



EXECUTIVE SUMMARY

6812 BROWN ST. PORT NORRIS, NJ 08349

+/-53,760 SF 3 Building Wing Academic Facility on +/-8.67 AC (Zoning P)

Marcus & Millichap

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Activity ID #ZAH0280197

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6812 BROWN ST

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..... 6812 BROWN ST

BROKER OF RECORD

JIM MCGUCKIN

New Jersey

201-742-6100

License: NJ 2082114


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6812 Brown St.

6812 Brown St, Commercial Township, NJ, 08349

\$

Listing Price

\$1,200,000

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SF

53,760 SF

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Price/SF

\$22.32

FINANCIAL

Listing Price:	\$1,200,000
Down Payment:	100% / \$1,200,000
Price/SF:	\$22.32

OPERATIONAL

Gross SF:	53,760 SF
Rentable SF:	53,760 SF
Lot Size:	8.67 Acres (377,665 SF)
Parking:	70 Surface Spaces
Occupancy:	Vacant
Year Built:	1916



6812 BROWN ST.

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Geller Group at Marcus & Millichap is pleased to exclusively present this 53,760-square-foot academic campus located at 6812 Brown St Port Norris, NJ 08349. The asset is situated on 8.67 acres (377,665 SF) in a well-established suburban setting. Originally constructed in 1916, the Property offers a rare combination of substantial building scale, excess land area, and long-term institutional utility. With a 0.14 FAR, the site remains significantly underdeveloped relative to its land area, creating a compelling opportunity for educational users, nonprofit organizations, religious institutions, government agencies, and investors seeking adaptive reuse potential.

The two-story masonry structure features approximately 17,920-square-foot floor plates, providing efficient and flexible layouts capable of accommodating classrooms, administrative offices, assembly areas, community programming, and other institutional functions. The building's historic architecture and durable construction provide a strong physical presence while supporting a variety of modern occupancy requirements. Large floor plates and a consistent multi-level configuration enhance usability and future repositioning flexibility.

The Property benefits from 70 on-site parking spaces, providing convenient access for staff, students, visitors, and community users. Its expansive campus setting offers abundant open space, low site coverage, and the potential for future expansion, reconfiguration, or redevelopment subject to applicable approvals. Zoned P, the site is well-positioned for continued educational and institutional use while presenting opportunities for alternative community-oriented, civic, or specialty uses.

Large institutional campuses of this scale are increasingly scarce throughout suburban markets. The combination of significant land area, established infrastructure, functional improvements, and long-term adaptive reuse potential positions this Property as a unique investment opportunity capable of serving both immediate operational needs and future value-creation strategies.

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PROPERTY DETAILS

SITE DESCRIPTION

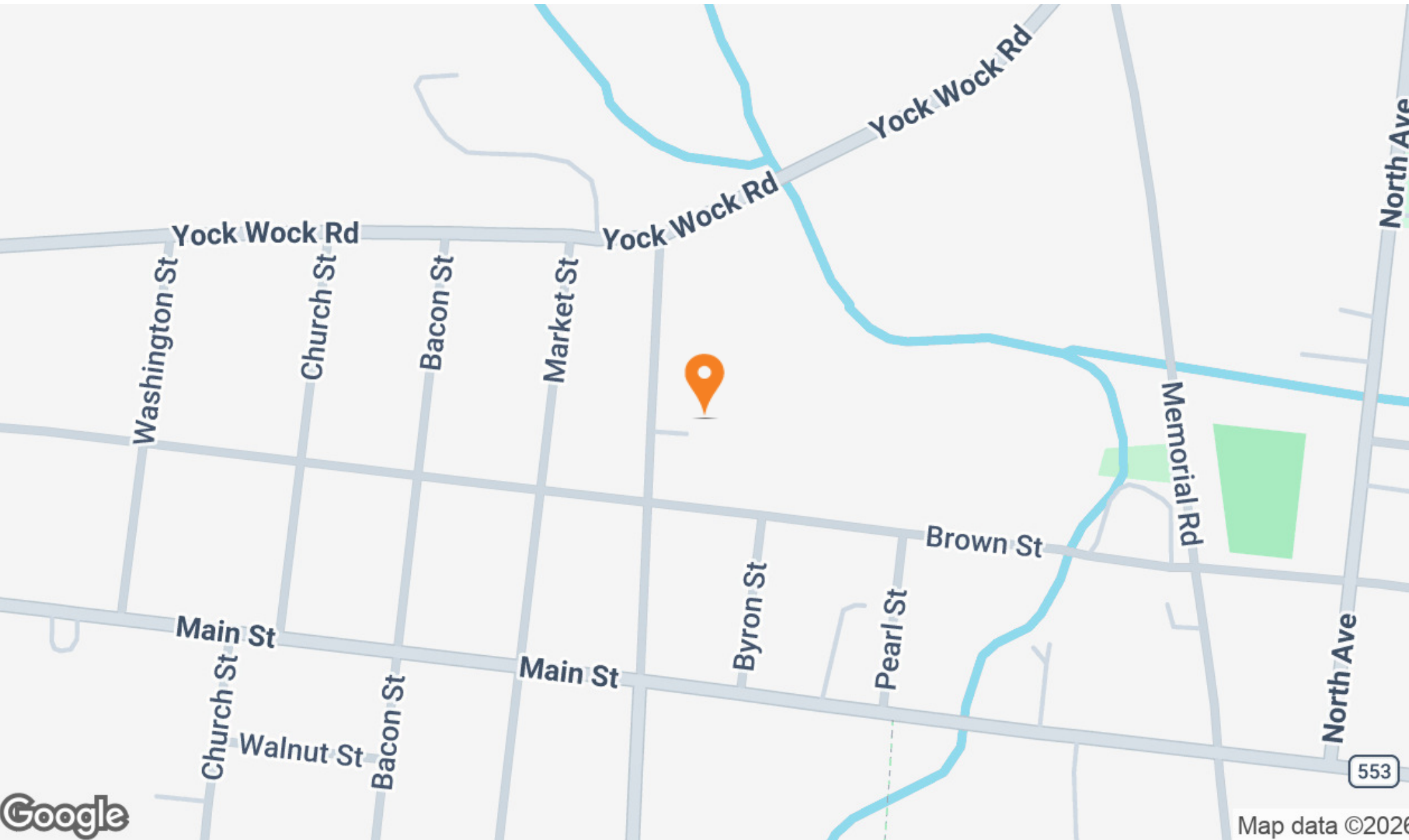
Assessors Parcel Number	02-00234-0000-00014
Zoning	P
Floors	2
Year Built/Renovated	1916/-
Rentable SF	53,760 SF
Ownership	Fee Simple
Lot Size	8.67 Acres
Parking Spaces	70 Surface
Parking Ratio	1.30/1,000 SF
RV Storage	No
Flood Plain	100-year

