

*History is made everyday.  
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## Available Commercial Property Portfolio



*Enclosed are a few commercial properties that are available in the City of Woodbury.*

*Within 2 sq. miles, the City of Woodbury has an eclectic mix of businesses. Woodbury is the home to Inspira Hospital with over 5000 employees. Woodbury also serves as the Gloucester County Seat with over 550 County employees. State Highway 45 is the main causeway in the downtown providing direct access to Route 295 and with over 25,000 cars traveling through the City daily.*

*Woodbury is only 10 minutes from Philadelphia via Route 295. In addition, there are 6 public bus options with three that travel to and from Philly. In the next five years, the Camden-Glassboro Light Rail Line should be completed and Woodbury is slated to have two stations. One located on the North side of the City with direct access to the hospital and a major redevelopment area and one located on the South side providing direct access to the downtown. The Camden-Glassboro Light Rail creates the potential for transit oriented development throughout the City.*

*Woodbury does provide tax abatements and will negotiate PILOTS when necessary to ensure that a development project is successful.*

*For more information contact: Randi Woerner 856-845-1300 x143.*



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City of  
**WOODBURY**  
ARTS ♦ HISTORY ♦ HOME

**For Lease:**  
**\$3500/mo.**

**Contact:**  
**Tom Bellia**  
**856-845-2234**



3500 s/f  
Second floor office space  
above Bellia & Sons  
Office Supply Store  
Private entrance



Onsite off street parking



5 large separate offices,  
large common area,  
2 private bathrooms

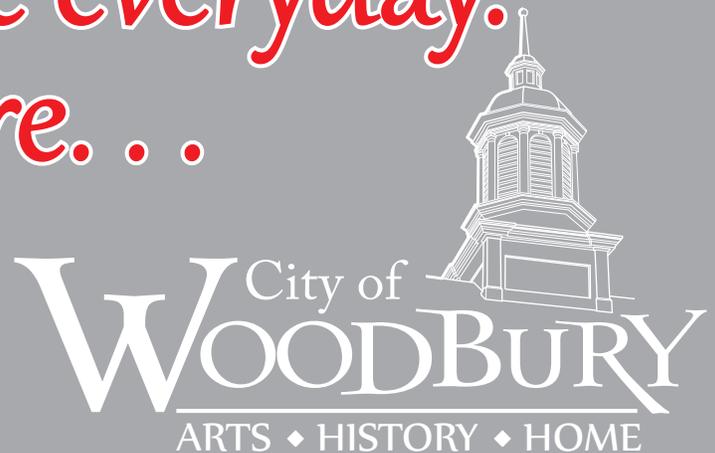


1 mile to Rt 295 entrance



**1047 N Broad Street**

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## For Lease

Contact:  
Ellen Pignatello  
973 744 5410  
x 125

●  
1500 - 2000 SF  
New Retail  
Flex Space

●  
Street and private  
parking

●  
High Ceilings

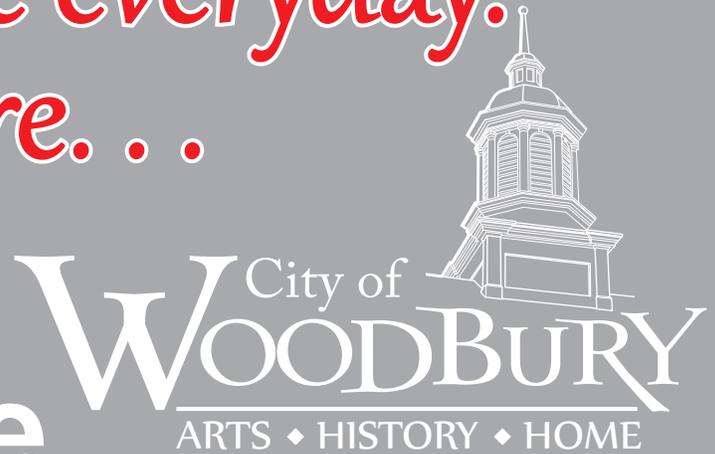
●  
In City's Redevelopment  
Area

●  
Could qualify for NJ  
Grow



**108 S. Broad Street**

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# Office Space for Lease

Contact:  
Paul Bagherpour  
609-617-8639



All first floor units.  
Main Office - \$750 pm  
Office #1 - \$850 pm  
Office #2 - \$850 pm  
Office #3 - \$950 pm



Each office has handicap  
bathroom, full kitchen  
and central air and heat.



