

SALE

501 BUCK STREET

427 and 501 Buck Street Millville, NJ 08332



OFFERING SUMMARY

Sale Price:	\$424,500
Building Size:	5,060 SF
Lot Size:	7,280 SF
Number of Units:	2
Price / SF:	\$83.89
Year Built:	1959
Renovated:	2023
Zoning:	B3
Submarket:	Millville

PROPERTY OVERVIEW

Welcome to an exceptional investment opportunity in Cumberland County, NJ. This free-standing corner building offers a 4500SF warehouse with versatile layout and additional office space. Renovated in 2023, this property boasts high visibility, convenient access, and a large parking lot, presenting an attractive proposition for retail, workshop, Storage, auto repair warehouse and much more. Zoned B3 and strategically located in an urban enterprise zone section, the property is perfectly positioned to leverage the area's strong demographics and growing consumer base. With an adjacent property also for sale, this offering represents a compelling chance for owner users or investors to establish a foothold in this thriving market.

PROPERTY HIGHLIGHTS

- Renovated Free-standing Corner building
- High visibility and convenient access
- Versatile layout with large Parking lot
- Additional Office Space
- Property across the street for sale also
- Strong demographics and growing consumer base
- Located in Urban Enterprise Zone Section

Matthew Bonomini
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LOCATION DESCRIPTION

Located in Millville, NJ, the area surrounding the property at 501 Buck Street is a prime location for retail and business owners. With its close proximity to major highways and a thriving business community, the area offers excellent visibility and accessibility. Nearby points of interest include the Cumberland Mall, conveniently situated within a short drive, as well as the Wheaton Arts and Cultural Center, known for attracting a steady flow of visitors and the NJ Motorsport Park. The local market presents a strong opportunity for retail investment, with a high potential for foot traffic and consumer engagement. The property's location is poised to capitalize on the region's economic growth and commercial development. Perfectly situated for Auto repair, Storage, Contractors, Workshop, Etc.

SITE DESCRIPTION

Corner Property with Approx: 4500 Sf warehouse / shop area, plus a 560 Office building with a large fenced in parking lot. 105 Foot Frontage on E. Oak Street.

427 Buck Street, (Across the Street) is also for sale as a package.

PARKING DESCRIPTION

Large, Gated off street parking lot.

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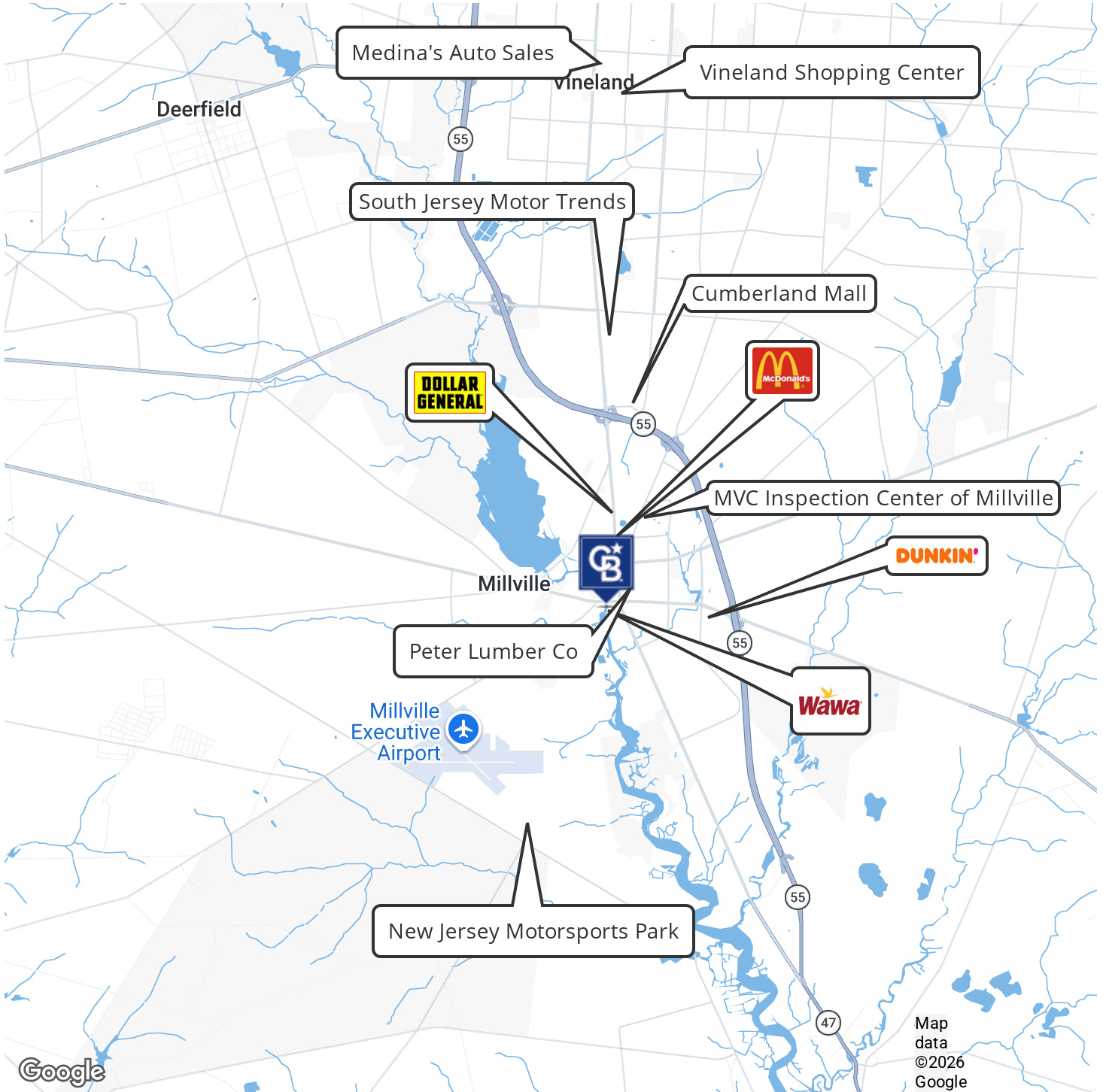


