# FOR SALE OR LEASE 3,934+/- SF Former Bank Branch Building with Drive-Thru



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30 ELM AVENUE, WOODBURY HEIGHTS, GLOUCESTER COUNTY, NJ



SIGNAGE







## **Property Features**

- > 3,934+/- SF former bank branch building with drive-thru
- > Sits upon 22,000+/- SF of ground
- > Sufficient on site parking
- > Zoned Highway commercial (HC)
- > At the intersection of Route 45 (Mantua Pike) and Elm Avenue
- > Woodbury is a regional employment center and "county seat" of Gloucester County
- > 12 minute drive from the new Gloucester Premium Outlets in Blackwood, New Jersey

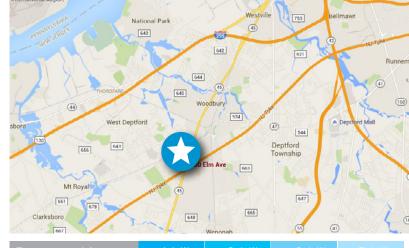
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| Demographics      | 1 Mile   | 2 Mile   | 3 Mile   | 5 Mile   |
|-------------------|----------|----------|----------|----------|
| Population        | 7,997    | 33,311   | 61,852   | 126,845  |
| Households        | 2,897    | 13,367   | 24,539   | 49,684   |
| Average HH Income | \$80,208 | \$81,462 | \$81,674 | \$80,156 |

### **COLLIERS INTERNATIONAL**

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- > AUTO SERVICES: Nissan, Ford, Dodge, Buick GMC, Mr. Tire Auto Service Centers, NAPA Auto Parts, Advance Auto Parts, Jiffy Lube, Citgo, Pep Boys Auto, Meineke, and many more...
- > OTHER SERVICES: Rite Aid, Walgreens, ACME, Bank of America, ALDI, MedExpress, Family Dollar, LA Fitness, Capital Bank, Wawa, Goodwill, Dollar Tree, TD Bank, Wells Fargo, Patient First Urgent Care, Allstate, Accu Staffing Services, Penn Medicine, Penn Therapy & Fitness, Eastern Dental, Edward Jones, Weight Watchers, and many more...

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