

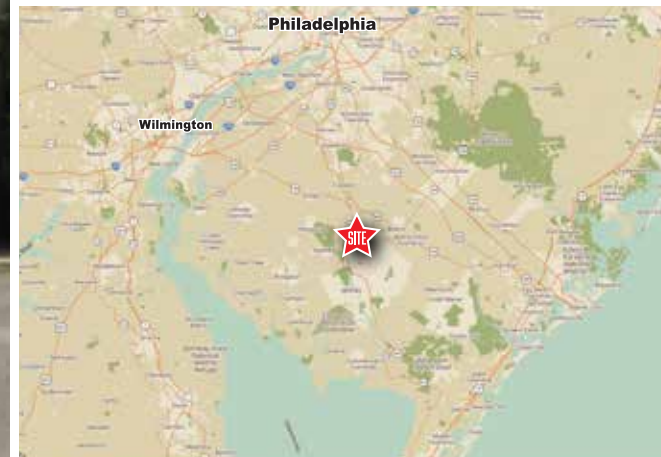
# +/- 3,300sf FREESTANDING BUILDING ON +/- 1.02 AC | FOR SALE

Former Gas & Convenience Station | 1160 Delsea Dr. | Vineland NJ 08360 | Cumberland County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE



**+/-3,300 SF  
Ground Floor**

**+/- 1.02 ACRE  
Parcel Size**

**IMMEDIATE  
Availability**

## PROPERTY INFORMATION

- +/- 3,300sf Freestanding Building on +/- 1.02 acres
  - Excellent visibility and access • Excellent Traffic Counts
  - Convenient access to nearby Landis Ave & Route 55
  - Zoned B2 • Densely Populated trade area
  - Previously used as a Gas & Convenience Store
  - Ideal location for Gas/Convenience, Restaurant (QSR), Retail, Automotive Service, Dental/Medical
- Buyer is responsible for verifying zoning of permitted uses.

Demographics	1 Mile	3 Miles	5 Miles
Population	4,773	38,452	62,753
Average HH Income	\$82,759	\$85,309	\$96,489
Total Businesses	148	1,503	2,399
Number of Employees	1,996	18,941	27,234
Traffic Counts	W Oak Rd.: 3,431 VPD • N Delsea Dr.: 16,028 VPD Rt. 55: 42,053 VPD		

Data Source: Sites USA REGIS™ 2025

FOR MORE INFORMATION STEVEN DEPETRIS 856-231-1010 x203  
PLEASE CONTACT: SDEPETRIS@LPRE.COM 609-760-2543 CELL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt it's accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner. 051226

