



**FEINBERG & MCBURNEY**

EST. 1960

Realty/Development, LLC

**FOR SALE**

856-489-8887

# 111 N. BROAD STREET (NJ Rt. 45), WOODBURY, NJ

**Landmark Property – Former Charlie Brown’s Steakhouse & Grille**

**Freestanding Building with Parking in Downtown Woodbury, NJ!!**

**Turn-Key Restaurant & Bar Facility- fully equipped**



**Building Size**  
First Fl.: 7,500+/- Sq. Ft.

**Land Size**  
¾ Acre

**ON-SITE PARKING LOT**

**Demographic Snapshot**

**Population:**  
1 Mile: 13,831  
3 Miles: 65,675  
5 Miles: 149,262

**Housing Units (2020 ESRI):**  
1 Mile: 6,056  
3 Miles: 28,273  
5 Miles: 62,981

**Median Household Income:**  
1 Mile: \$57,738  
3 Miles: \$67,729  
5 Miles: \$67,101

**Daytime Employment:**  
1 Mile: 6,962  
3 Miles: 29,590  
5 Miles: 72,159

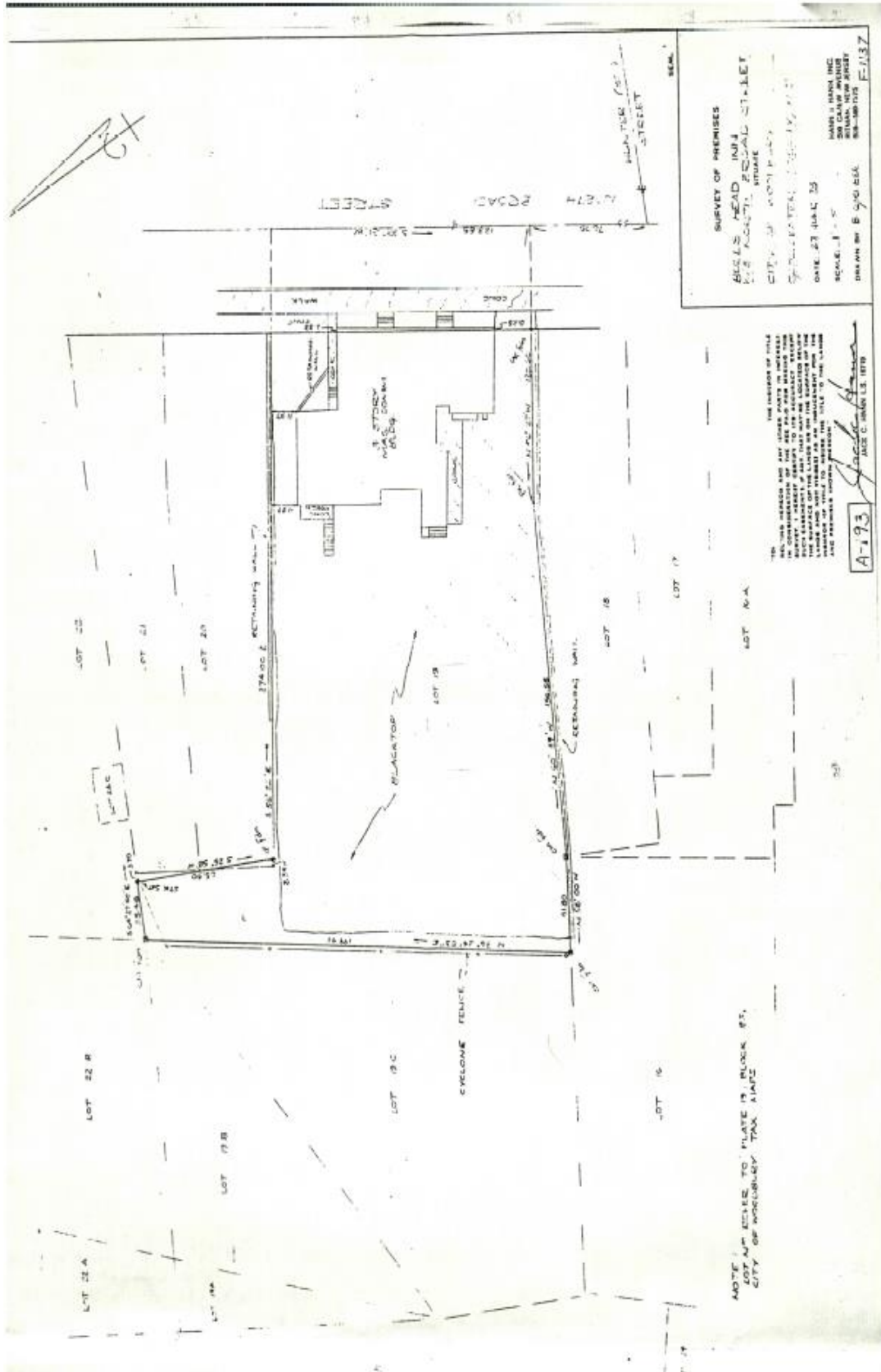
**NOTES:**

- Landmark Historic Property
- Woodbury -Gloucester County "Seat"
- On-site Parking plus proximate free deck parking facility
- Taxes: \$44,985.18
- Fully Equipped/Turn-Key
- Little/No Competition in market area

**More Information? Contact: Marc Raiken [mraiken@f-mcb.com](mailto:mraiken@f-mcb.com)**

**(856) 489-8887 \***

Disclaimer: The information in this correspondence is deemed correct and accurate from the owner and other sources from which it was obtained. All information is subject to changes, errors, omissions and removal from the market without notice.



\*Not to scale









