



+/- 4,500 SF OFFICE BUILDING FOR SALE/LEASE

OFFICE BUILDING FOR SALE/LEASE 45-47 EUCLID STREET | WOODBURY | NJ



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Building Features

Location	45-47 Euclid Street Woodbury, NJ
Size/SF Available	+/- 1,500 - 4,500 sf (3 floors)
Asking Sale Price Asking Lease Price	\$550,000 Call for more information
Parking	4.5/1,000 sf
Occupancy	Available for immediate occupancy
Signage	Building signage & monument sign available
Area/ Property Description	<ul style="list-style-type: none"> ▶ Building's exterior has been completely renovated ▶ Interior is waiting for a tenant to customize the office space ▶ Three floors of 1500sf each. ▶ Individual access for each floor ▶ Building has an available 4500sf of contiguous space ▶ Close proximity to many shopping centers and restaurants ▶ Just located off of S. Broad St. in Woodbury which serves as the Main CBD ▶ Walking distance to Woodbury Library, Gloucester County Courthouse, PNC Bank and the Post office ▶ Within 1 mile of Inspira Health Center & 2 miles of the entrance to I-295

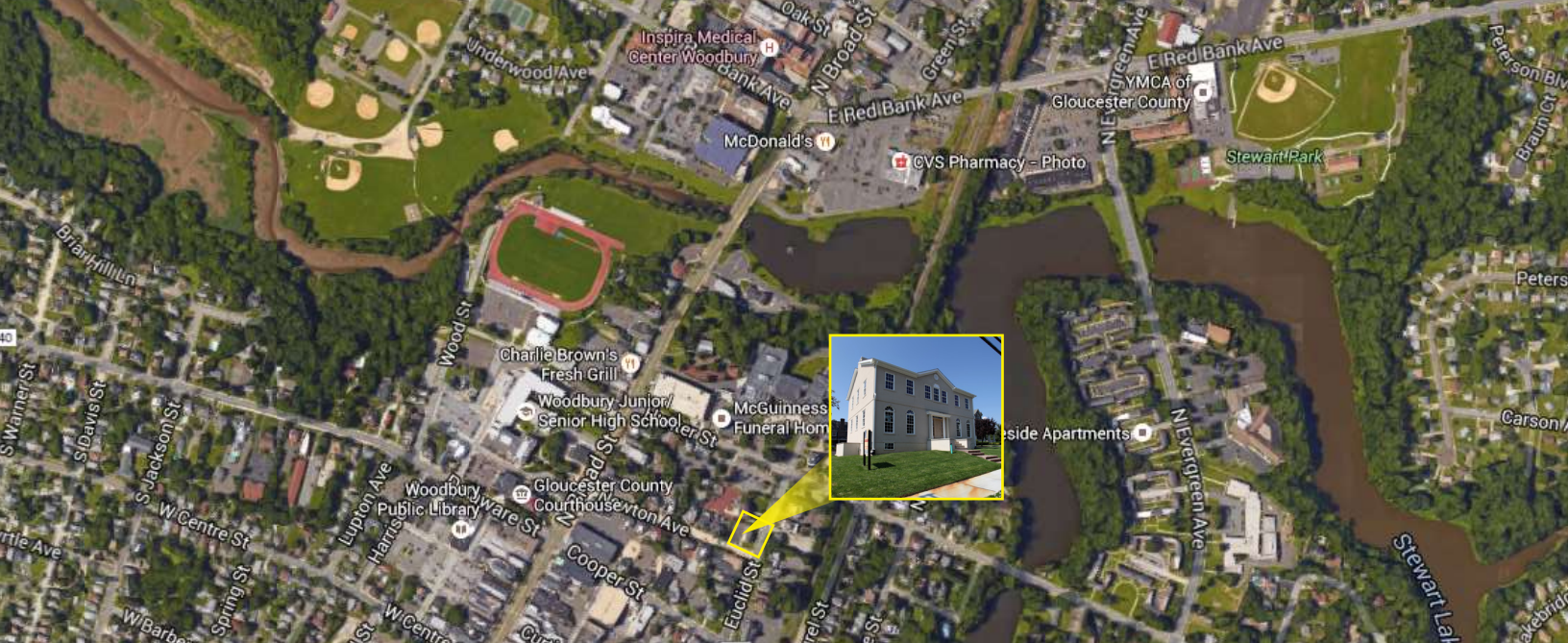
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Building Successful Relationships



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DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	13,709	67,867	151,629
Households	5,612	26,989	59,550
Median HH Income	\$51,710	\$62,826	\$61,702
Avg HH Income	\$65,047	\$77,268	\$76,193
Traffic Count	23,813 (ADV) N Broad St. & Newton Ave.		



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