



PROFESSIONAL OFFICE/RETAIL PROPERTY AVAILABLE FOR SALE



707 SOUTH CENTRAL AVENUE | BUENA, NJ



Wolf Commercial Real Estate
www.WolfCRE.com



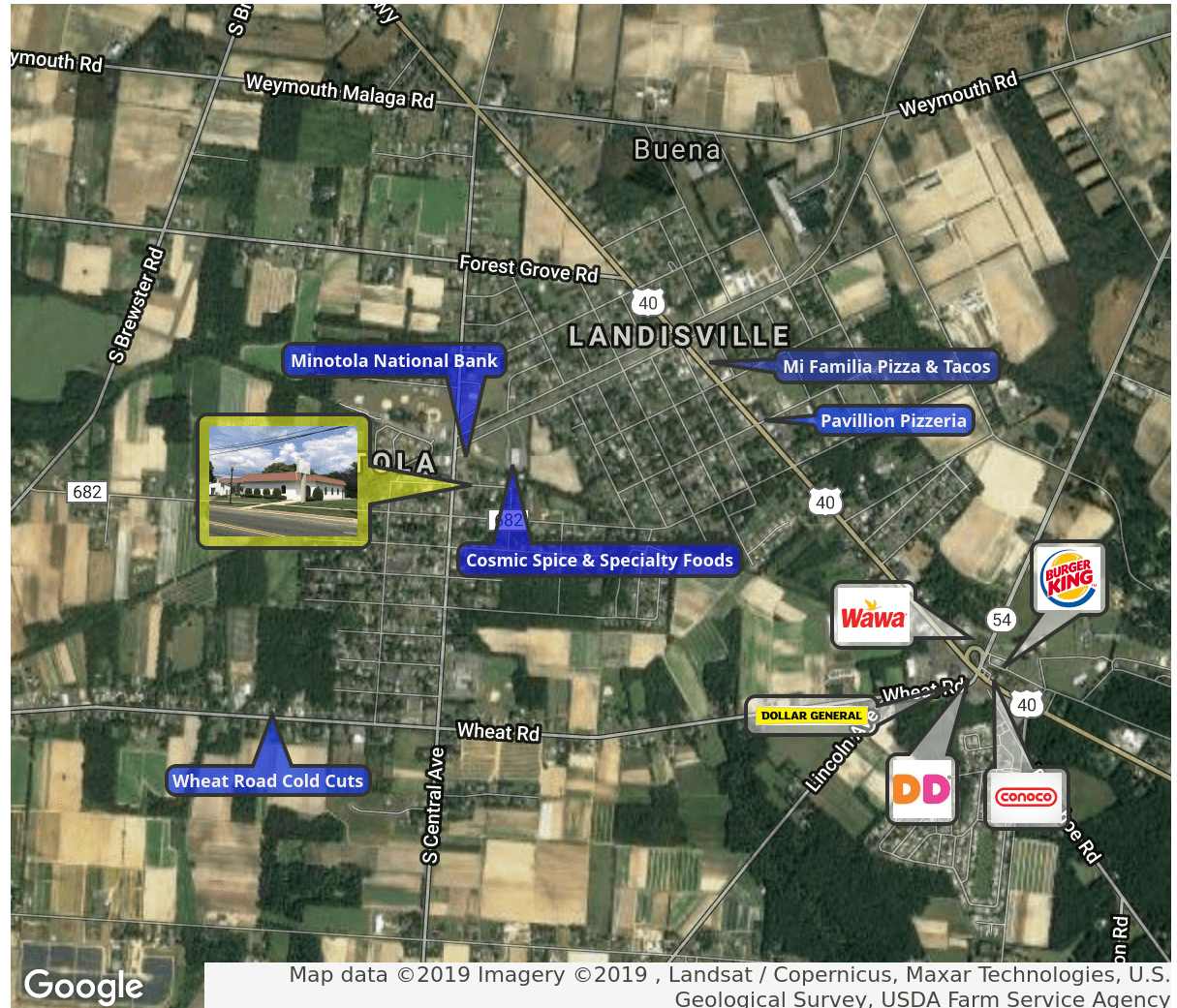
PROPERTY DESCRIPTION

- Location** 707 South Central Avenue
Buena, NJ 08341
- Size / SF Available** 3,350 SF
- Sale Price** \$349,000
- Property / Area Description**
- +/- 3,350 former bank branch (2,272 SF first floor & 1,078 partially finished basement) |
 - deal for any professional office, retail or possible restaurant
 - 3 Car Drive-in
 - Mature, well-manicured landscaping Lawn Sprinkler System
 - Solid construction-concrete block walls Flat built-up composition roof with clay tile eaves
 - 2 Restrooms (One men's & one ladies)
 - 2-zoned York gas forced hot air & central air conditioning
 - City water & sewer
