

FOR SALE OR LEASE

# 3,934+/- SF Former Bank Branch Building with Drive-Thru



30 ELM AVENUE, WOODBURY HEIGHTS, GLOUCESTER COUNTY, NJ

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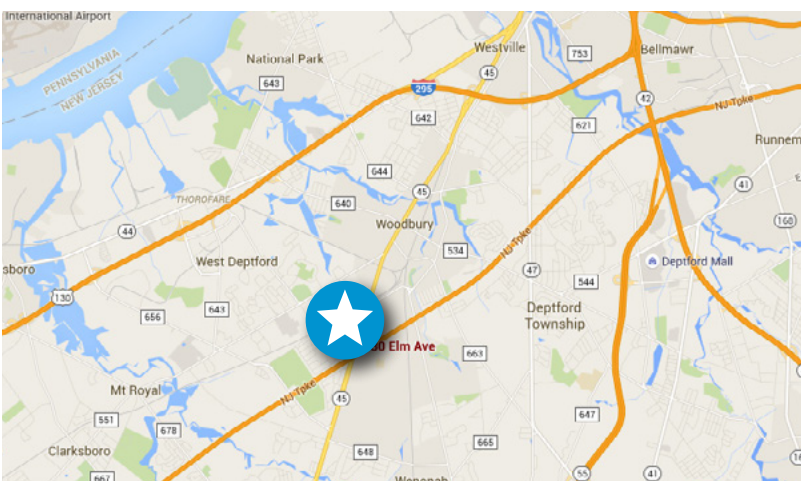


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## Property Features

- > 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



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



› **RESTAURANTS:** Popeye's Louisiana Kitchen, Hollywood Café Sports Bar, Subway, Wendy's, Arby's, Dunkin' Donuts, Pizza Hut, Domino's, McDonald's, and many more...

› **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...

