



## HISTORIC OFFICE BUILDING FOR LEASE



***RENOVATIONS BEGIN JULY 1, 2018***

**65 N. BROAD STREET | WOODBURY, NJ**



Wolf Commercial Real Estate  
**[www.WolfCRE.com](http://www.WolfCRE.com)**





## PROPERTY DESCRIPTION

**Location** 65 N. Broad Street  
Woodbury, NJ 08096

**Size / SF Available** 3,400 SF

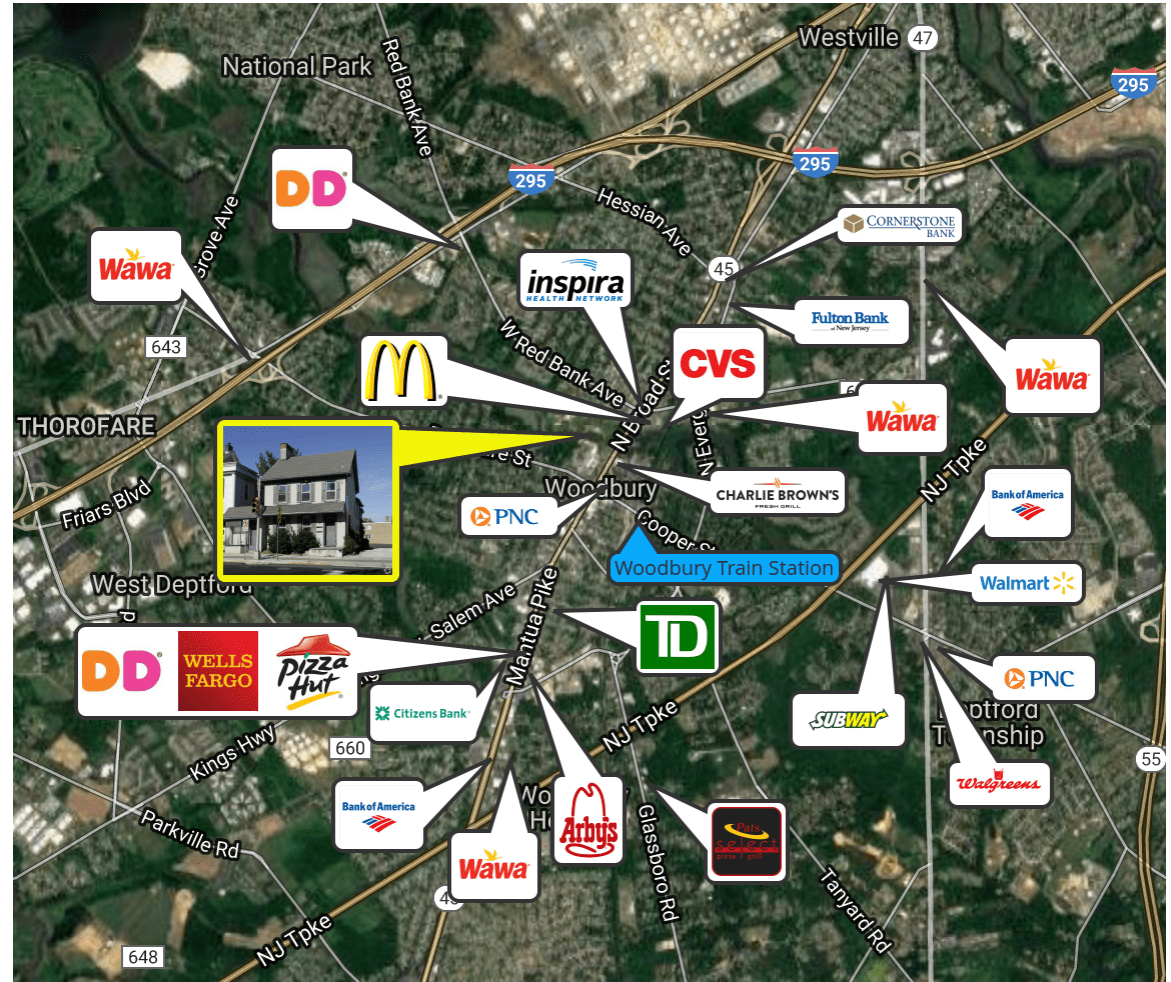
**Lease Price** \$12.00/SF Plus Utilities

