



Offering Memorandum

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1206 W Sherman Ave, Vineland, NJ

~7,310 SQFT | For Lease and Sale | Office | Medical



DESCRIPTION

Located just half a mile from Inspira Medical Center Vineland. Built in 2008, this modern facility is ready for occupancy and offers a prime setting for healthcare practices, specialty groups, or medical organizations seeking a professional, patient-focused environment. The interior was thoughtfully designed for healthcare operations and patient flow, featuring 11 exam rooms, 12 private offices, two spacious waiting areas, a staff cafeteria, conference room, and additional second-floor office space. The building also provides five bathrooms, four convenient entry and exit points, and 58 on-site parking spaces, ensuring accessibility and comfort for both staff and patients. Operationally, the property is well-equipped with multi-zone HVAC systems serviced annually, two hot water heaters, and a condo fee covering roof and exterior maintenance. Real estate taxes are approximately \$26,073 annually, with a condo fee of about \$10,000.

Property Type	Office
Property Subtype	Medical
Area	~7,310 sqft.
Parking Spaces	~40 spaces
Taxes (2024)	\$26,073
Year Built	2008
Condo Fee	\$10,000/year

Offering

Sale Offering

Asking Price: \$1,450,000

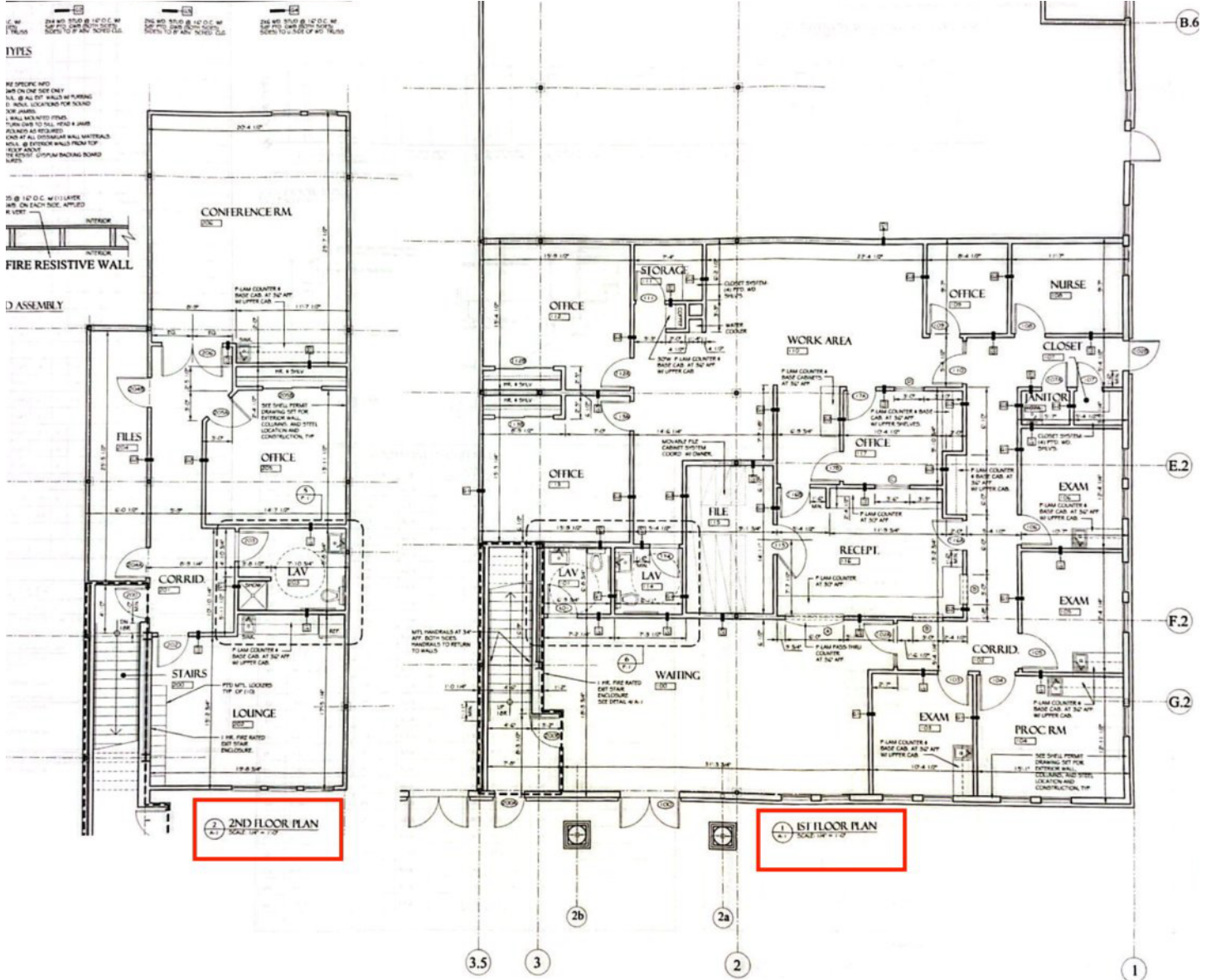
Lease Offering

Lease Type: Modified Gross Lease

Base Rent: \$22.00/SF (\$13,402/month)