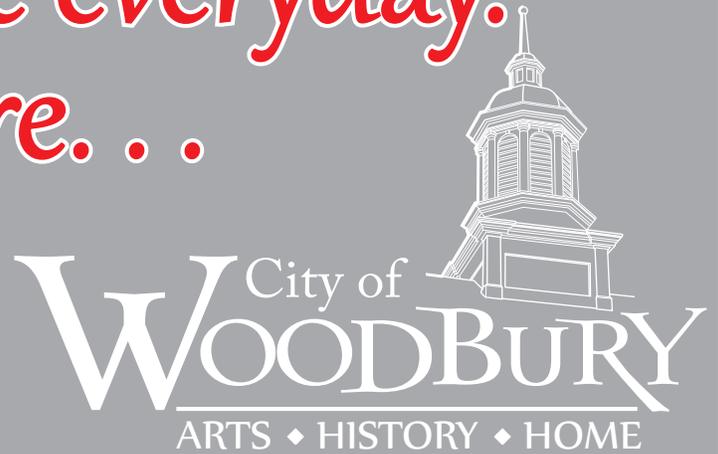
Front and back entrance.  
Rear parking. Back  
patio. Hot water  
included.



**121 N. Broad Street**

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**For Lease:  
\$500/mo.**



**Contact:  
Joel Flachs  
484-467-3700**

●  
600 s/f

Second Floor Office

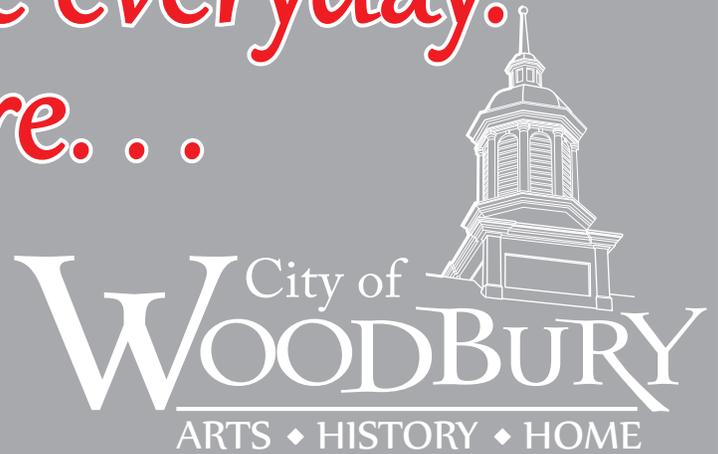
●  
Secure second floor  
interior access

●  
Quiet/Natural lighting



**135 S. Broad Street**

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# For Sale

**Contact:**  
**Sam Kates**  
**856-287-1818**

●  
Over 8200 SF  
Only 5 years old

●  
Private parking

●  
High Ceilings

●  
In City's Redevelopment  
Area

●  
Could qualify for NJ  
Grow



**159 S. Broad Street**

*History is made everyday.  
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**For Sale  
or Lease:  
\$495,000**

**Contact:**

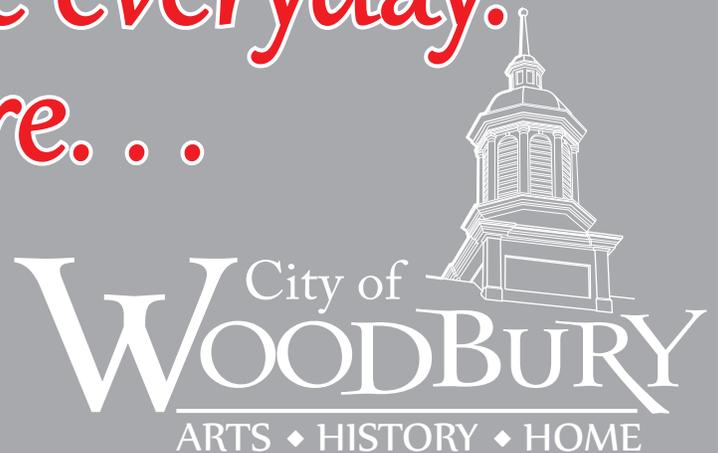
**Khalil Elbanna  
856-625-9902**

●  
7900 Square Feet  
Former Restaurant

●  
Seats over 150/4 dining areas

●  
Two rental apartments above

●  
Full dry basement



**16-20 S. Broad Street**

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City of  
**WOODBURY**  
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**For Lease:  
Negotiable**

**Contact:  
Robert Langi  
609-217-9876**



2 floors flex  
OFFICE SPACE  
with elevator access  
1100 s/f - 1st floor  
5472 s/f - 2nd floor  
6951 s/f 3rd floor