**Occupancy** Available July 2018

### Property / Area

#### Description

- Large, historical building located in the heart of downtown Woodbury
- Building former home of Franklin Davenport, nephew of Benjamin Franklin
- Property zoned C-2 which allows for a wide array of businesses including retail and office
- Being totally renovated inside & outside by new landlord
- Walking distance to Gloucester County Courthouse Situated among multiple professional offices and retail shops/restaurants
- Off street parking for 14-16 vehicles
- 3 restrooms
- Less than 1 mile to Inspira Hospital
- Convenient access to Routes 295, 45 & Kings Highway



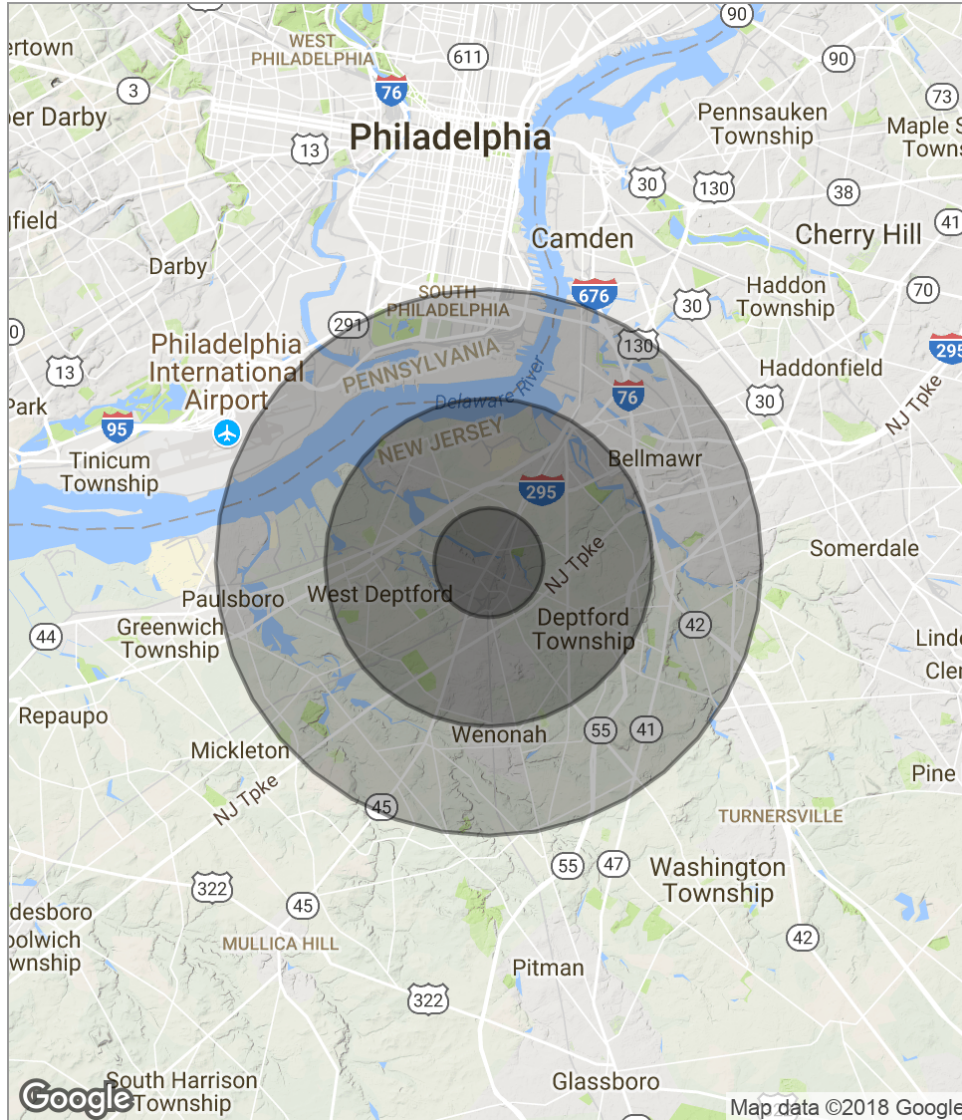
### Contact Us

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## DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,073	62,398	141,742
Median age	37.7	40.0	39.7
Median age (male)	34.3	37.8	38.3
Median age (Female)	40.8	42.2	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,745	25,038	55,792
# of persons per HH	2.4	2.5	2.5
Average HH income	\$68,848	\$73,769	\$75,059
Average house value	\$227,916	\$243,085	\$243,562

*\* Demographic data derived from 2010 US Census*

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