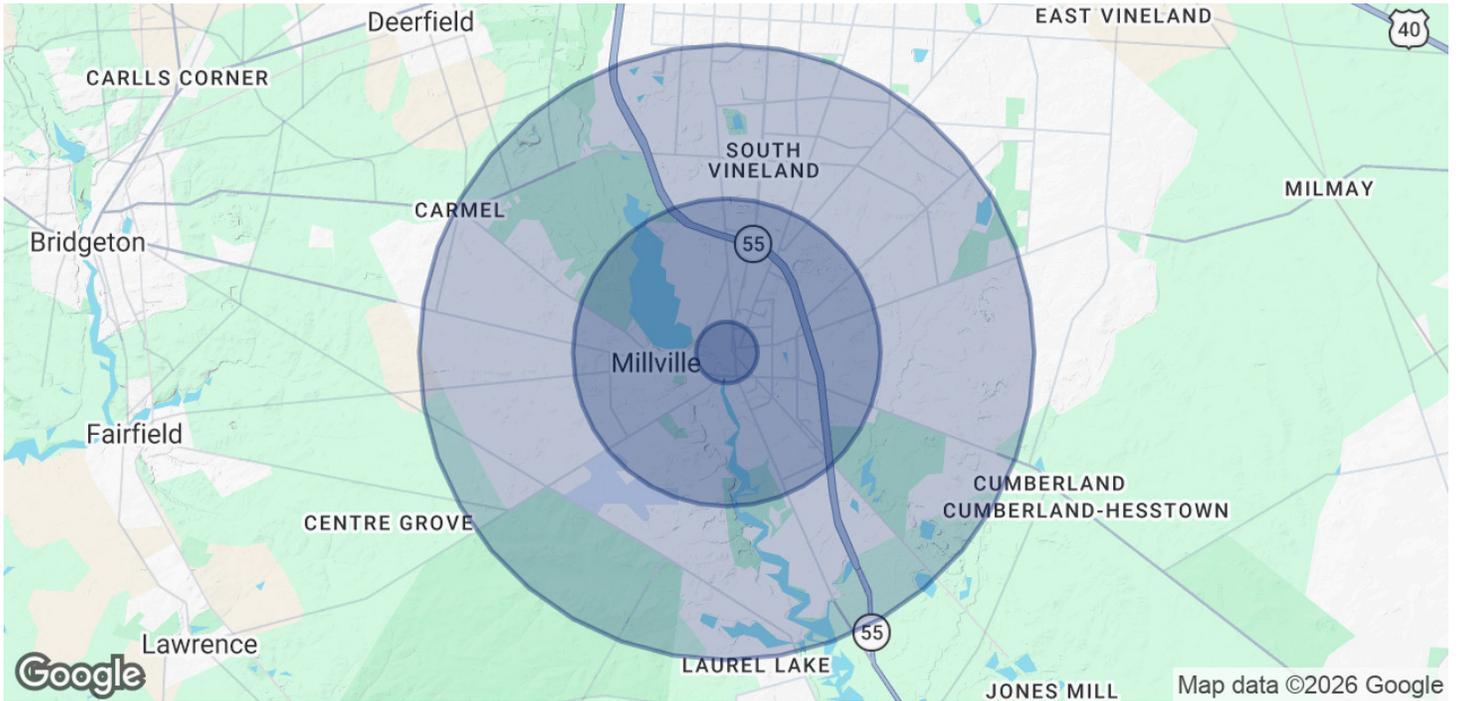


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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>2.5 MILES</b>	<b>5 MILES</b>
Total Population	4,995	23,973	40,980
Average Age	36	40	41
Average Age (Male)	34	38	40
Average Age (Female)	38	41	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>2.5 MILES</b>	<b>5 MILES</b>
Total Households	1,988	9,411	15,920
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$52,319	\$83,333	\$93,046
Average House Value	\$305,148	\$300,252	\$294,760

Demographics data derived from AlphaMap

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