

Two Building Office Portfolio



Woodbury Crossing

1-7 South Broad Street • Woodbury, NJ

The Carriage House

21 Delaware Street • Woodbury, NJ

Located on a busy corner in the business district of Woodbury, Woodbury Crossing is a 3 story mixed use building offering retail & office space totalling approximately 21,834 RSF.

The Carriage House is an adjacent 2 story, fully leased office building with approximately 3,000 RSF.

The Gloucester County Courthouse, County Seat and Post Office are conveniently located across the street.

Projected Income	\$218,676.91
Projected Expenses	\$ 74,894.50
Projected NOI	\$ 143,782.41

For more information:

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Executive suites now available, includes conference room, breakroom & reception/waiting area!

Available for Lease

1-7 S. Broad Street
Woodbury, NJ



Property Features

- Cafe located on first floor
- Elevator served
- Dual Internet service (Comcast & Verizon)
- Common break room with kitchenette on 2nd & 3rd floors
- Surface parking in rear & abundant free municipal parking one block away
- Storage available on site
- Air conditioning & gas heat

Current Availabilities

1st Floor

- Retail/Office space 1,100± SF

2nd Floor

- Fully Leased

3rd Floor

- Office 2,917± SF

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Lease Rate:
\$15.00 Per SF
plus utilities & janitorial

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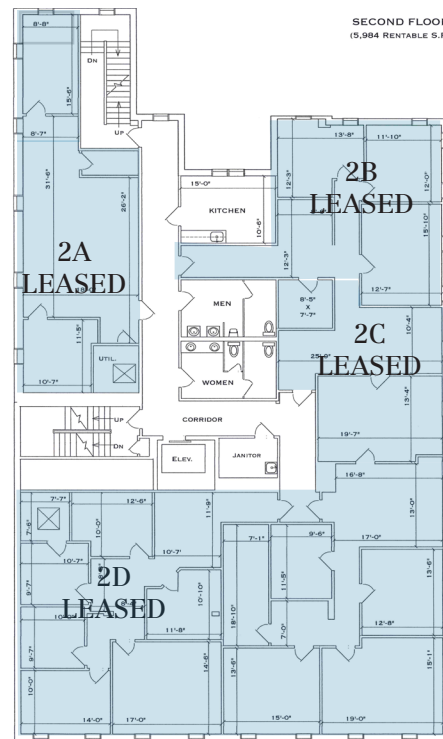
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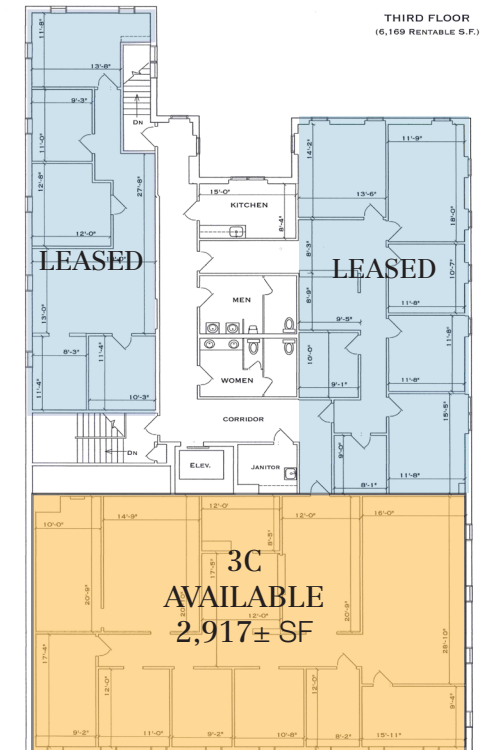
Retail

- Current tenants include a Monogram Shoppe & Boutique, health & wellness, music school and Whole & Grounded Cafe
- 1,100± RSF Suite 101 Office/Retail space available



2nd Floor

- Fully Leased
- Shared kitchen and bathrooms
- Elevator served



3rd Floor

- 2,917± RSF Suite 3C office available
- Shared kitchen and bathrooms
- Elevator served

