

6 EAST HIGH STREET

GLASSBORO, NEW JERSEY

A LANDMARK CORNER BUILDING IN SOUTH JERSEY'S FASTEST-GROWING DOWNTOWN

\$2,500,000

ASKING PRICE

7,580 SF +/-

TOTAL BUILDING

0.43 ACRES

LAND AREA

22 SPACES

ON-SITE PARKING

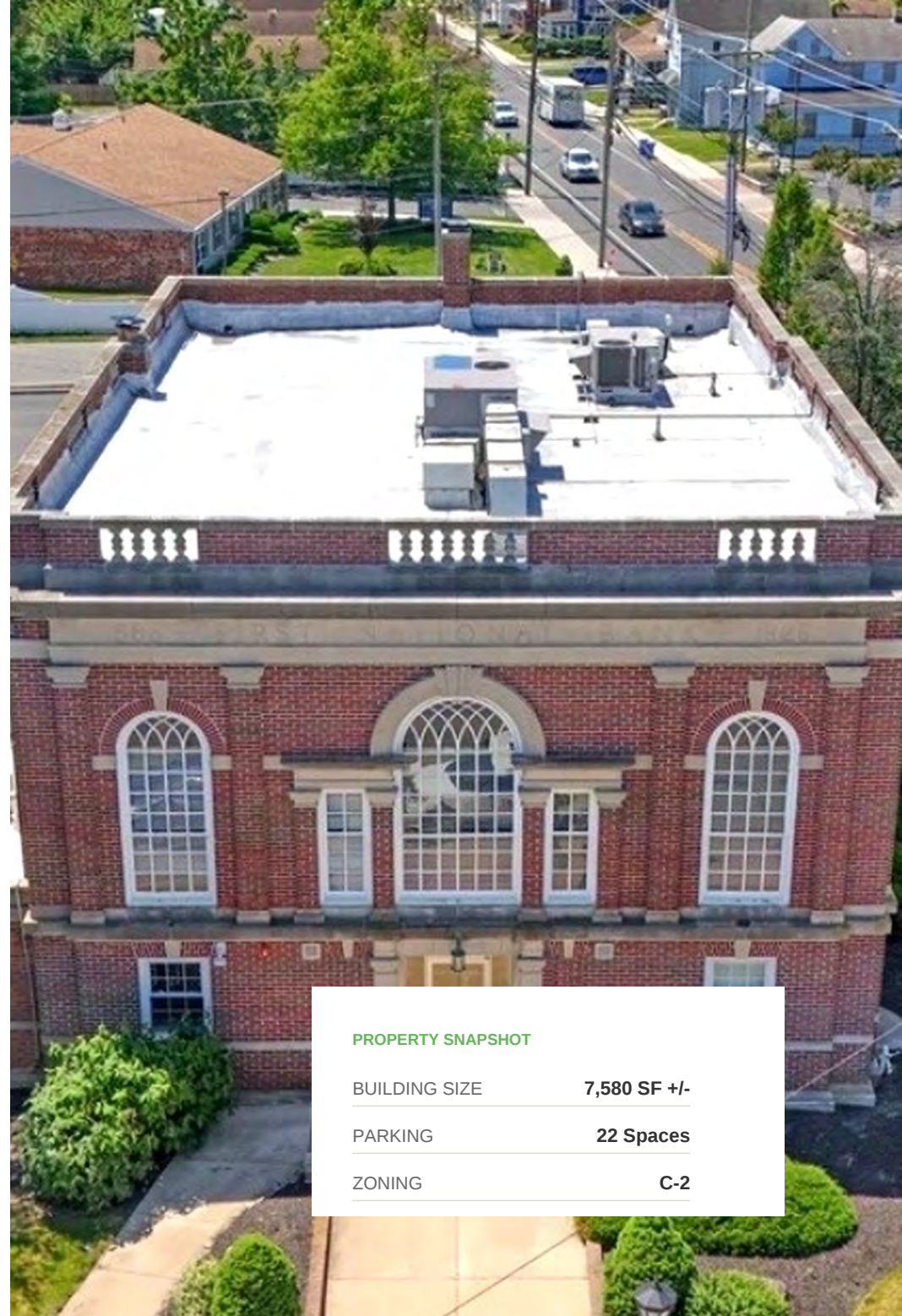
PENZONE REALTY | NICHOLAS RAO | 856.924.9444

THE OPPORTUNITY

A Rare Ownership Opportunity

Positioned on a prominent signalized corner in the heart of downtown Glassboro, 6 East High Street is a landmark historic masonry building offering exceptional visibility, accessibility, and long-term flexibility. Originally constructed in 1926 as a national bank, the property offers approximately 7,580 SF on 0.43 acres with a private rear parking lot - a rare feature in the downtown core.

The asset is available for sale or lease and is well suited for a wide range of professional, retail, service, office, restaurant, institutional, or adaptive reuse opportunities.



PROPERTY SNAPSHOT

BUILDING SIZE	7,580 SF +/-
PARKING	22 Spaces
ZONING	C-2

Historic Character. Flexible Use.



