

FOR SALE

48ft of Frontage Along Broad St.



9-13 S BROAD ST.

WOODBURY, NJ

RD+
**ROTHBERG
DUBROW**

PROPERTY SUMMARY

9-13 S Broad Street offers a unique opportunity to own a well-positioned commercial property in the heart of historic downtown Woodbury. This 8,791 square-foot building features flexible layout options ideal for office, retail, or mixed-use purposes.

The property includes three private parking spaces located at the rear of the building—a rare and valuable amenity in a walkable downtown setting. Surrounded by local businesses, government offices, and restaurants, this location benefits from steady foot traffic and easy accessibility.

Whether you're an owner-user, investor, or business operator, 9-13 S Broad Street presents strong potential in a growing South Jersey market.

Property is currently tenant occupied until November 2026, with potential to terminate.



AT A GLANCE



SQUARE FOOTAGE
8,791



FRONTAGE
48'



NEIGHBORHOOD
Woodbury



PARKING
3 Private Spots behind
the building



ACCESS
Access doors along
Broad Street



NEIGHBORHOOD

Woodbury is a historic South Jersey town known for its charming main street, strong sense of community, and proximity to major highways. Just minutes from I-295 and Route 55, Woodbury provides convenient access to Philadelphia and the greater South Jersey region. The city has been actively investing in revitalization efforts, making it an increasingly attractive location for businesses and investors alike.

Woodbury is home to a downtown and walkable shopping district and offers a variety of restaurants. The city is also home to Inspira Medical Center (the County's largest employer) and Atrium Post-Acute Care.



AMENITY MAP

Food & Restaurants

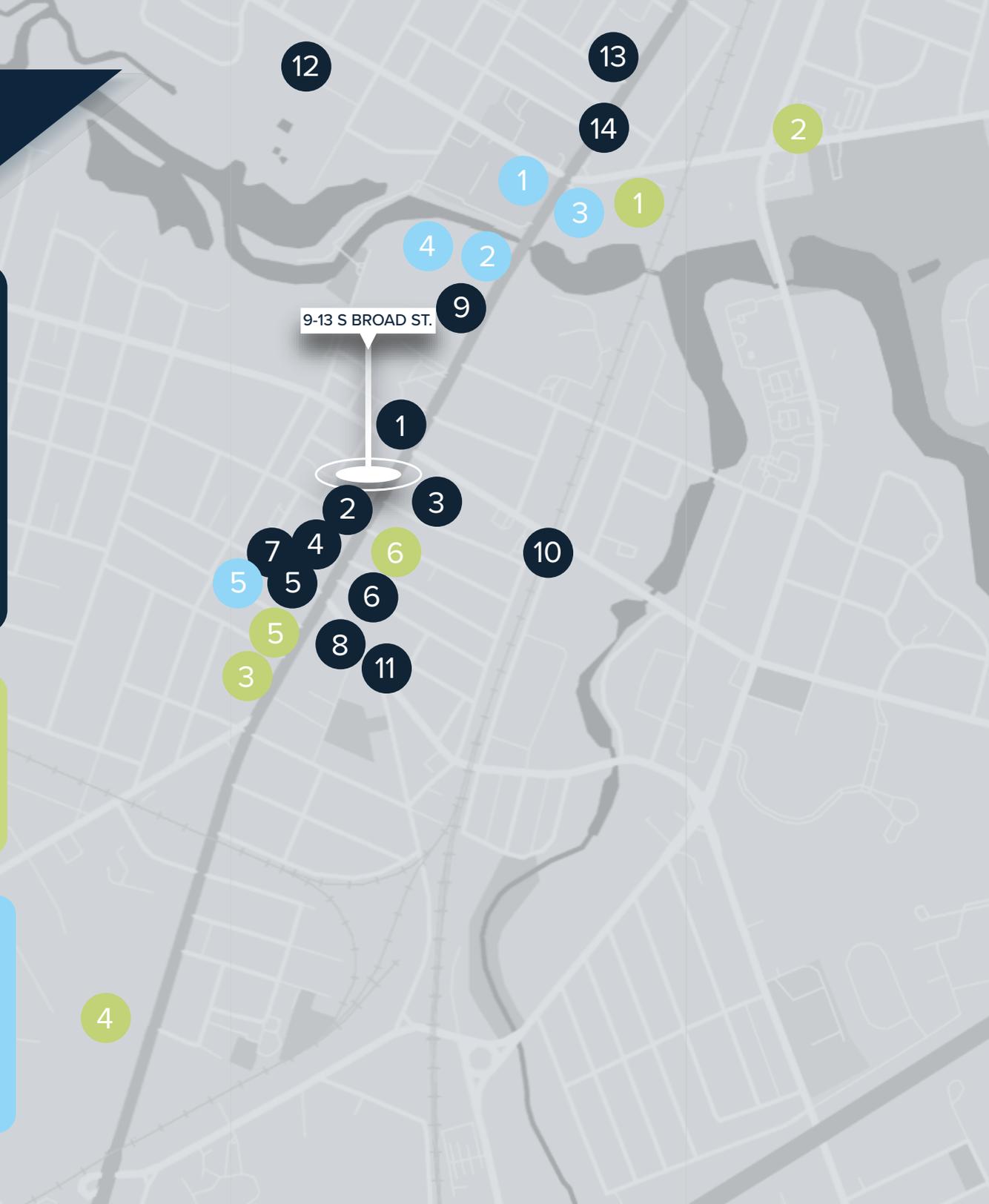
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|---------------------------------|--------------------------------|
| 1. Whole & Grounded Cafe | 7. Ms Heavens Wings |
| 2. El Manantial Woodbury | 8. Woodbury Variety & Deli |
| 3. LC's Family Style Restaurant | 9. Charlie Brown's Fresh Grill |
| 4. Country Sweets Bakery | 10. Woodbury Station Cafe |
| 5. Golden Palace Restaurant | 11. Khana Shana |
| 6. Gu's Noodle House | 12. Bagel House |
| | 13. Bo Ne Restaurant |
| | 14. McDonald's |

Stores, Retail, & Fitness

- | | |
|---------------------------|----------------|
| 1. CVS | 4. ACME Market |
| 2. Gloucester County YMCA | 5. Pep Boys |
| 3. ALDI | 6. T Mobile |

Healthcare

- | | |
|--------------------------------|---------------------------------|
| 1. Inspira Health Center | 4. South Jersey Family Medicine |
| 2. Corsi Dental Associates | 5. Jefferson Health |
| 3. Gastrointestinal Associates | |





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