



# 11,000 SF Freestanding Commercial Opportunity

1137 NJ-77, Bridgeton, NJ

Freestanding Medical / Community Facility For Lease

 SCOPE

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# PROPERTY OVERVIEW

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**Scope Commercial Real Estate** is pleased to present 1137 NJ-77 in Bridgeton (Upper Deerfield Township), this ±11,000 square foot freestanding commercial facility sits on approximately 2.06 acres along a well-traveled regional corridor in Southern New Jersey.

Constructed in 2012 as a built-to-suit healthcare-oriented facility, the property features a highly functional single-story layout designed to accommodate medical and community-based operations. The interior includes multiple large activity rooms, exam and consultation areas, administrative offices, and ancillary medical support spaces, allowing for immediate occupancy with minimal retrofit requirements.

The generous lot size supports ample surface parking, safe circulation, and dedicated drop-off access – ideal for medical, adult care, educational, nonprofit, or professional office users seeking operational efficiency in a standalone building.

Strategically positioned along NJ-77 with convenient connectivity to Vineland, Bridgeton, and surrounding Cumberland County communities, the property benefits from strong regional accessibility and established surrounding residential support.

## LEASING HIGHLIGHTS

- **Freestanding ±11,000 SF Facility on 2.06 Acres:** Modern single-story commercial building offering strong site presence, efficient layout, and ample land area to support parking and operational flexibility.
- **Medical & Community-Ready Infrastructure:** Built-to-suit interior featuring multiple activity rooms, exam areas, administrative offices, and medical support spaces – adaptable for healthcare, education, nonprofit, or professional office users.
- **Modern Construction (2012 Build):** Newer construction provides updated building systems and reduces near-term capital improvement requirements.
- **Ample On-Site Parking with Dedicated Drop-Off Access:** Surface parking and accessible entry points support high-traffic service uses and operational efficiency.
- **Strategic Southern New Jersey Positioning:** Located along NJ-77 in Upper Deerfield Township with strong regional accessibility serving Bridgeton, Vineland, and greater Cumberland County.

# ZONING OVERVIEW

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## 1137 NJ-77 | Upper Deerfield Township, NJ

**Zoning District: B-1** – Business District

**Jurisdiction:** Upper Deerfield Township

**Zoning Classification:** Commercial

### Permitted Uses

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- Agriculture
- Assembly / Meeting Place
- Bank / Financial Institution
- Day Care Facility
- Full-Service Lodging
- Professional & Business Offices
- Public Service Uses
- Educational / School Facilities
- Library
- Museum / Gallery

### Bulk & Development Standards

#### Maximum Site Coverage

- 50% – Government offices, nonprofit museums, clubs/lodges, funeral homes
- 60% – Public education institutions, banks & financial institutions
- 30% – Agricultural use
- 70% – Professional/business offices (insurance agents, real estate brokers, etc.)

#### Minimum Lot Area

- 22,000 SF – Nonprofit/philanthropic headquarters
- 43,560 SF (1 Acre) – Clubs, lodges, funeral homes, professional offices
- 87,120 SF (2 Acres) – Banks, government offices, nursery/preschool facilities
- 217,800 SF (5 Acres) – Public education institutions
- 435,600 SF (10 Acres) – High school or higher education institutions
- 261,360 SF (6 Acres) – Agricultural use

#### Minimum Lot Area

- 50 FT – Government offices, public education institutions, higher education
- 35 FT – Professional offices, banks, nonprofit HQ, clubs, funeral homes, nursery/preschool, agricultural uses

#### Minimum Lot Area

##### Front Yard

- 40 FT – Professional offices, banks, clubs, funeral homes, government offices
- 50 FT – Nursery / Preschool
- 100 FT – Schools (intermediate/high/higher education)

##### Side Yard

- 25 FT – Professional offices, nonprofit HQ, funeral homes
- 30 FT – Banks, clubs, public institutions
- 40 FT – Nursery / Preschool
- 50 FT – Agricultural
- 100 FT – Schools (intermediate/high/higher education)

##### Rear Yard

- 20 FT – Professional offices, banks
- 30 FT – Nonprofit HQ, nursery/preschool, funeral homes
- 40 FT – Public institutions & agricultural
- 100 FT – Schools (intermediate/high/higher education)

