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1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

**MOTIVATED
SELLER**

**FOR
SALE
OR
LEASE**



RENOVATED AUTO REPAIR GARAGE FOR SALE/LEASE

1348 GLASSBORO ROAD, WOODBURY, NJ 08096



PROPERTY SUMMARY

Sale Price: \$349,000

Lease Rate: \$3,500/Month + Taxes

Building Size: +/- 3,500 SF

Acreage Available: +/- 0.41 AC

Signage: Facade

Parking: +/- 10 Spaces

Zoning: Approved for Auto Repair

Taxes: \$6,628.22



PROPERTY HIGHLIGHTS

- + Recently renovated automotive repair facility featuring all new overhead doors, roof, windows, LED lighting, restroom and freshly painted inside and out
- + 3 bay service/repair facility
- + This property holds an approved use variance exclusively for automotive repair, maintenance, and service
- + Large lot behind the facility



FOR SALE

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DEMOGRAPHICS

KEY	
■	1 MILE
■	3 MILE
■	5 MILE

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	8,613	62,769	145,829
PROJECTED 2029	8,885	64,842	149,797

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,117	24,701	57,126
PROJECTED 2029	3,214	25,524	58,678

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$112,266	\$113,360	\$113,179
MEDIAN INCOME	\$99,999	\$90,955	\$91,680



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KEY DISTANCES

- ROUTE 55 3 MILES
- I-295 4.2 MILES
- ROUTE 42 7.3 MILES
- ROUTE 30 8.4 MILES
- NJ TURNPIKE 10.3 MILES



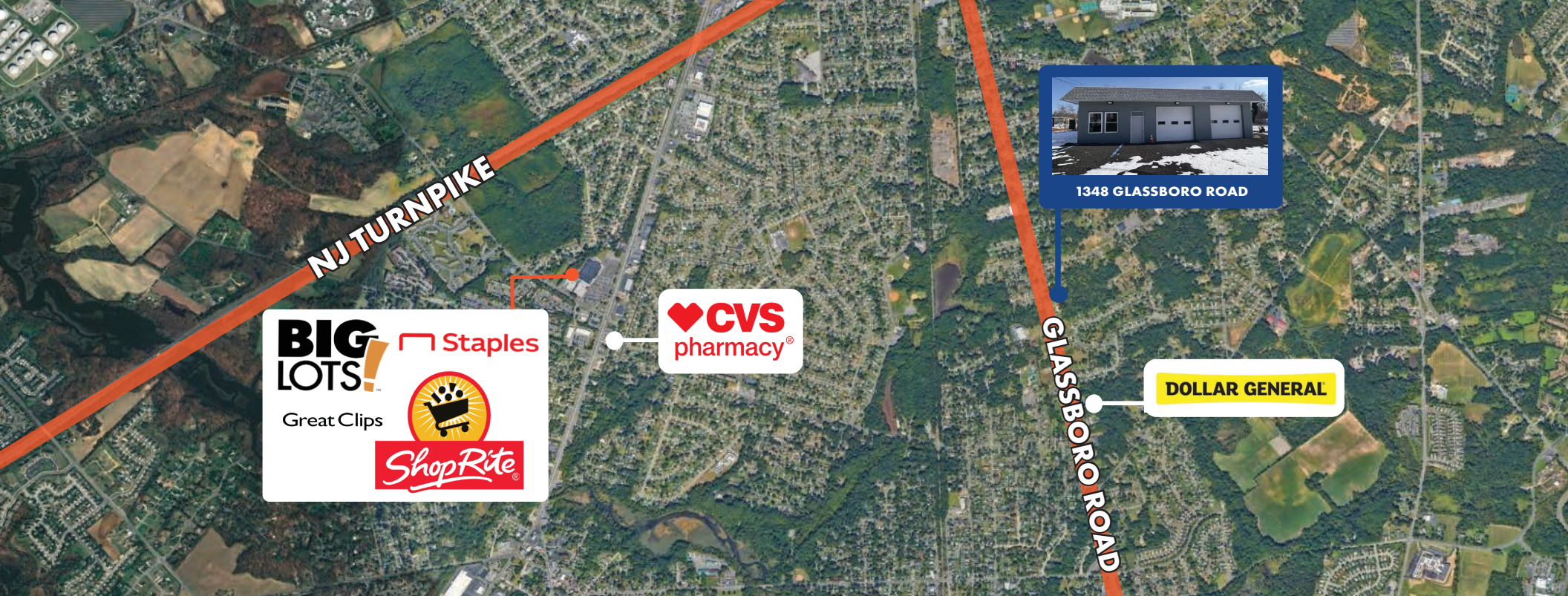
1348 GLASSBORO ROAD



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1348 GLASSBORO ROAD

DOLLAR GENERAL

BIG LOTS!
Great Clips

Staples

ShopRite

CVS
pharmacy®

NEARBY AMENITIES

DINING

- Daily Grounds Coffee
- Dunkin
- Bennys Pizza
- Brynn Bradley
- Starbucks
- Wings To Go
- Hollywood Diner & Bar
- Pats Select Pizza & Grill
- Taco Bell

RETAIL/GROCERY

- Walgreens
- Stellatos Market
- The UPS Store
- CVS Pharmacy
- Shoprite
- Big Lots
- Action Wheels
- Wine Legend
- Dollar Dream
- Dollar General
- Sudzy Car Wash
- Pickleball Paddles US
- Planet Fitness



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