

FOR SALE OR LEASE

62-68 S BROAD STREET
WOODBURY, NJ

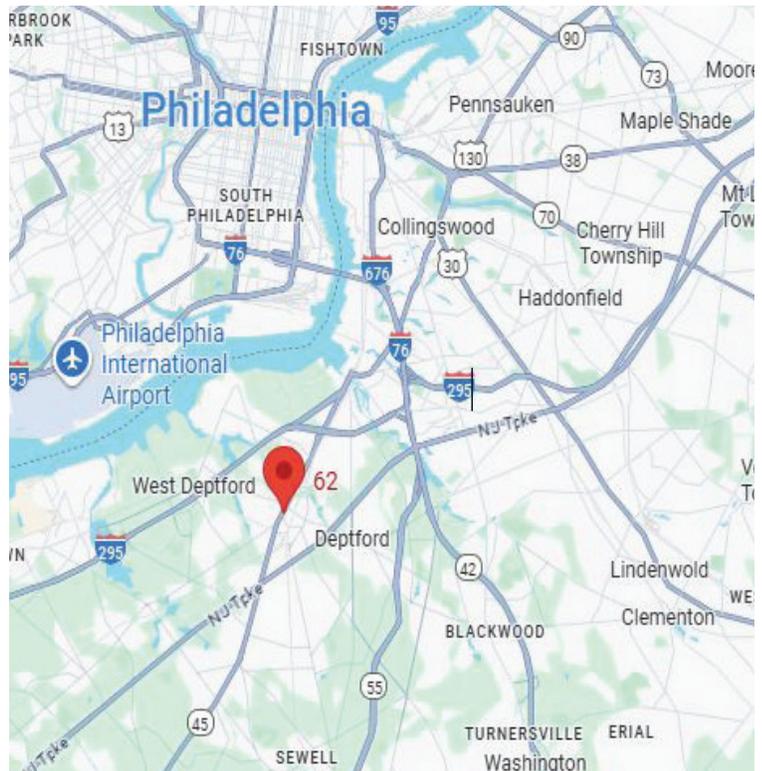
BUILDING FOR SALE OR LEASE
TOTAL BUILDING SIZE - 28,000+/- SF

PROPERTY OVERVIEW

- Total Building Area: 28,000 SF
- 1st Floor: 16,000 SF
- 2nd Floor/Mezzanine: 1,000 SF
- Basement 11,000 SF
Basement is usable, non-retail

Sale Price: \$1,350,000

Lease Price: Call for Details



PROPERTY HIGHLIGHTS

28,000 Total Square Feet (Public Record)

16,000 SF Open Span Main Floor - 1,000 SF Second Floor/Mezzanine

11,000 SF Usable Basement (Discounted Valuation)

Redevelopment Zone: PILOT Eligible

Built Circa 1945 for the S.S. Kresge Company

Strong, durable mid-century commercial construction

Broad Street frontage with excellent visibility

Flexible Commercial Zoning

Walkable downtown location with municipal and retail anchors nearby

Ideal for adaptive reuse and value-add repositioning

Glassboro-Camden Light Rail (GCL) - Train Service Target: 2028

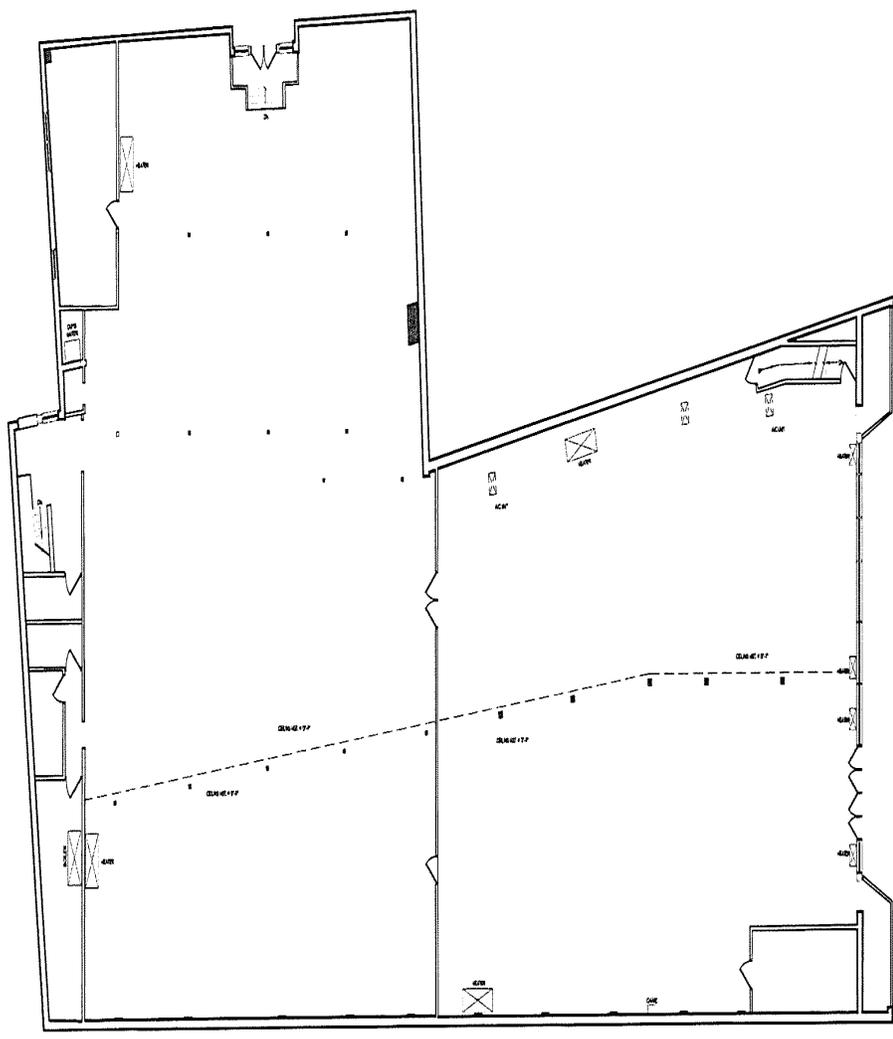
Former Underwood Memorial Hospital Redevelopment -

Demolition Completion Target: Spring 2026 - a Major Mixed-Use Redevelopment

200 market rate apartments fully approved - South Broad & West Centre Street



SQUARE FOOTAGE
 First Floor: 15,978 sq ft



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NO. 100-118-01-0000-0000
 DATE: 10/15/01
 BY: [Signature]

A2 <small>DATE: 10/15/01</small>	FIRST FLOOR PLAN <small>DATE: 10/15/01</small>	<small>DATE: 10/15/01</small> <small>SCALE: AS SHOWN</small>	<small>PROJECT:</small> WOODBURY ANTIQUE CENTER	<small>ARCHITECT:</small> Thomas B. Wessely, Architect Architecture Interior Design Preservation Consulting <small>1000 ROUTE 70 EAST, SUITE 500, CHERRY HILL, NJ 08034</small>
	<small>PROJECT NO. 100-118-01-0000-0000</small>			