Onsite Parking  
lot in rear

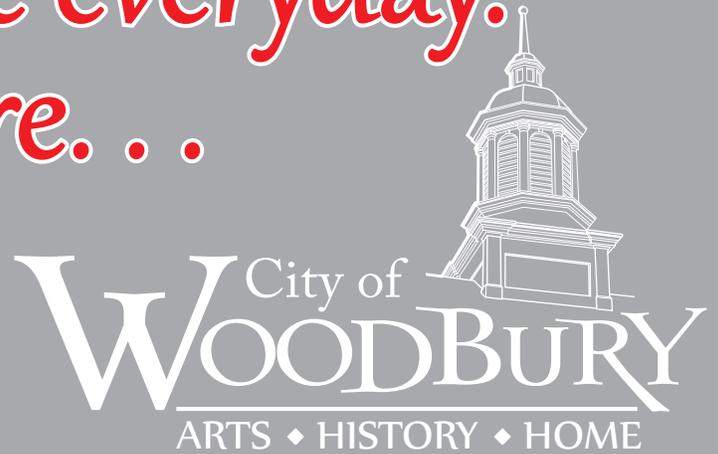


First floor retails:  
McArt, Monogram  
Shoppe, Fiore's Bagel  
Nook



**1-7 S. Broad Street**

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# For Sale Office Space

Contact:  
Joanna Papadaniil  
609-471-4062

●  
3 Office units with  
separate bathrooms and  
storage space.

●  
Can be converted into  
one unit.

●  
10 Private parking  
spaces



**22 E Centre Street**

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City of  
**WOODBURY**  
ARTS ♦ HISTORY ♦ HOME

**For Lease:**

**\$10 / sf**

**Contact:  
Berry Square  
Management  
(856) 477-3667**

●  
9514 s/f

●  
Flexible space

●  
Back entrance

●  
Basement

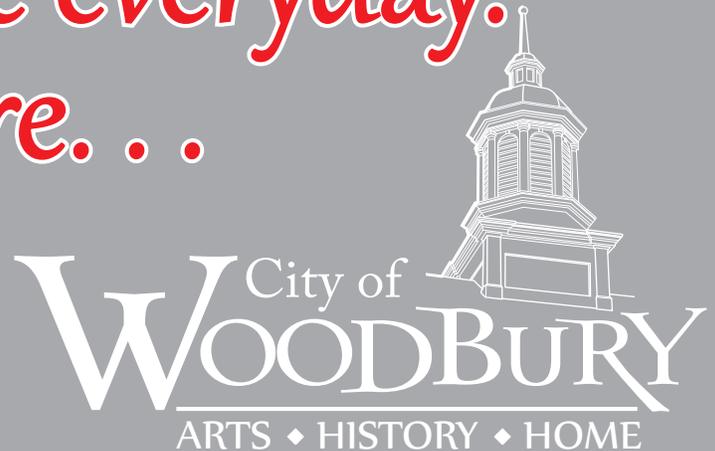
●  
GrownNJ eligible space



**26-32 S. Broad Street**

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**For Lease:**



**Contact:**

**Tammy Rattacasa**

**856-392-3735**

●  
Anchor space of 20,000  
s/f with potential to  
expand to 30,000 with  
docks

●  
Stores available from  
1200 to 3300 s/f

●  
Large parking lot with  
pylon sign

●  
Join existing tenants:  
Dollar General, Canal's  
Liquor, Captain's Corner  
Brooklyn Pizza



**429 Evergreen Ave.**

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City of  
**WOODBURY**  
ARTS ♦ HISTORY ♦ HOME

**For Sale:  
\$239,000**

Contact: Fred Bagherpour  
609-320-0968

●  
2 floors - 3420 Square Feet

●  
Back entrance

●  
Basement

●  
Handicap Bathroom

●  
Set up for restaurant use



**43 S. Broad Street**

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City of  
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# For Lease/ Sale