CONSTRUCTION

Foundation	Concrete
Framing	TBD
Exterior	Concrete Block
Roof	TBD

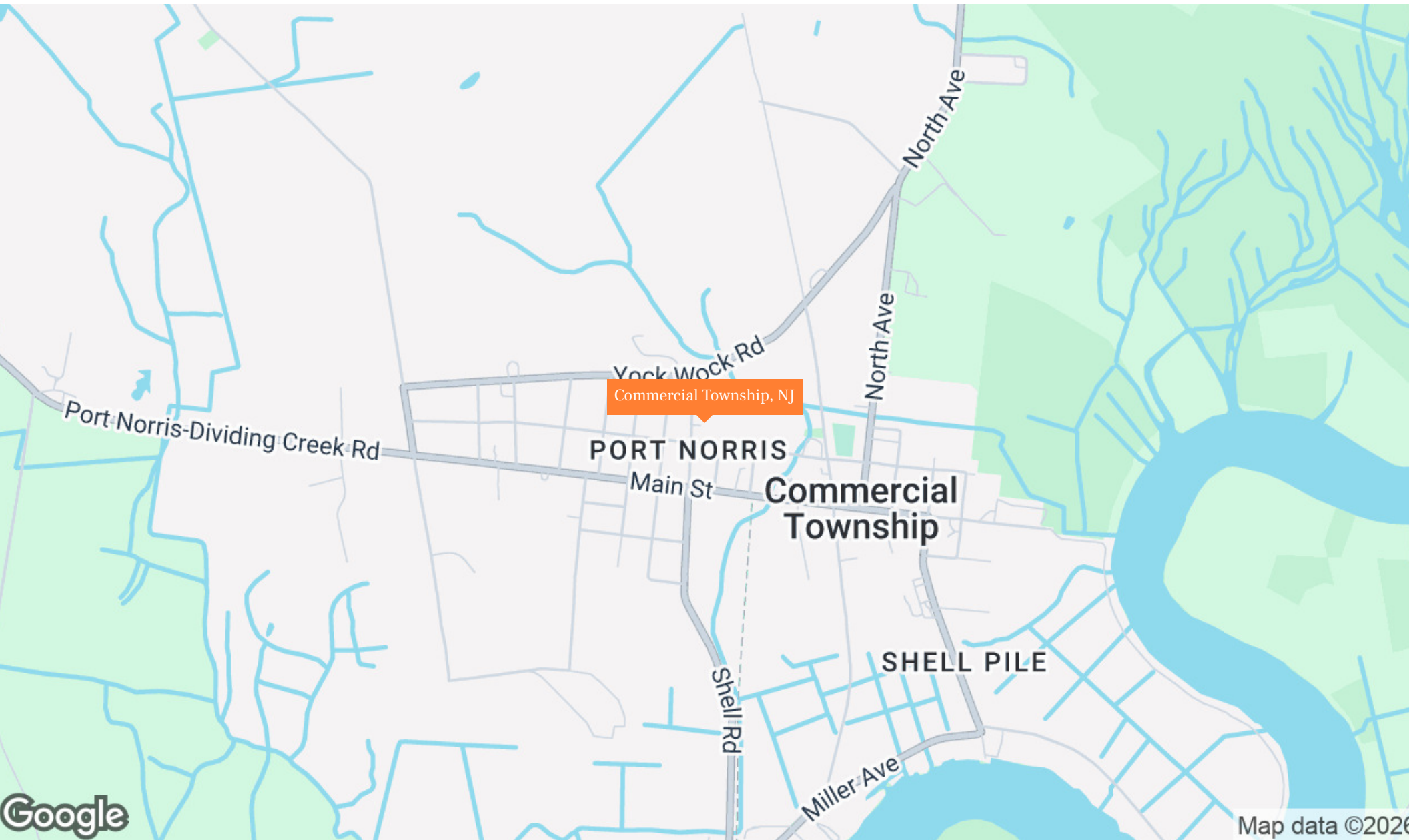
6812 BROWN ST.

