



**740 N Broad St Woodbury, NJ**

**AVAILABLE FOR LEASE**

**Prime location commercial space**

**Lease of \$5,500/Month**

**Tax bill: \$14,914/Year**

FOR MORE INFORMATION CALL:

Angad - (917)-636-8941 or

Paul - (856) 495-2925



- **Prime Location:** High-traffic area with nearly 100 feet of frontage on a bustling main street
- **Spacious Layout:** 8,373 sq. ft. with 11+ ft. ceilings, zoned C1 for versatile business use
- **Power & Utilities:** 2-200 amp electric panels, 3-phase power, and 4 hanging forced air gas heaters
- **Office/Retail Space:** 1,470 sq. ft. with two rooms, a large open area, a bathroom & storage loft

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- **Convenient Access:** Two 10x10 overhead doors & one 12x11 overhead door for easy deliveries
- **Safety & Security:** 6" Lansdale sprinkler system, security system & Hopewell fire monitoring
- **Ample Parking:** Customer/employee parking in front & side + secure gated rear yard with ~8 spots
- **Easy Access to Major Routes:** Just 1 mile from Route 295 North & South entrances

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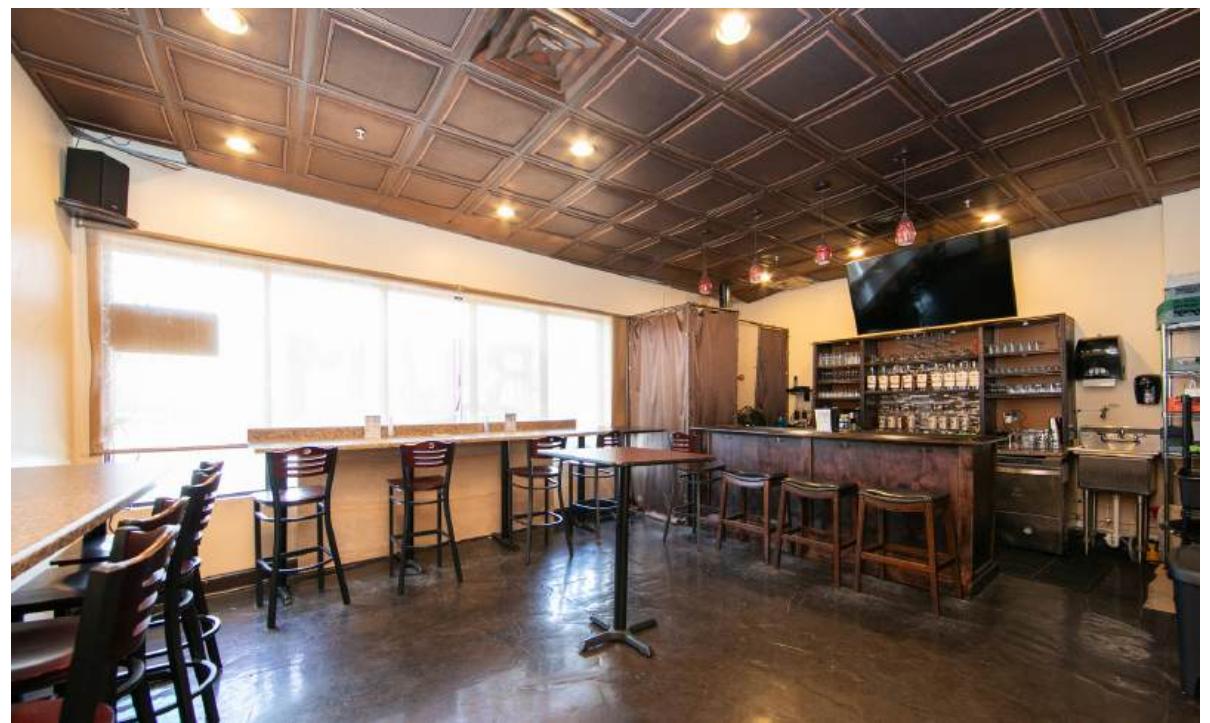
## AREA PHOTOS