Contact: Mike DeFoney  
856-335-4311

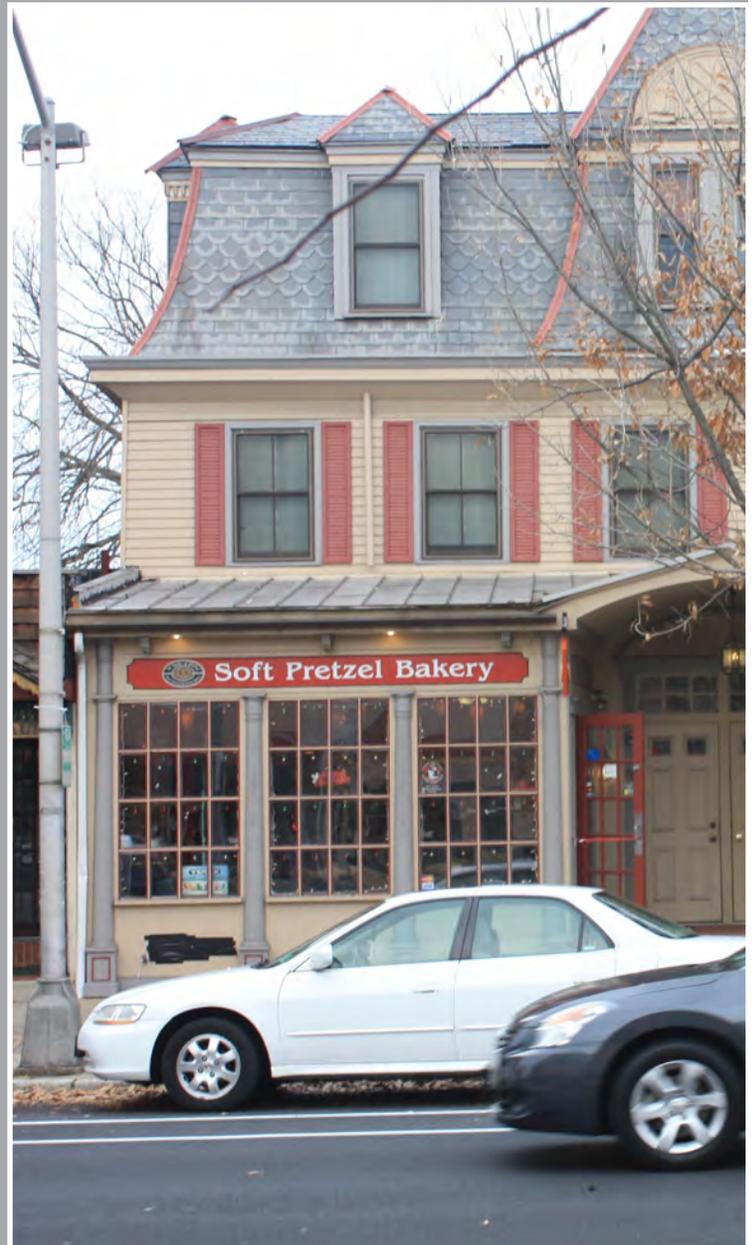
●  
First Floor: 1800 Square Feet

Space fitted for  
cooking equipment

●  
Back entrance

●  
Two Apartments

●  
Offices



**53 S. Broad Street**

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City of  
**WOODBURY**  
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**For Sale:**  
**\$249,000**

Contact:  
Fred Bagherpour  
609-320-0968

●  
1920 Square Feet  
First Floor Retail

●  
2nd and 3rd Floor  
Apartments

●  
Back entrance

●  
Basement



**57 S. Broad Street**

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City of  
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**For Sale:**  
**\$425,000**