LOCAL MAP



6812 BROWN ST.

REGIONAL MAP















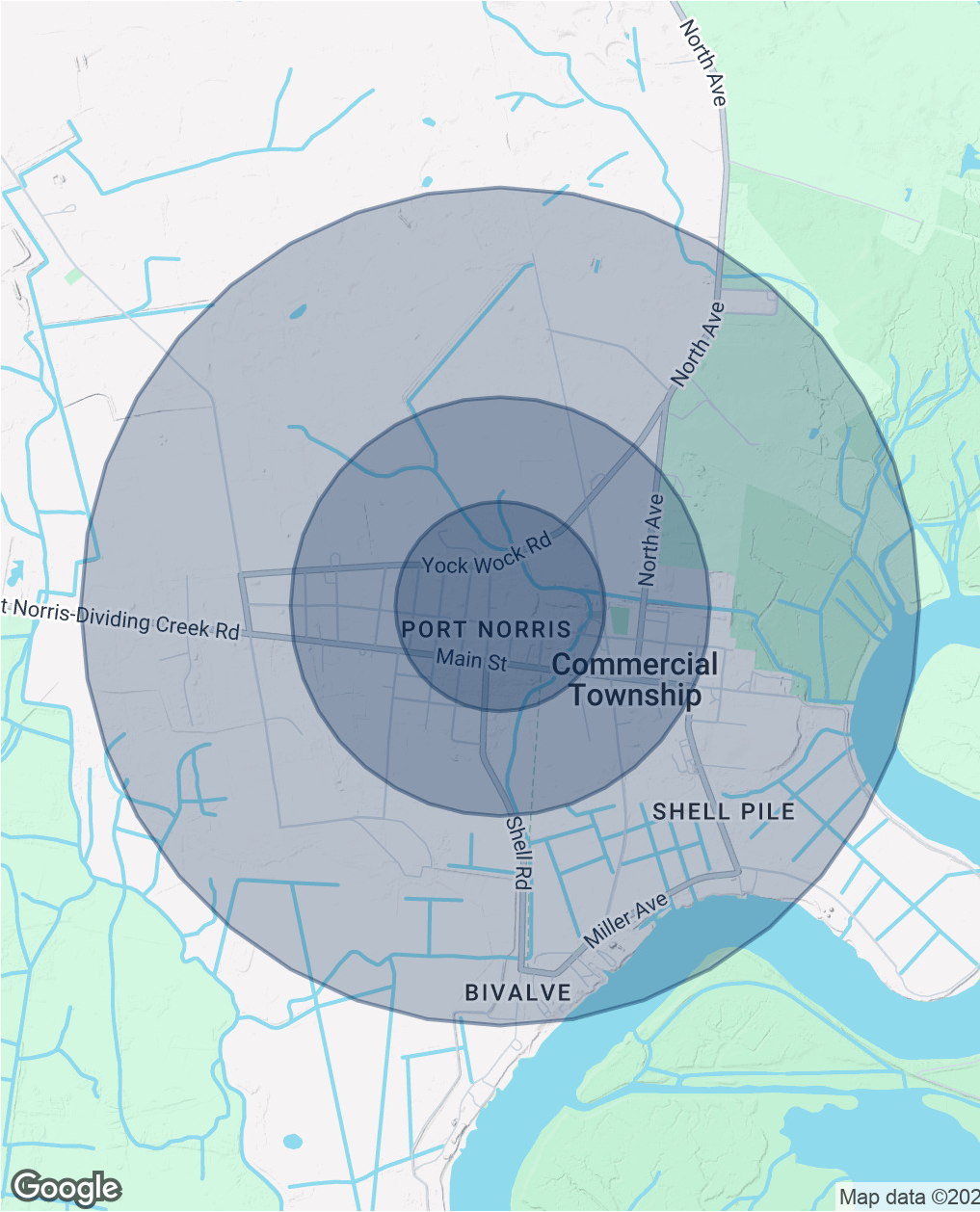
6812 BROWN ST.

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	22	81	326
Average Age	39.7	40.0	39.6
Average Age (Male)	33.8	34.2	33.8
Average Age (Female)	40.2	40.6	40.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8	31	125
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$65,063	\$65,234	\$65,139
Average House Value	\$156,432	\$134,552	\$134,677

2023 American Community Survey (ACS)



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