



**Markeim
Chalmers Inc.**
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE

62-68 S BROAD STREET
WOODBURY, NJ

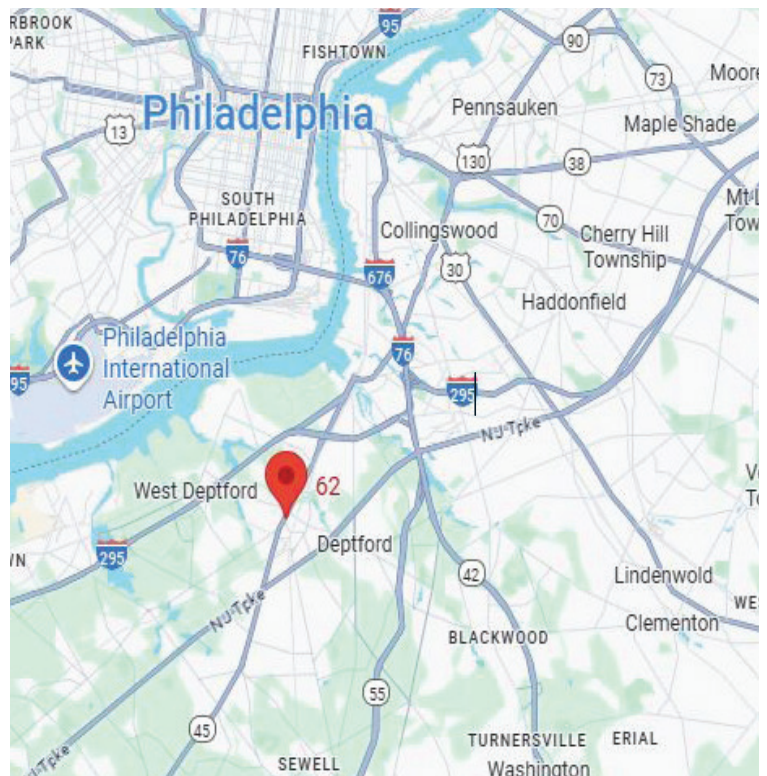
BUILDING FOR SALE OR LEASE
TOTAL BUILDING SIZE - 28,000+/- SF

PROPERTY OVERVIEW

- Total Building Area: 28,000 SF
- 1st Floor: 16,000 SF
- 2nd Floor/Mezzanine: 1,000 SF
- Basement 11,000 SF
Basement is usable, non-retail

