

38 COOPER STREET

Woodbury, NJ



PROMINENT OFFICE INVESTMENT

+/-4,800 SF

75% Leased



PROPERTY FEATURES

- Sale Price: \$490,000
- Nearly fully leased office building comprised of 4 (four) tenants
- 7 (seven) designated parking spaces in the rear with parking lot next door
- Detached garage with an income producing apartment above
- Situated on heavily traveled Cooper Street (+/-23,000 VPD)
- Strategically positioned in Downtown Woodbury
- Close proximity I-295, Route 130, Route 55, Route 45 and Center City, Philadelphia

PROPERTY IMAGES



The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

LOCAL MAP & DEMOGRAPHICS











Ideally located in the heart of Downtown Woodbury, the county seat of Gloucester County, and surrounded by government offices, professional services, healthcare providers, restaurants, retail amenities and public transportation.

Minutes from I-295, Route 45, Route 47 and Route 55, the property offers exceptional regional connectivity throughout Southern New Jersey and the Greater Philadelphia metropolitan area.

LOCATION ADVANTAGES

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DOWNTOWN WOODBURY
 County seat of Gloucester County featuring a vibrant mix of government offices, healthcare services, professional firms, restaurants and neighborhood retail.
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EXCEPTIONAL ACCESSIBILITY
 Convenient access to Interstate 295, Route 45, Route 47 and Route 55 provides connectivity throughout New Jersey, Pennsylvania and Delaware.
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ESTABLISHED EMPLOYMENT BASE
 Surrounded by county government offices, Inspira Health facilities, legal services, financial institutions and professional office users.
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PHILADELPHIA MSA ACCESS
 Located within the Philadelphia metropolitan area, offering connectivity to one of the nation's largest economic regions.

REGIONAL CONNECTIVITY		
	Route 45 (Broad Street)	Less than 0.1 Mile
	Interstate 295	±2 Miles
	Route 47 (Delsea Drive)	±2 Miles
	Route 55	±6 Miles
	Walt Whitman Bridge	±8 Miles
	Center City Philadelphia	±15 Miles
	Philadelphia International Airport	±12 Miles
	New Jersey Turnpike	±10 Miles

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