# +/- 3,300sf FREESTANDING BUILDING ON +/- 1.02 AC | FOR SALE

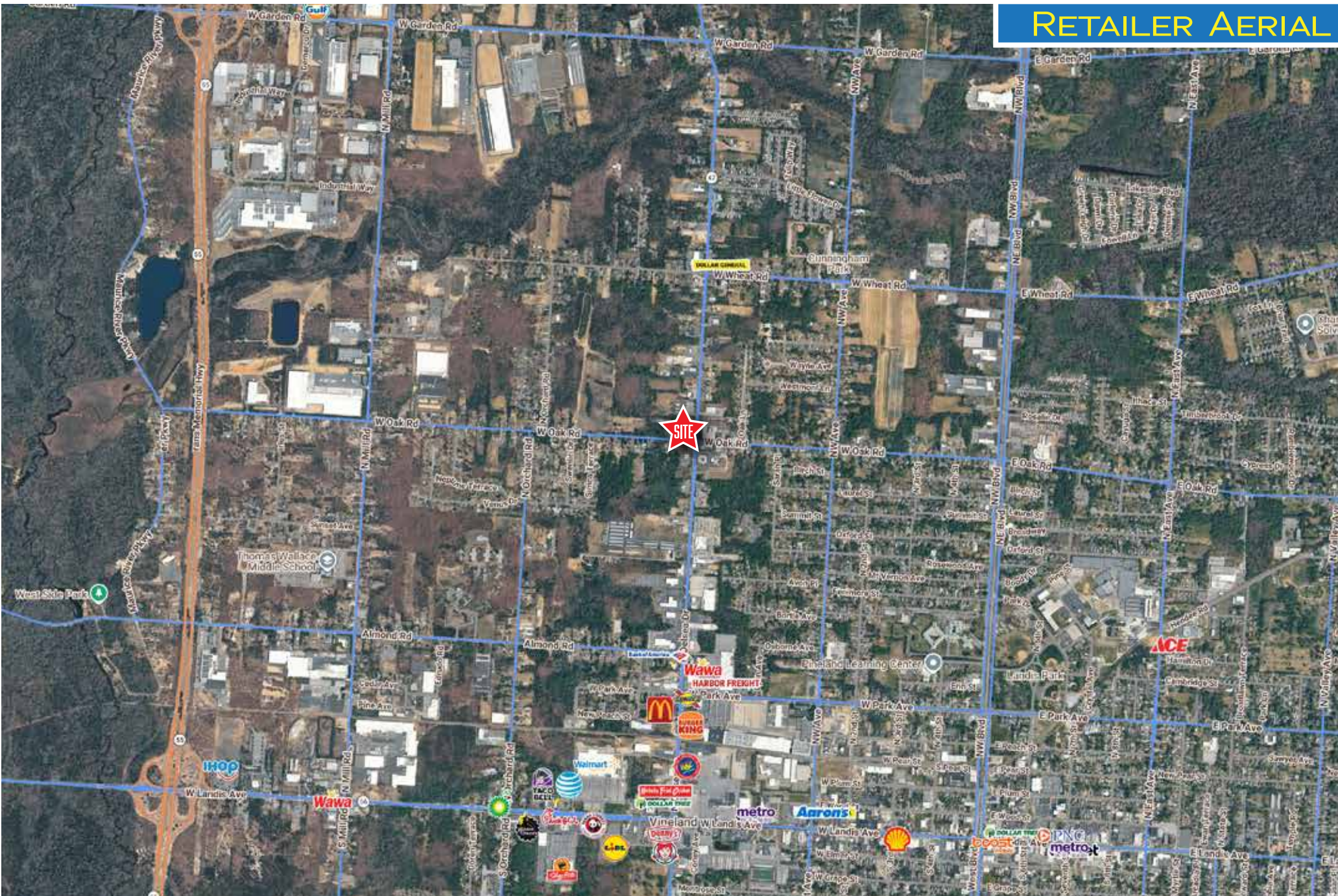
Former Gas & Convenience Station | 1160 Delsea Dr. | Vineland NJ 08360 | Cumberland County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

## RETAILER AERIAL



LEGEND PROPERTIES | 1000 Fayette Street | Conshohocken, PA 19428 | 610-941-4034 | LPRE.COM

Information contained herein has been obtained from owner of the property or from sources deemed reliable. We have no reason to doubt its accuracy but make no warranty or representation. All information is submitted subject to errors, omissions, changes, withdrawal without notice and any special listing conditions of the owner.

