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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

FOR
SALE
OR
LEASE



ONE-OF-A-KIND OFFICE/INDUSTRIAL ASSEMBLAGE
509 WOODSTOWN ROAD, SWEDSBORO, NJ 08085



OFFERING SUMMARY

Asking Sale Price: Call for Details

Asking Lease Rate: \$17/SF NNN

Size Available:

- Building 1: +/- 6,169 SF
- Building 2: +/- 2,132 SF
- Building 3: +/- 1,037 SF
- Building 4: +/- 2,400 SF

Zoning: 5S - residential

Parking: +/- 20 Parking Spaces

Signage: Ground Mount



PROPERTY HIGHLIGHTS

+ This unique campus-style property features two office buildings, along with two warehouse spaces, providing a versatile environment for various business operations. This distinctive property was formerly used as a corporate headquarters, making it ideal for companies seeking a prestigious, functional space

+ The properties versatility is easily identified in its one-of-a-kind buildings; The 2-story "White House" auxiliary office, built in the 19th century and restored within the last 10 years, offers a unique setting for corporate meetings and dinners, The main office space, perfect for corporate meetings, conferences or private events, also includes private offices and shared workspace. The two warehouse buildings provide opportunity for ample storage, one with a cold box

+ Located in both South Harrison Township and Woolwich Township, the private retreat is in close proximity to Route 45, the NJ Turnpike and King's Highway, easily accessible from downtown Swedesboro and Mullica Hill



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AERIAL OVERVIEW



**BUILDING 4
AVAILABILITY:**
+/- 2,400 SF



**BUILDING 3
AVAILABILITY:**
+/- 1,037 SF



**BUILDING 2
AVAILABILITY:**
+/- 2,132 SF



**BUILDING 1
AVAILABILITY:**
+/- 6,619 SF



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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	2,862	31,791	103,905
PROJECTED 2028	2,943	32,819	106,668

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	918	11,124	37,712
PROJECTED 2028	941	11,494	38,724

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$156,828	\$142,561	\$129,266
MEDIAN INCOME	\$136,065	\$123,269	\$104,402



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509 WOODSTOWN ROAD

KEY DISTANCES

- ROUTE 45 1.5 MILES
- ROUTE 40 5.2 MILES
- I-295 6.5 MILES
- ROUTE 322 6.6 MILES
- NJ TURNPIKE 7.2 MILES
- ROUTE 130 9.6 MILES



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NEARBY AMENITIES

DINING

- Center Square Tavern
- Dunkin
- Joes Pizza
- McDonalds
- Old Town Bagel
- Papa Luigis
- Sedellahs Island Grill
- Swedesboro Brewing Co
- Swedesboro Diner
- The Corner Bar
- Wawa
- Wendys

RETAIL & GROCERY

- ACME
- Auburn Road Winery
- Cowtown Cowboy Outfitters
- Cowtown Farmers Market
- CVS
- Dollar General
- Enterprise
- Great Clips
- Inspira Health Center
- Rite Aid
- Salem County Fair Association
- Shoprite
- Sunoco
- The Roman Market
- Tractor Supply Co
- Verizon
- Wagonhouse Winery
- Wawa



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INTERIOR



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