# OFFERING SUMMARY



Lease Rate:	\$19 PSF
Lease Type:	NN
Monthly Rate:	\$17,416
Annual Rent:	\$209,000
Bldg Size:	11,000 SF
Year Built:	2012

# LEASE COMPARABLES



## 2835 S Delsea Dr Vineland, New Jersey 08360

Lease Rate:	\$17-20/SF
Gross Leasable Area:	11,630 SF
Parking Space:	18
Year Built:	1995



## 125 East Ave - Woodstown Square Woodstown, New Jersey 08098

Lease Rate:	\$18/SF
Gross Leasable Area:	5,200 SF
Parking Space:	60
Year Built:	2009



## 80 S Main Rd Vineland, New Jersey 08360

Lease Rate:	\$15-19/SF
Gross Leasable Area:	8,000 SF
Parking Space:	40
Year Built:	1946

# LEASE COMPARABLES



## 373 S White Horse Pike Hammonton, New Jersey 08037

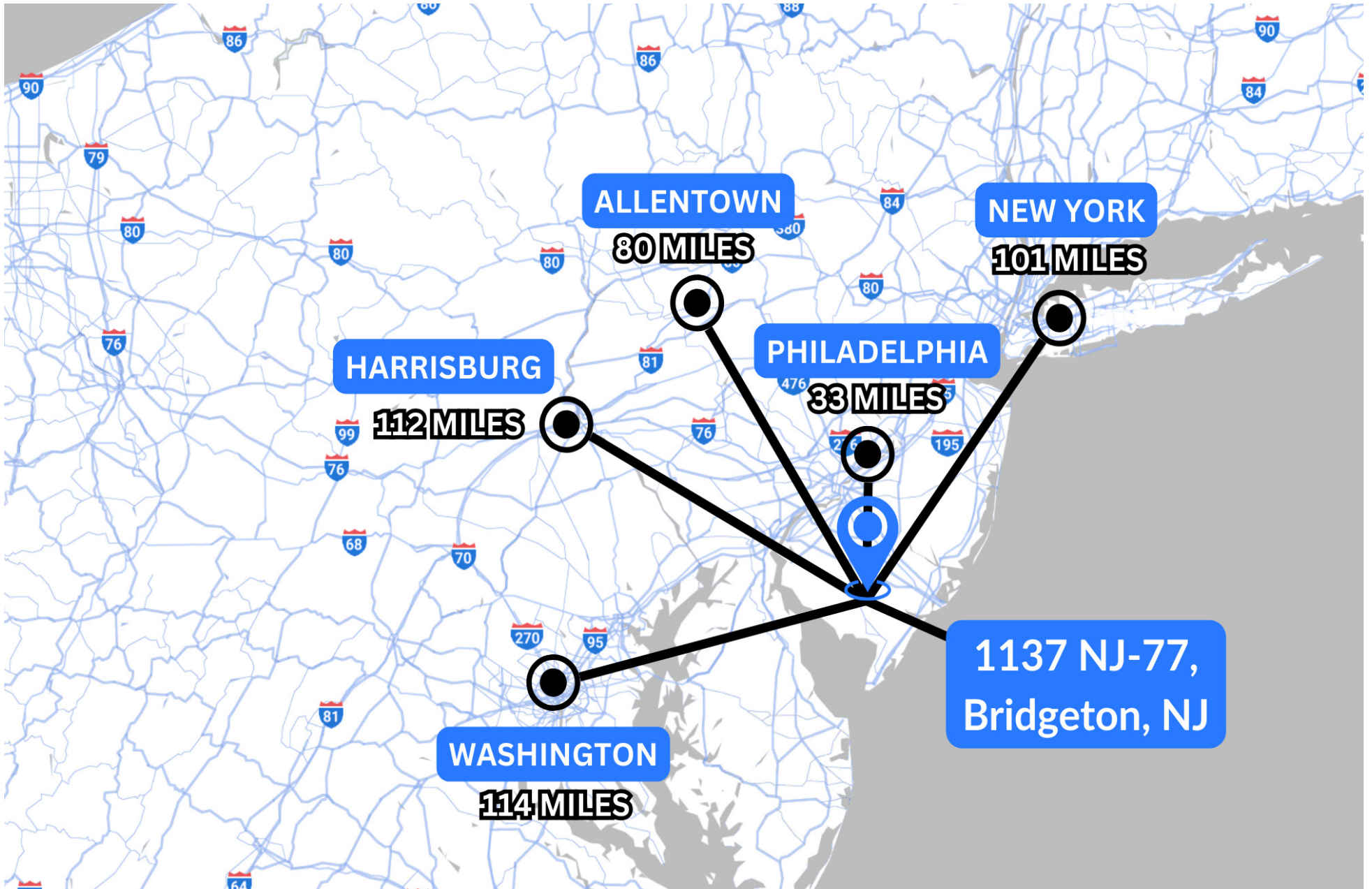
Lease Rate:	\$25.20/SF
Gross Leasable Area:	18,640 SF
Parking Space:	44
Year Built:	1960