# +/- 3,300sf FREESTANDING BUILDING ON +/- 1.02 AC | FOR SALE

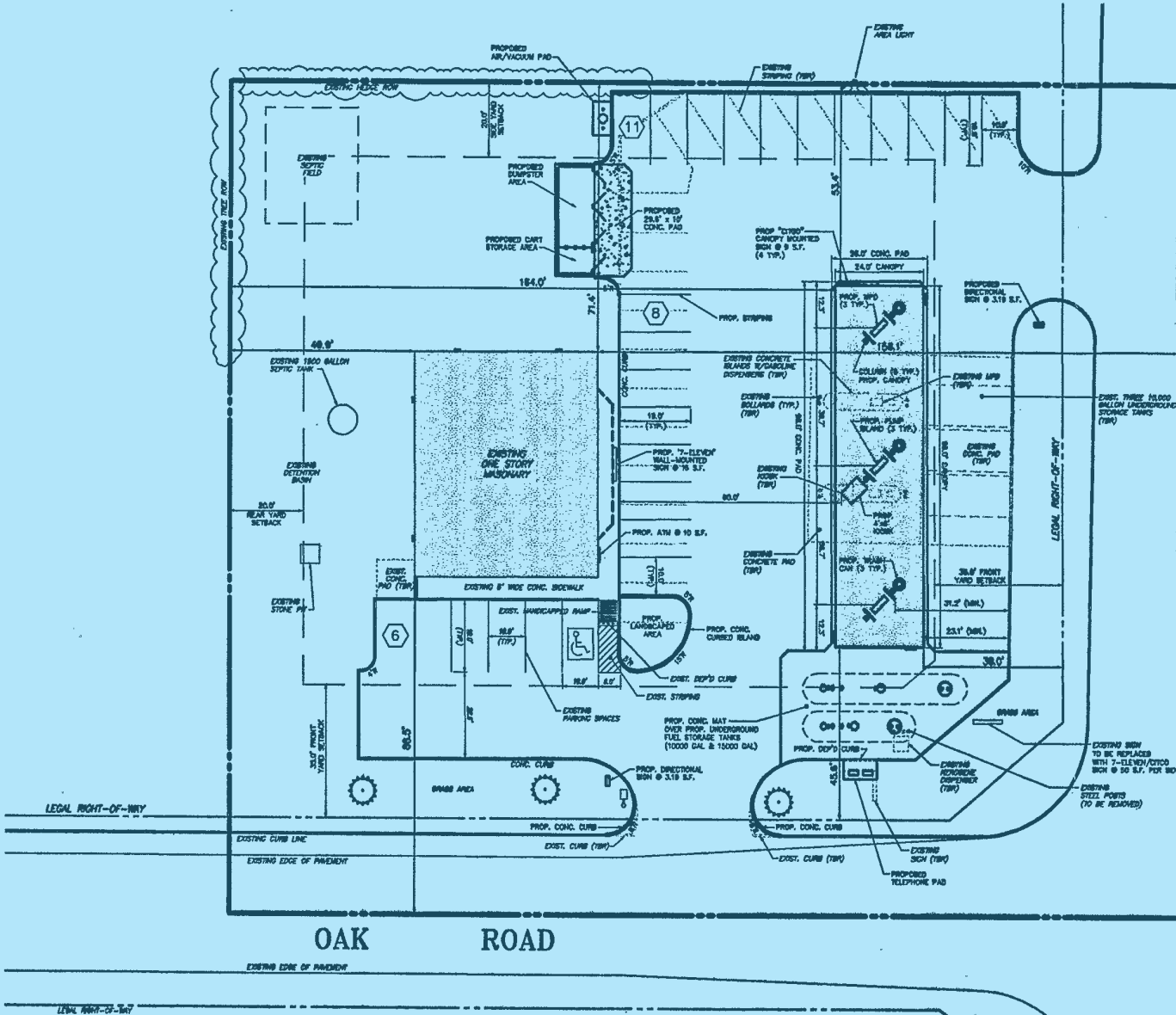
Former Gas & Convenience Station | 1160 Delsea Dr. | Vineland NJ 08360 | Cumberland County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

## SITE PLAN



The pumps shown on this plan have been removed

DELSEA DRIVE (S.R. 0047)

# +/- 3,300sf FREESTANDING BUILDING ON +/- 1.02 AC | FOR SALE

Former Gas & Convenience Station | 1160 Delsea Dr. | Vineland NJ 08360 | Cumberland County

**LEGEND**

PROPERTIES INC.

COMMERCIAL REAL ESTATE

## DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (Est. 2025)	4,773	38,452	62,753
Projected Population (2030)	4,810	38,893	63,539
Projected Annual Growth (2025 to 2030)	0.2%	0.2%	0.3%

### Households & Growth

Households (2025)	1,647	13,649	22,800
Projected HH (2030)	1,675	13,951	23,370
HH Growth with Children (2025 to 2030)	33.7%	37.2%	34.6%

### Income

Average HH Income (Est. 2025)	\$82,759	\$85,309	\$96,489
Median HH Income (2025)	\$70,401	\$67,230	\$77,233

### Daytime Population

Total Businesses (2025)	148	1,503	2,399
Number of Employees (2025)	1,996	18,941	27,234

### Education

High School Graduate	33.5%	34.6%	32.4%
Some College	13.5%	17.4%	17.4%
Bachelor Degree	18.3%	12.5%	15.0%
Graduate	3.0%	3.0%	7.5%

### Traffic Counts:

W Oak Rd.: 3,431 VPD • N Delsea Dr.: 16,028 VPD  
Rt. 55: 42,053 VPD

Data Source: Sites USA REGIS™ 2025

## KEY DEMO DATA & MAP