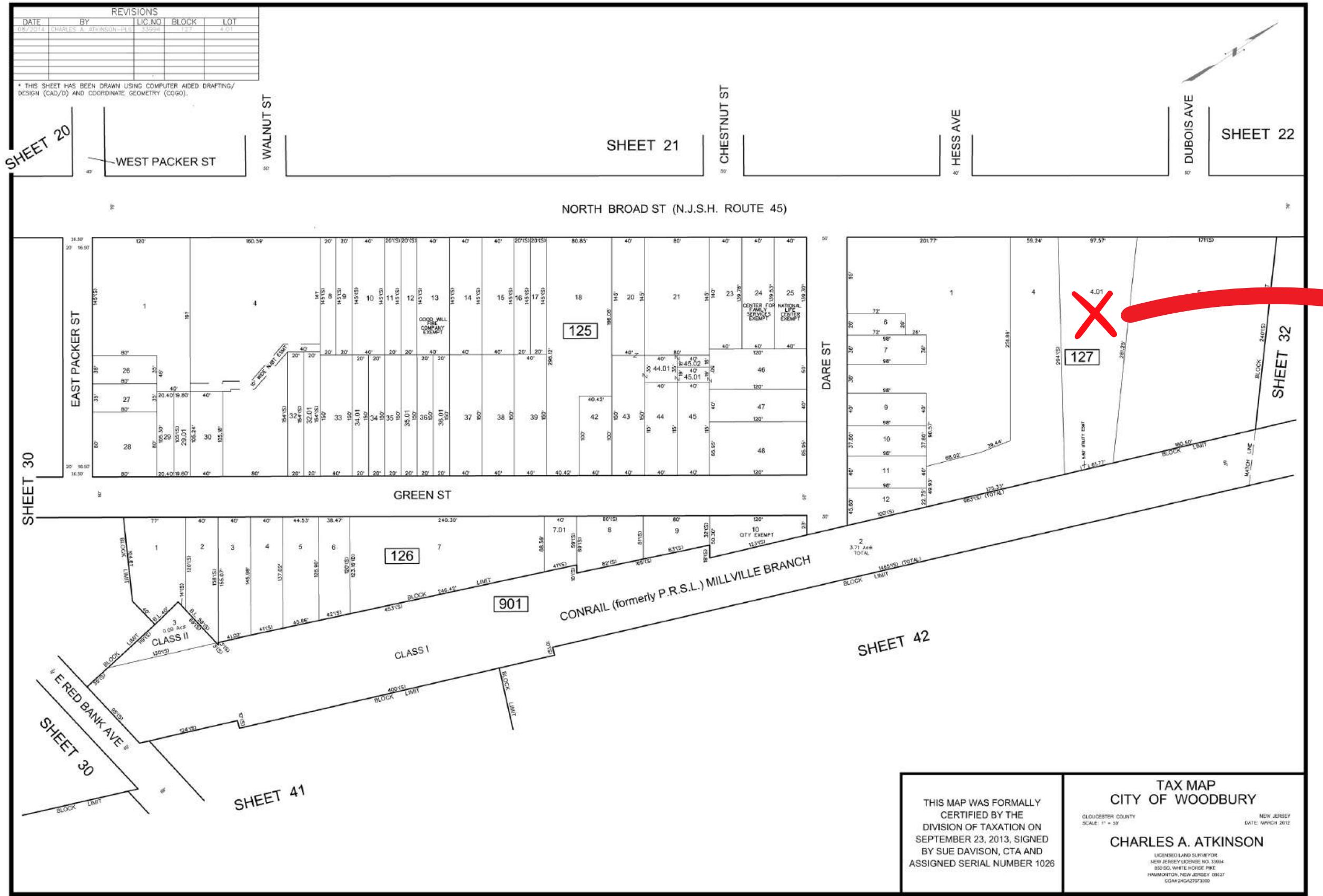
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# TAX MAP

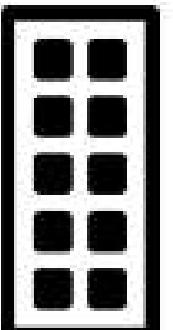


# ABOUT COOPER SQUARE



Cooper Square Acquisitions is one of the most active purchasers of distressed & underutilized real estate in Southern New Jersey.

CSA prides itself on its contributions in paving the way for safe, vibrant, and prosperous communities.



**COOPER  
SQUARE  
ACQUISITIONS**  
REAL ESTATE INVESTORS

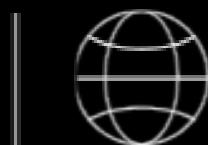


Angad - [aguglani@cooperacq.com](mailto:aguglani@cooperacq.com)  
Paul - [pb@cooperacq.com](mailto:pb@cooperacq.com)

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<https://www.cooperacq.com/>