

TWO OFFICE BUILDINGS FOR SALE OR LEASE

901 MANTUA PIKE, WOODBURY, NJ 08096

IDEAL FOR OWNER/USER OR VALUE-ADD INVESTOR



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Offering Summary

Size/SF Available: +/- 13,656 SF

Asking Sale Price: \$925,000

Asking Lease Rate: 901A - \$12 - 15/SF modified gross
901B - \$14 - \$16/SF full service

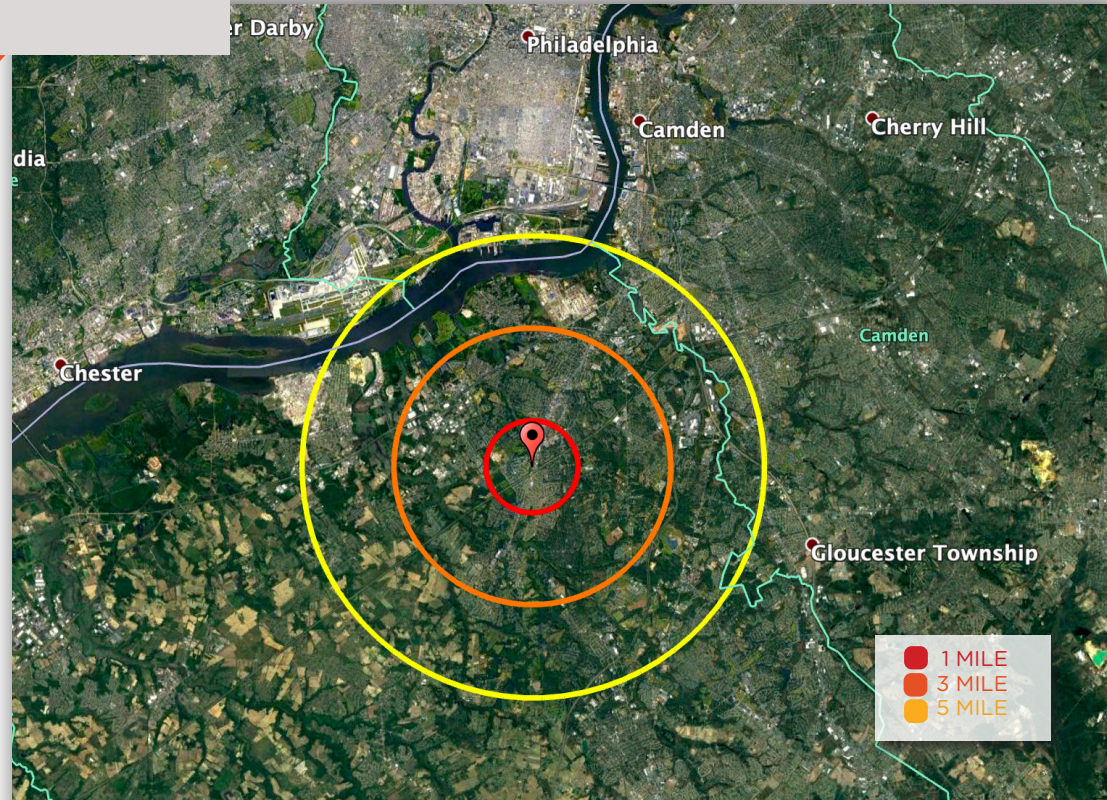
Signage: Street sign

Parking: +/- 65 spaces

Occupancy: Immediate

Property/Area Highlights

- + The property consists of two three-story office buildings ideally suited for retail, office, or medical users
- + Turn-key suites available ranging from +/- 591 to +/- 2,114 RSF with the potential for full floors or the entire building
- + The property is located at a signalized intersection on heavily trafficked Route 45 and is easily accessible from the NJ Turnpike and Route 130
- + Located in close proximity to Penn Medicine, LA Fitness, Starbucks, and Inspira Health among other retail centers, restaurants, hotels, and amenities



2020 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION:	35,244	128,745	1,032,363
EST. HOUSEHOLDS:	14,131	50,173	412,880
AVG. HOUSEHOLD INCOME:	\$92,608	\$94,082	\$86,959