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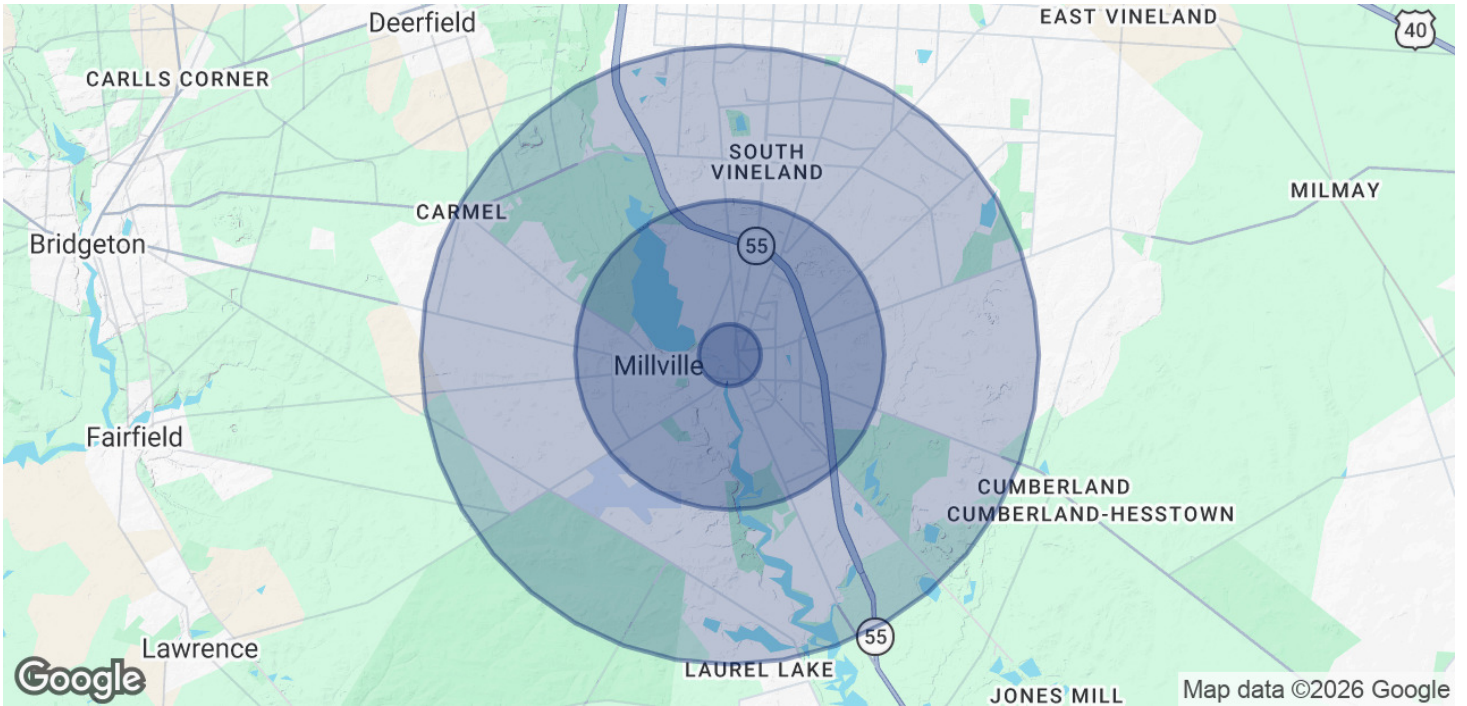


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POPULATION	0.5 MILES	2.5 MILES	5 MILES
Total Population	4,995	23,973	40,980
Average Age	36	40	41
Average Age (Male)	34	38	40
Average Age (Female)	38	41	42

HOUSEHOLDS & INCOME	0.5 MILES	2.5 MILES	5 MILES
Total Households	1,988	9,411	15,920
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$52,319	\$83,333	\$93,046
Average House Value	\$305,148	\$300,252	\$294,760

Demographics data derived from AlphaMap

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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