 - Equipment Included: 1 Diebold vault, 1 Diebold night depository, 1 Drive-thru window, Diebold pneumatic systems

Contact Us

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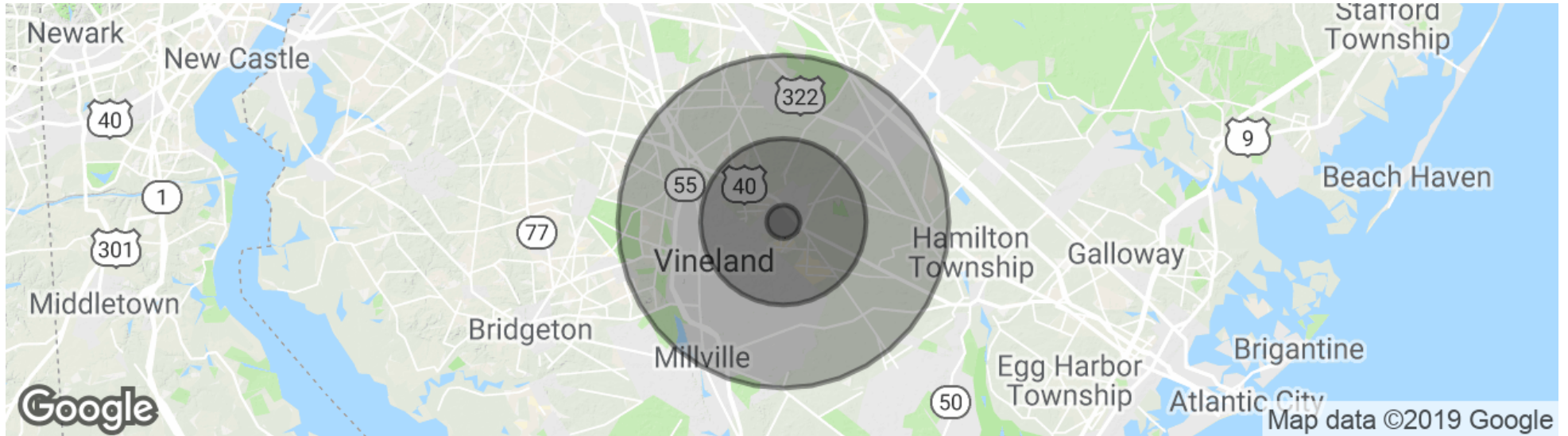
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DEMOGRAPHICS MAP & REPORT



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|--------|---------|----------|
| Total population | 1,822 | 40,422 | 137,321 |
| Median age | 35.4 | 39.1 | 38.1 |
| Median age (Male) | 30.9 | 36.7 | 36.3 |
| Median age (Female) | 38.1 | 41.5 | 39.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 676 | 14,643 | 48,171 |
| # of persons per HH | 2.7 | 2.8 | 2.9 |
| Average HH income | \$61,528 | \$72,113 | \$70,325 |
| Average house value | | \$225,904 | \$224,301 |

* Demographic data derived from 2010 US Census



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