TRAFFIC COUNT: 22,606 VPD



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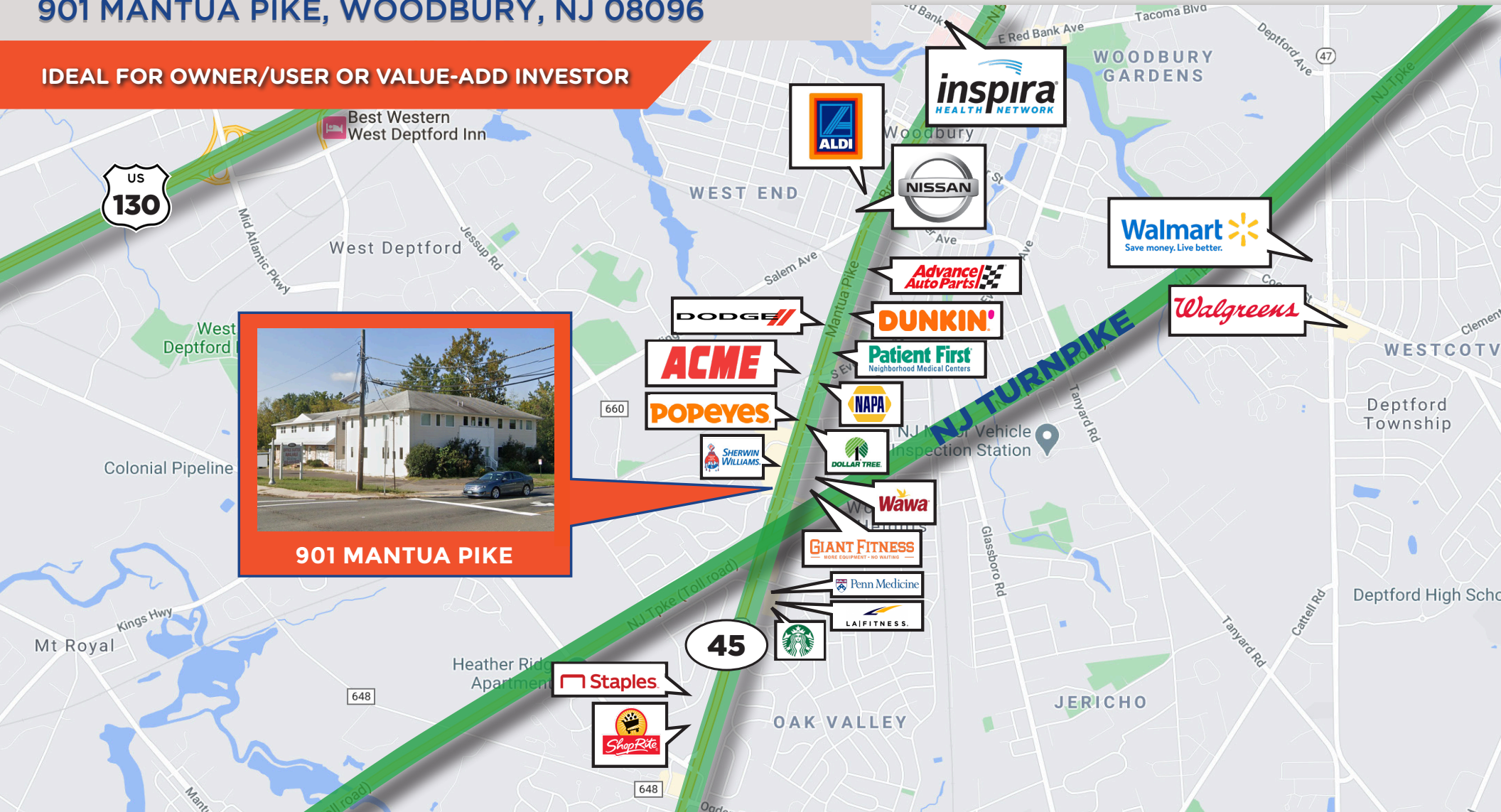
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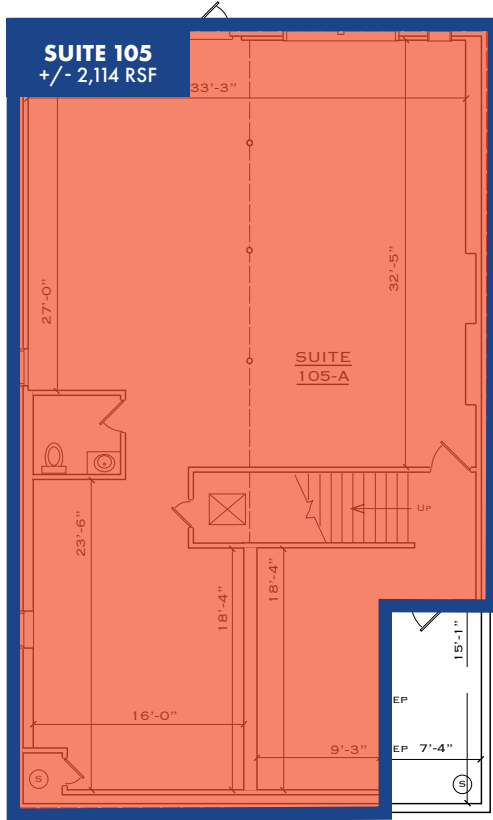
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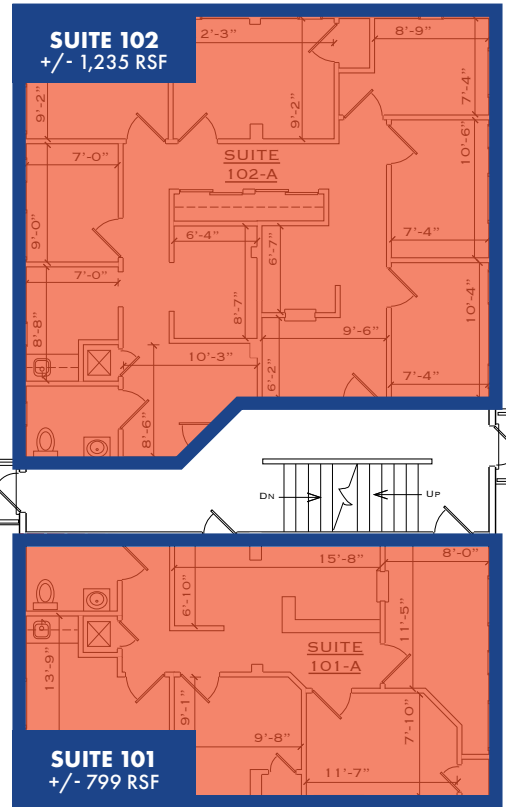
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901-A FLOORPLANS

