



## Emily Stein

*Managing Director & Director of Healthcare Services*

856.797.1919 x110

609.457.9816

Emily.Stein@VantageRES.com

## Vince Ceroli

*Sr. Advisor*

856.797.1919 x120

856.261.3000

Vince.Ceroli@VantageRES.com

**856.797.1919**  
**VantageRES.com**

1873 Marlton Pike, East, Suite 1C  
Cherry Hill, NJ 08003

**PRIME CORNER  
PROPERTY!**

**FOR  
SALE**



**COMMERCIAL/FLEX SPACE FOR SALE**  
**3929 NORTH DELSEA DRIVE, VINELAND, NJ 08360**





# OFFERING SUMMARY

**Asking Sale Price:** \$289,000

**Size Available:** +/- 1,200 SF

**Zoning:** B-3 Business

**Parking:** +/- 15 Spaces

**Signage:** Monument & Facade

**Taxes:** \$3,775



## PROPERTY HIGHLIGHTS

- + Situated at a 5-point heavily trafficked intersection, this commercial property has excellent visibility
- + The site offers ample on-site parking and easy access to Route 55, 47, and 40
- + With 2 drive-in bays this property is ideal for car repair, service businesses, and other accessory uses
- + Located on +/- .5 acres this site is also primed to be redeveloped



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KEY	
1 MILE	3 MILE
5 MILE	

# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	1,619	12,840	46,617
PROJECTED 2028	1,610	12,914	46,348

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2023	632	4,848	16,844
PROJECTED 2028	627	4,870	16,743

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE INCOME	\$68,484	\$90,148	\$82,096
MEDIAN INCOME	\$54,507	\$70,425	\$62,879



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## KEY DISTANCES

**ROUTE 40** 2 MILES  
**ROUTE 55** 3.6 MILES  
**ROUTE 54** 6.1 MILES  
**ROUTE 45** 7.5 MILES  
**ROUTE 322** 10 MILES  
**ROUTE 42** 14.6 MILES



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3929 NORTH DELSEA DRIVE



HARBOR  
FREIGHT



NORTH DELSEA DRIVE



TACO  
BELL



## NEARBY AMENITIES

### DINING

- Burger King
- Chick Fil A
- Dads Seafood
- Dennys
- Giovannis Italian
- Manny & Vics Pizzeria
- Marcianos
- McDonalds
- Panda Express
- Planet Fitness
- Save Time Subs
- Taco Bell
- Tony Sopranos Pizza

### RETAIL/GROCERY

- Dads Seafood
- Dollar General
- EZ Buy Autos
- Harbor Freight Tools
- Jiffy Lube
- Landi Pools & Games
- Lidl
- Liquor Xpress
- Planet Fitness
- UPS Store
- US Gas
- Wawa



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# AERIAL



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