Sale Price: \$1,350,000

Lease Price: \$10.00/SF NNN



KEVIN BURNS
VICE PRESIDENT
D: (856) 324-5191
E: KBURNS@MARKEIM.COM

WWW.MARKEIM.COM
1415 ROUTE 70 EAST, SUITE 500
CHERRY HILL, NJ 08034
(856) 354-9700



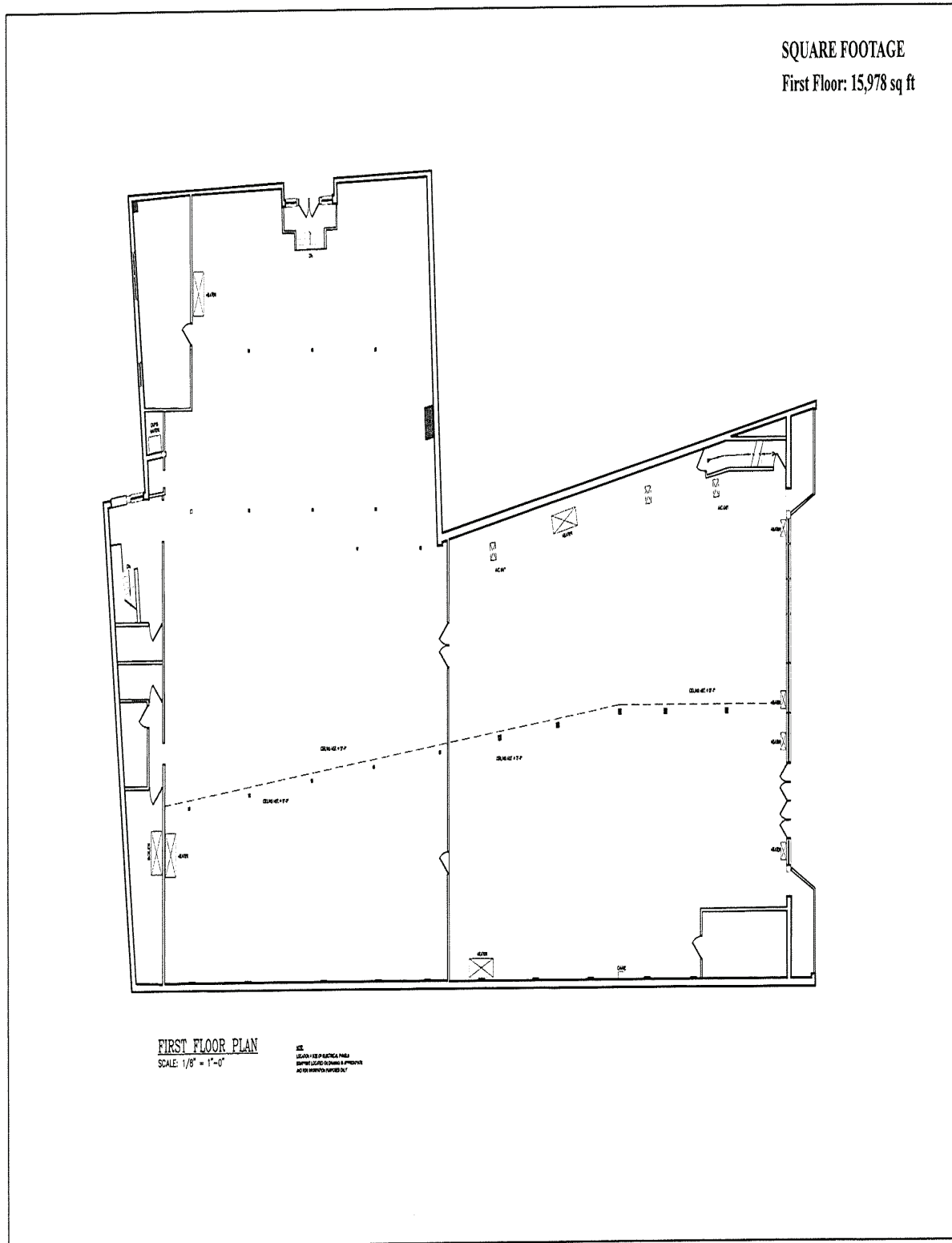
**Markeim
Chalmers Inc.**
COMMERCIAL REAL ESTATE

Subject to errors, omissions, change and withdrawal without further notice.

PROPERTY HIGHLIGHTS

28,000 Total Square Feet (Public Record)
16,000 SF Open Span Main Floor - 1,000 SF Second Floor/Mezzanine
11,000 SF Usable Basement (Discounted Valuation)
Redevelopment Zone: PILOT Eligible
Built Circa 1945 for the S.S. Kresge Company
Strong, durable mid-century commercial construction
Broad Street frontage with excellent visibility
Flexible Commercial Zoning
Walkable downtown location with municipal and retail anchors nearby
Ideal for adaptive reuse and value-add repositioning
Glassboro-Camden Light Rail (GCL) - Train Service Target: 2028
Former Underwood Memorial Hospital Redevelopment -
Demolition Completion Target: Spring 2026 - a Major Mixed-Use Redevelopment
200 market rate apartments fully approved - South Broad & West Centre Street





SHEET	A2	FIRST FLOOR PLAN	DATE 11/11/11 SCALE AS SHOWN	Thomas B. Wagner, Architect Architecture Interior Design Consulting 1000 Route 70 East, Suite 500, Cherry Hill, NJ 08034 Phone: (856) 354-9700 Fax: (856) 354-9701	PROJECT WOODBURY ANTIQUE CENTER	REVISIONS 1. 11/11/11 2. 11/11/11 3. 11/11/11 4. 11/11/11 5. 11/11/11 6. 11/11/11 7. 11/11/11 8. 11/11/11 9. 11/11/11 10. 11/11/11	DRAWN BY CHECKED BY DESIGNED BY PROJECT MANAGER DATE	PROJECT NO. DRAWING NO. SCALE DATE