Tenant Pays: Maintenance, Utilities, Business Insurance & Expenses, Trash

Landlord Pays: Condo Fees, Property Taxes, Property Insurance



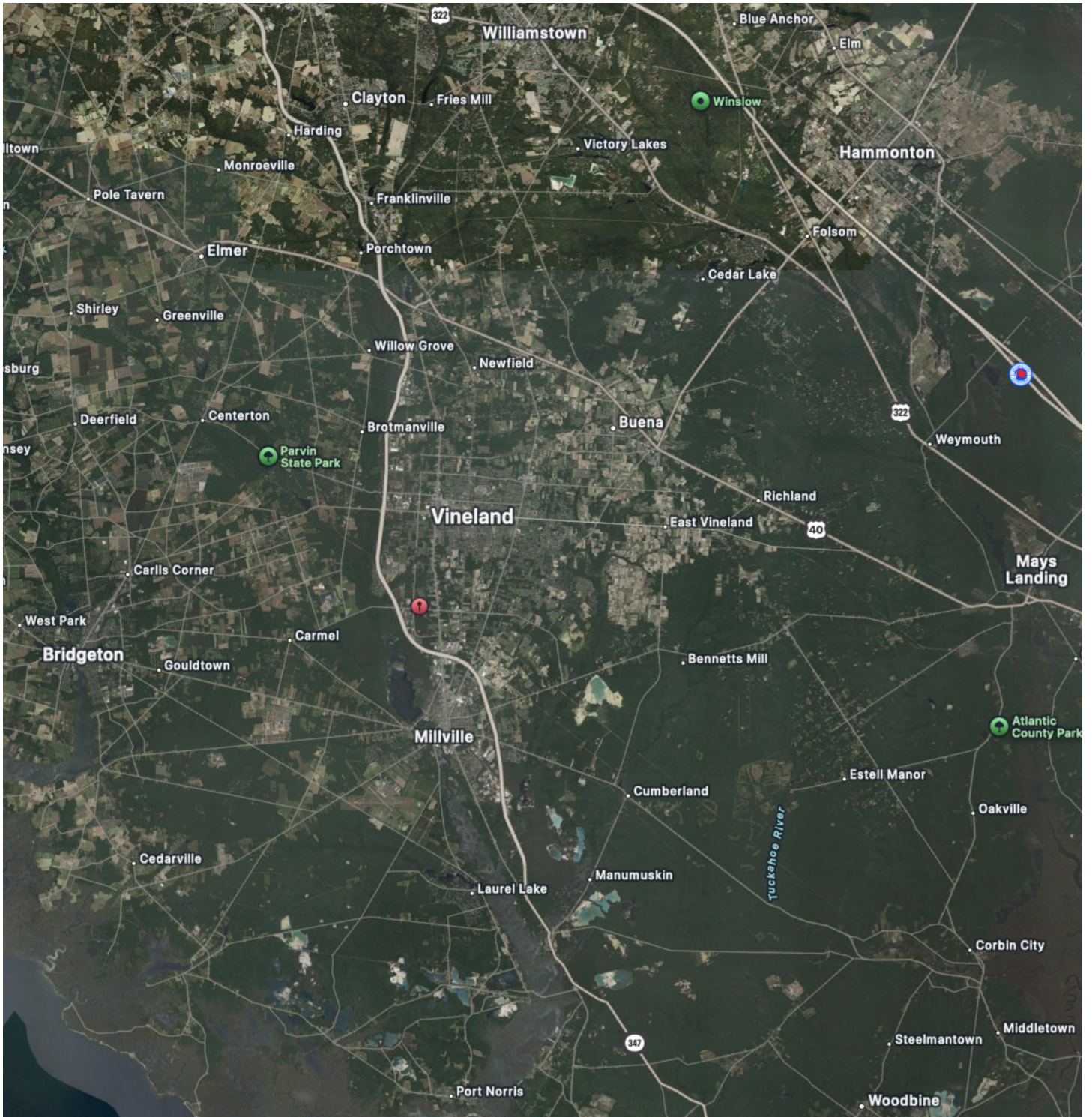
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2 CARPET TO VCT TRANSITION DETAIL
SCALE: 1" = 1'-0"