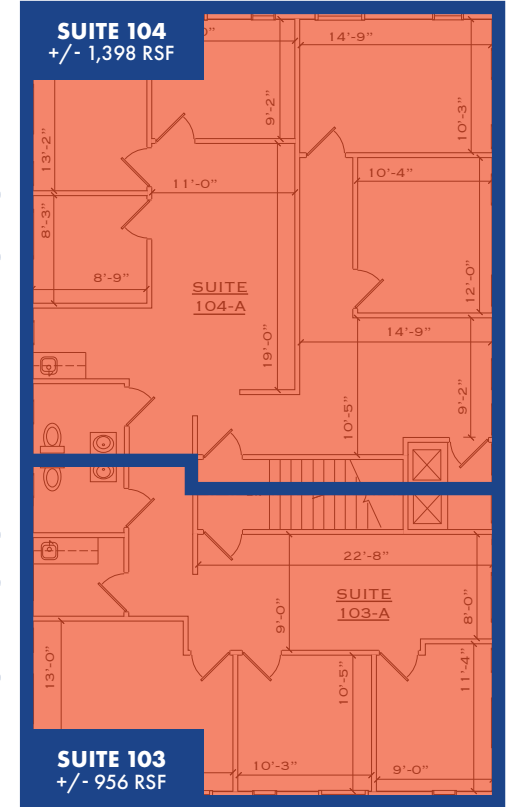
LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