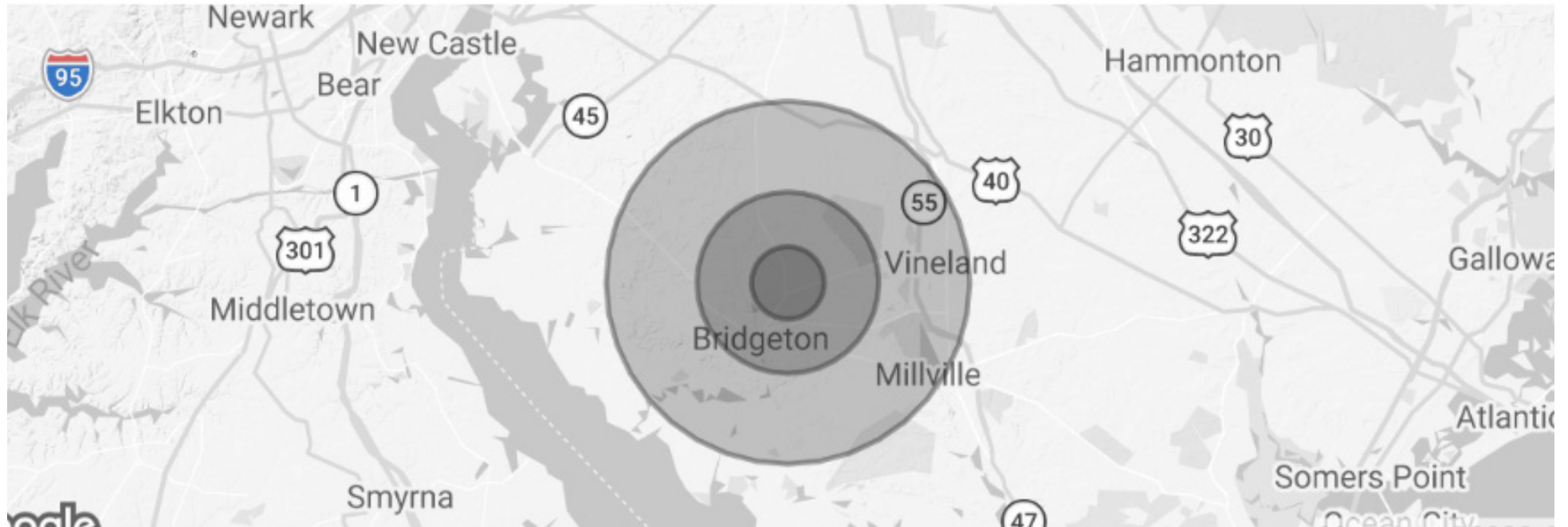
## 820 S White Horse Pike - Central Professional Office Hammonton, New Jersey 08037

Lease Rate:	\$16/SF
Gross Leasable Area:	9,246 SF
Parking Space:	55
Year Built:	1969

# REGIONAL MAP



# DEMOGRAPHICS



## POPULATION

	2 MILES	5 MILES	10 MILES
Total Population	4,642	43,854	89,929
Average Age	42	37	40
Average Age (Male)	41	36	39
Average Age (Female)	43	38	40

## HOUSEHOLDS & INCOME

	2 MILES	5 MILES	10 MILES
Total Households	1,738	13,265	30,602
# of Person per HH	2.7	3.3	2.9
Average HH Income	\$92,334	\$71,123	\$85,186
Average House Value	\$279,551	\$224,829	\$261,029