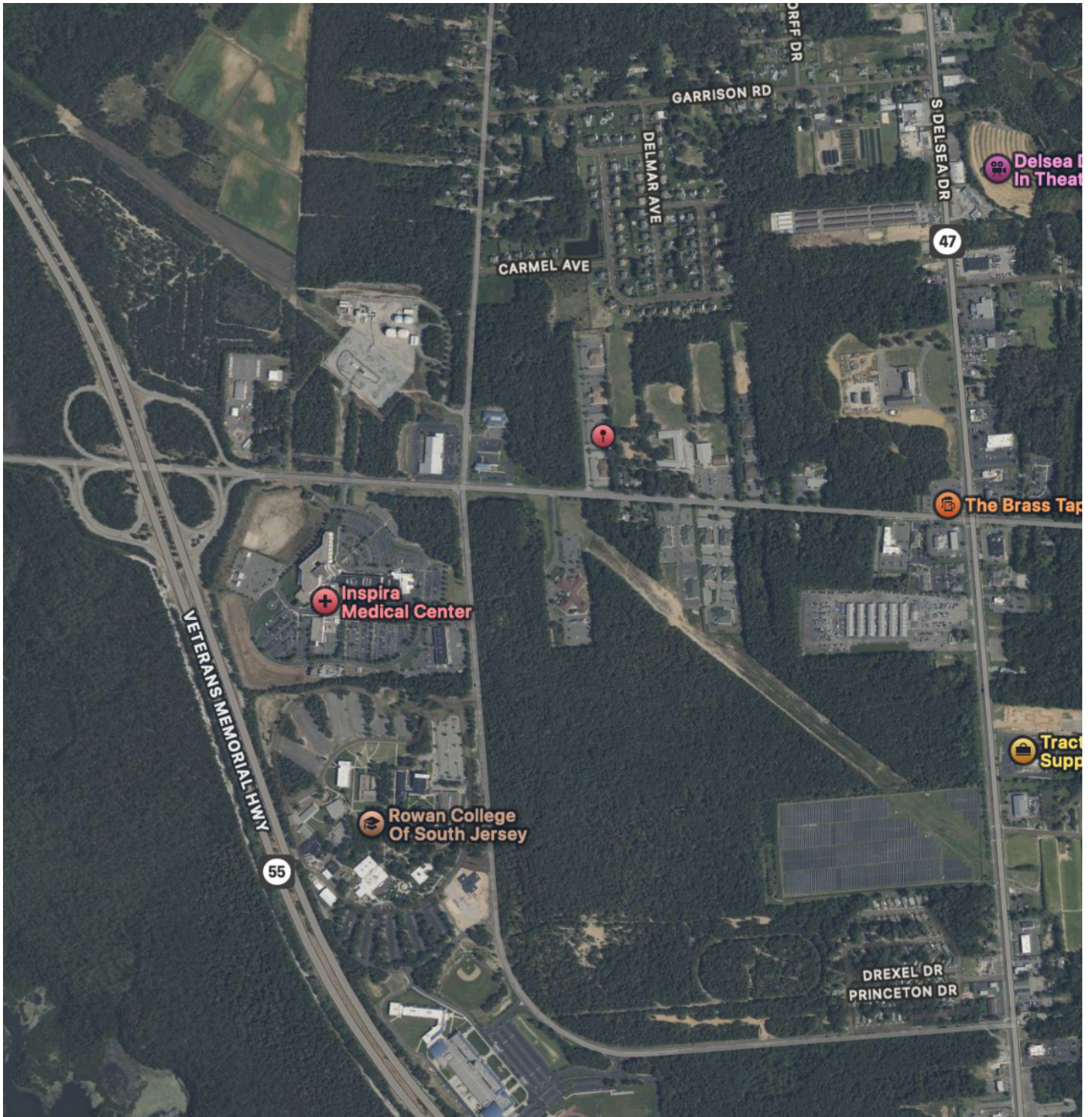
Property Photos



Overview Map



Location Map



Demographics

DEMOGRAPHICS near 1206 W SHERMAN AVE

	1 MILE	3 MILE	5 MILE
2024 Total Population	1,270	24,163	79,682
2029 Population	1,269	23,853	78,766
Pop Growth 2024-2029	(0.08%)	(1.28%)	(1.15%)
Average Age	40	39	40
2024 Total Households	446	8,665	29,595
HH Growth 2024-2029	0.00%	(1.35%)	(1.24%)
Median Household Inc	\$97,184	\$54,869	\$59,368
Avg Household Size	2.80	2.70	2.60
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$241,618	\$189,970	\$199,048
Median Year Built	1972	1968	1968

THE TEAM

Advice You Can Trust. Services You Can Rely On.

Whether you are buying, selling, leasing, relocating your business, or investing in real estate, our team is committed to helping you achieve your goals. Align yourself with experienced and full-time Real Estate Brokers you can trust—choose our team for all your real estate needs.



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THANK YOU



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