PROPERTY FACTS

ADDRESS	6 East High St, Glassboro, NJ
TOTAL BUILDING	7,580 SF +/-
LAND AREA	18,589 SF / 0.43 acres
1ST FLOOR	3,248 SF
2ND FLOOR	2,166 SF
LOWER LEVEL	Finished / separate exterior entry
PARKING	22 owned spaces / lighted lot
CONSTRUCTION	Masonry brick / built 1926
AVAILABLE	Q4 2026

SALE & LEASE TERMS

ASKING PRICE	\$2,500,000
PRICE / SF	\$329.82 / SF
ASKING RENT	\$25 / SF NNN
TI ALLOWANCE	Available for qualified tenants
OWNERSHIP	Fee Simple
TENANCY	Single or multi-tenant
MLS #	NJGL2074056
TAXES (2025)	\$25,462 / year
ASSESSED VALUE	\$700,100

BUILDING HIGHLIGHTS

Three Full Levels

FIRST FLOOR

3,248 SF

Street-level frontage; high ceilings; original walk-in vault intact.

SECOND FLOOR

2,166 SF

Open plan, generous ceiling volume, configurable for offices or studio.

LOWER LEVEL

FINISHED

Support rooms, storage, full bath, separate exterior entry.



SIGNATURE FEATURES

- **Historic Architecture**
Arched windows, classical cornice, brick exterior, and iconic former bank facade.
- **Original Bank Vault**
Distinctive, marketable feature for a retail, professional, or experiential user.
- **On-Site Parking**
Private rear lot with 22 spaces - a rarity in downtown Glassboro.
- **Visibility & Signage**
Prominent High Street and Main Street exposure with 10,600+ VPD traffic.

Downtown Glassboro Access



ROWAN

WALKING DISTANCE

HIGH STREET

10,600+ VPD

PARKING

22 SPACES

LIGHT RAIL

GLASSBORO STATION

Positioned at High Street and Main Street, the property sits within walking distance of Rowan University, Rowan Boulevard, restaurants, retail, and the planned Glassboro-Camden Line station area.

A Downtown on the Rise

Glassboro is one of South Jersey's most active downtown corridors. Rowan University's continued growth, nearby residential development, and future transit investment are helping create a walkable, mixed-use environment with increasing demand for commercial services, professional space, and destination retail.

18,000+

ROWAN STUDENTS,
FACULTY &

\$690M

WEST CAMPUS
DEVELOPMENT

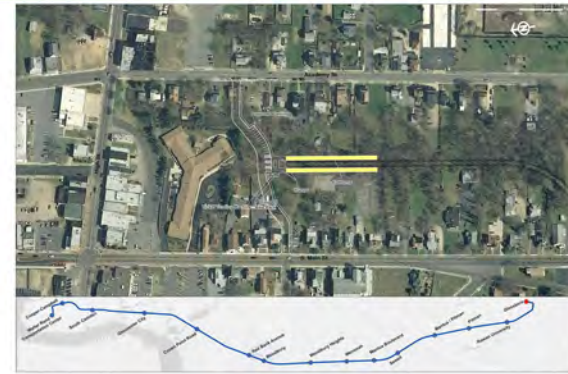
10,600+

VEHICLES PER DAY

2028

LIGHT RAIL TARGET

Glassboro



MARKET DRIVERS

Rowan University Growth

Continued enrollment and institutional investment drive daytime demand.

Residential Density

Nexus apartments and Academy Row townhomes add immediate area population.

Limited Supply

Few historic, high-visibility buildings with dedicated parking exist downtown.

Transit Momentum

Glassboro-Camden Line planning supports long-term corridor interest.

Flexible Multi-Level Configuration

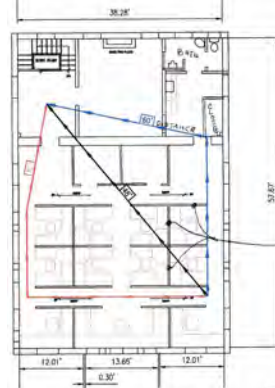
FIRST FLOOR

3,248 SF



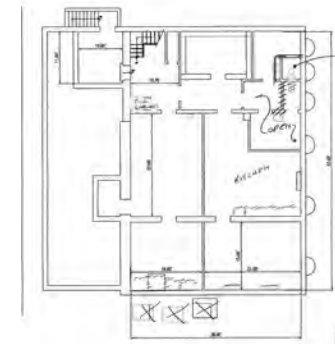
SECOND FLOOR

2,166 SF



LOWER LEVEL

FINISHED



CONFIGURATION

The property offers three discrete levels supporting a full-building owner-user, co-tenant occupancy by floor, or adaptive reuse strategy. The first floor provides street-level visibility and historic character, the second floor offers open-plan flexibility, and the finished lower level includes support space with a separate exterior entry.

3

LEVELS

22

SPACES



EXCLUSIVELY REPRESENTED BY

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FOR SALE OR LEASE

\$2,500,000 | \$25/SF NNN

6
HIGH STREET

GLASSBORO, NEW JERSEY

A landmark corner building offering historic character, downtown visibility, on-site parking, and flexible adaptive reuse potential in one of South Jersey's most active growth markets.

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