Contact:  
Harriet Summers  
856-489-8887 x207

●  
6,700 s/f  
Retail / Office

●  
3 story building  
3 entrances/exits

●  
All original woodwork,  
circular staircase

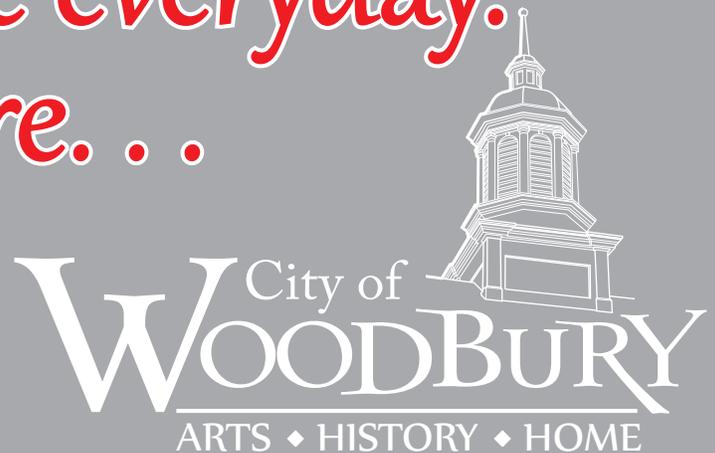
●  
Onsite parking lot in rear



**59 N. Broad Street**

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# For Sale/Lease



Contact:  
Kevin Burns  
856-324-5191



17,130+/- Square  
Feet Street Level

11,000 Square Feet  
additional lower level  
space

2nd Floor office  
space



Public Parking

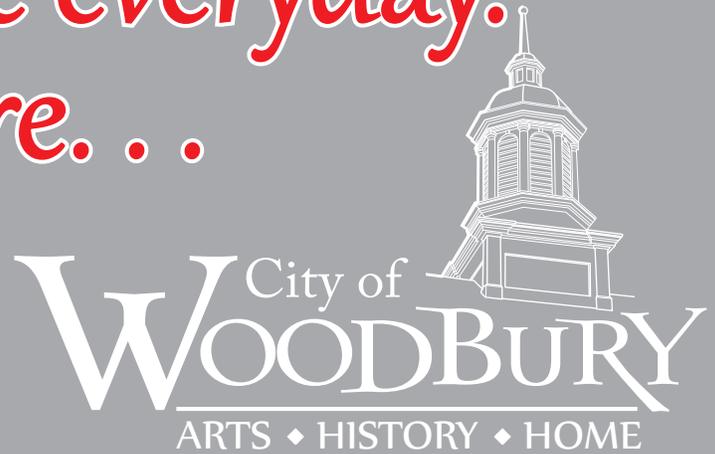


Take advantage of  
the State of NJ -  
GROWNJ - Incentive  
programs



**62-68 S. Broad Street**

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**For Sale:**  
**\$475,000**

**Contact:**  
**Peter Sederis**  
**Century 21 Rauh & Johns**  
**856-852-0366**

●  
Over 8000 Square Feet  
3 Rental Rooms Above

●  
Private parking in rear

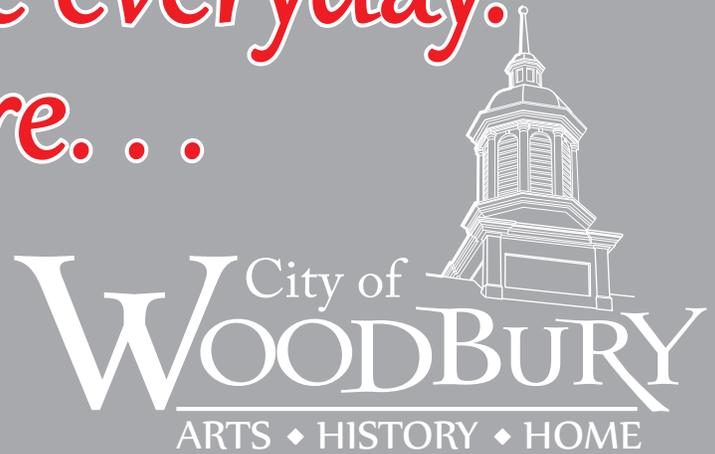
●  
10 Ft Ceilings

●  
The lot next door is also for  
sale: \$179,000 and can be  
added to this property



**666 N. Broad Street**

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# For Sale Retail Space

Contact:  
Kathleen Larkey  
856-816-6419 / Cell  
856-848-4446 / Office

- 1600 s.f. retail space  
9 ft ceilings

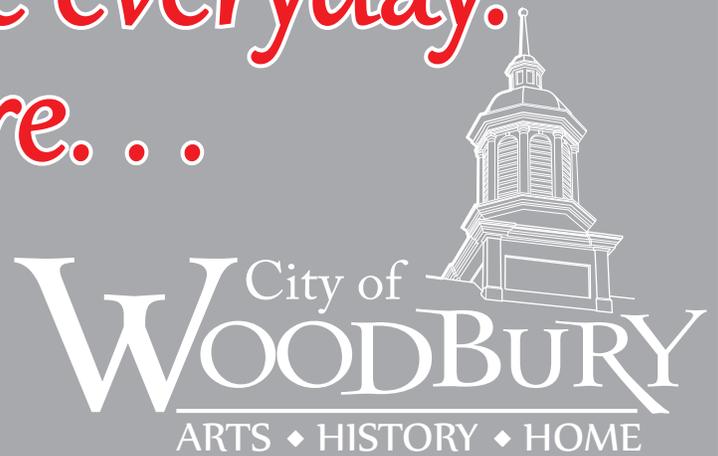
- Income from one  
bedroom 2nd floor  
apartment

- Rear parking.  
Less than one mile off of  
Exit 24A / Route 295.



923 N. Broad Street

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**For Sale:  
\$150,000**

Contact: Ali Li  
856-361-6500

●  
2042 Square Feet  
w kitchen equipment

●  
Back entrance

●  
Office

●  
Handicap Bathroom



**33 S. Broad Street**