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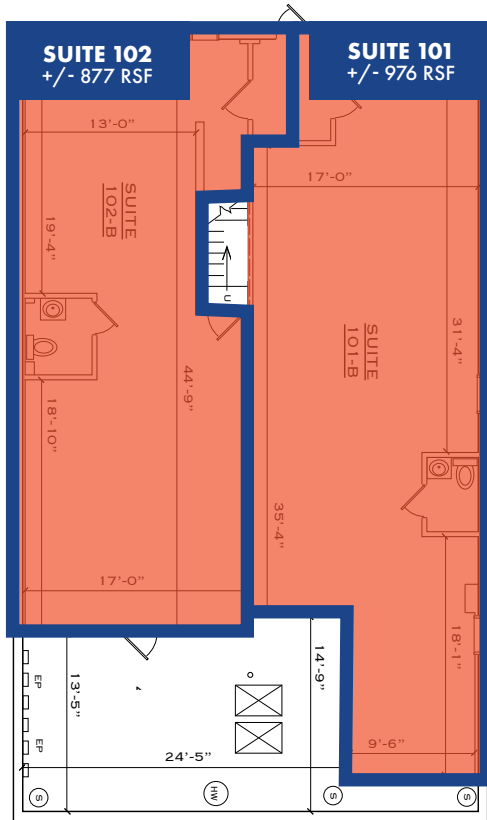
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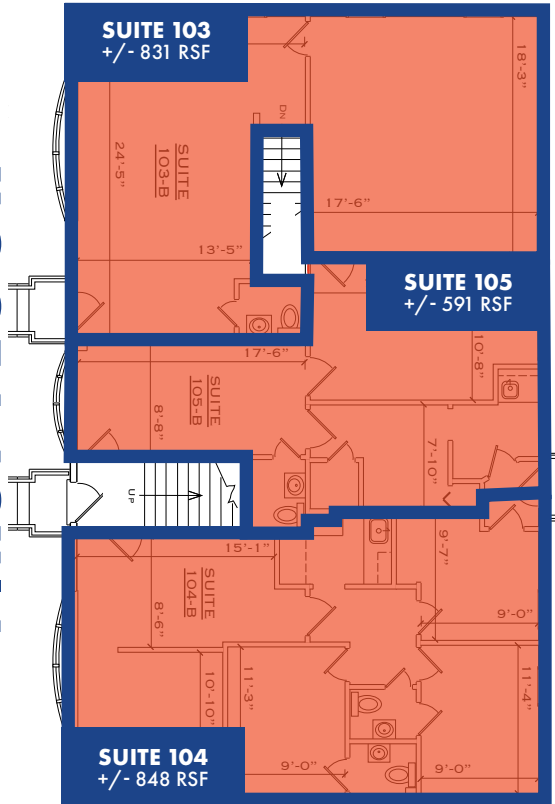
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901-B FLOORPLANS

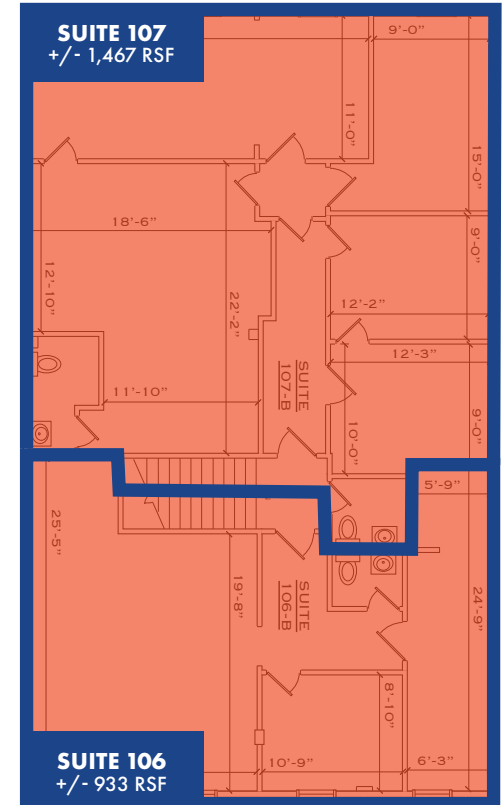
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