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The Carriage House

- 3,000± RSF
- Fully leased
- 2 story office building
- Single tenant occupied

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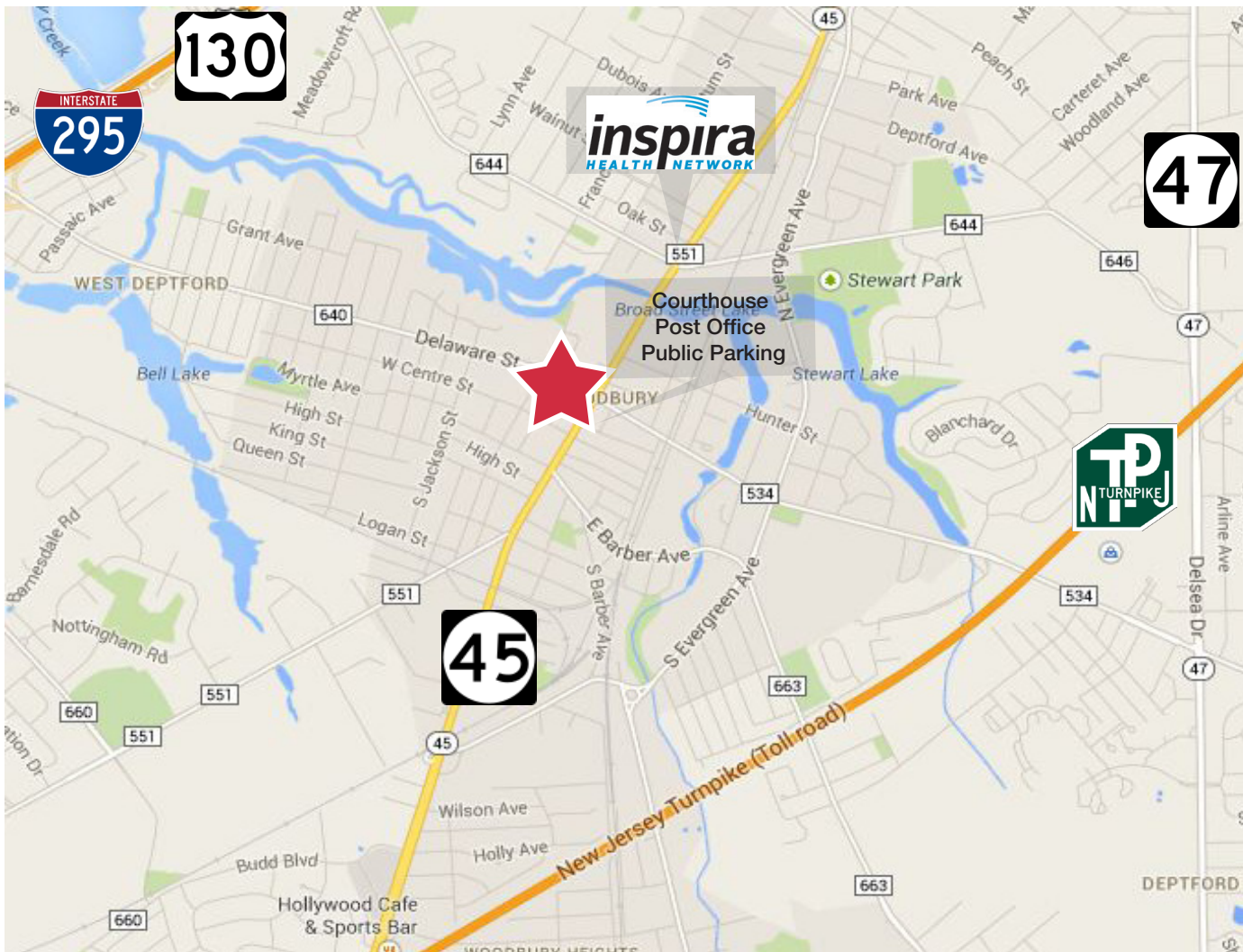
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1-7 S. Broad Street
21 Delaware Street
Woodbury, NJ



Location Information

- Located on South Broad Street (Route 45) in Woodbury at a lighted intersection
- Directly across from the Gloucester County courthouse, county seat, post office & free public parking
- 1.8 miles to I-295 & 3 miles to NJ-Turnpike
- ½ mile from Inspira Medical Center of Woodbury

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Woodbury Carriage Crossing, LLC
Woodbury, NJ
Rent Roll
May 13, 2021

Tenant	Sq. Ft.	Lease		Rent psf	Annual	Options
		Start	End		Gross Rent	
First Floor						
*Ray Angelini, Inc - 1 S Broad Retail	815	11/15/2020	11/14/2021	15.00	12,225.00	
Woodbury Chamber of Commerce/Main St.	600	7/1/2020	1/31/2022	15.50	9,300.00	2 - 1 year
Monogram Shoppe	580	6/1/2012	5/31/2022	22.36	12,972.00	2- 1 year
On The Record, LLC - 7 S Broad	600	6/1/2021	6/30/2023	19.00	11,400.00	
VACANT - Suite 1A	1,100	Projected		12.00	0.00	
Whole and Grounded Cafe	1,800	1/2/2020	1/31/2023	13.50	24,300.00	
Second Floor						
Center of the Soul - Suite 2A	1,100	2/1/2019	3/31/2022	12.55	13,805.00	
Edward G. Appel LLC - Suite 2B	700	10/10/2020	9/30/2023	15.00	10,500.00	
Literacy NJ, INC - Suite 2C	589	10/1/2019	9/30/2022	16.29	9,594.81	
Lancioni Holdings - Suite 2D	2,585	6/1/2019	5/31/2022	13.06	33,760.10	1 - 3 year
Third Floor						
Donelson, D'Alessandro & Peterson - Suite 3A	1,100	9/1/2019	4/30/2022	12.00	13,200.00	
United Family Services - Suite 3B	1,580	5/1/2018	10/31/2021	12.00	18,960.00	
Vacant - Suite 3C	2,917	Projected		13.00	0.00	
Carriage House						
Hispanic Fam Center	3,000	1/1/2013	12/31/2027	16.22	48,660.00	1 - 5 year
Total Tenant Revenue					218,676.91	

RENT ROLL CERTIFICATION

We certify that the rent roll dated 05/13/2021 for the property above is true and correct.

By: Woodbury Carriage Crossing, LLC



Robert Langi
Manager

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Woodbury Carriage Crossing LLC
Woodbury , NJ
Projected 2020 Income/ Expenses
5/13/2021

Financial Information

1-7 S. Broad Street
21 Delaware Street
Woodbury, NJ

Gross Income		218,676.91
Expenses 2020		
Janitorial		6,833.82
Alarm		1,351.00
Elevator		3,000.00
Insurance		5,500.00
Landscaping/Snow Removal		2,185.00
Repairs/Maintenance		6,014.65
Real Estate Taxes		37,000.00
Trash Removal		3,504.35
Utilities		
Telephone	469.59	
Gas & electric	6,000.00	
Water & Sewer	2,388.84	
Cable(internet)	647.25	
		9,505.68
Total Expenses		74,894.50
*NOI before Depreciation/Debt Service/Fees		\$143,782.41

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