



WARNER
REAL ESTATE & AUCTION

FOR LEASE

2160 W, LANDIS AVENUE
VINELAND, NEW JERSEY

**FULLY FIT-OUT
RESTAURANT FOR
LEASE**

EXCLUSIVELY LISTED BY:

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PROPERTY DETAILS

Fully fitout restaurant for lease

PROPERTY
ADDRESS

2160 W. Landis Avenue, Vineland, NJ

SQUARE FEET

11,160 sqft

LOT SIZE

+/- 1.33 acres

ASKING PRICE

\$12.00 PSF NNN

EXISTING USE

Full service bar and restaurant

BUILDING
FEATURES

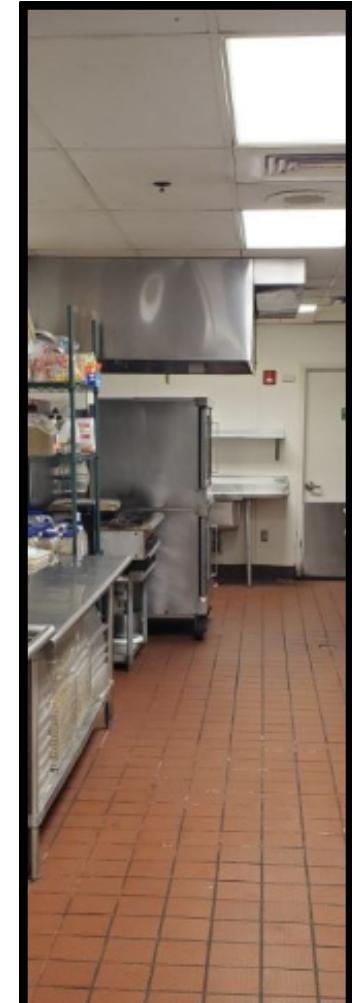
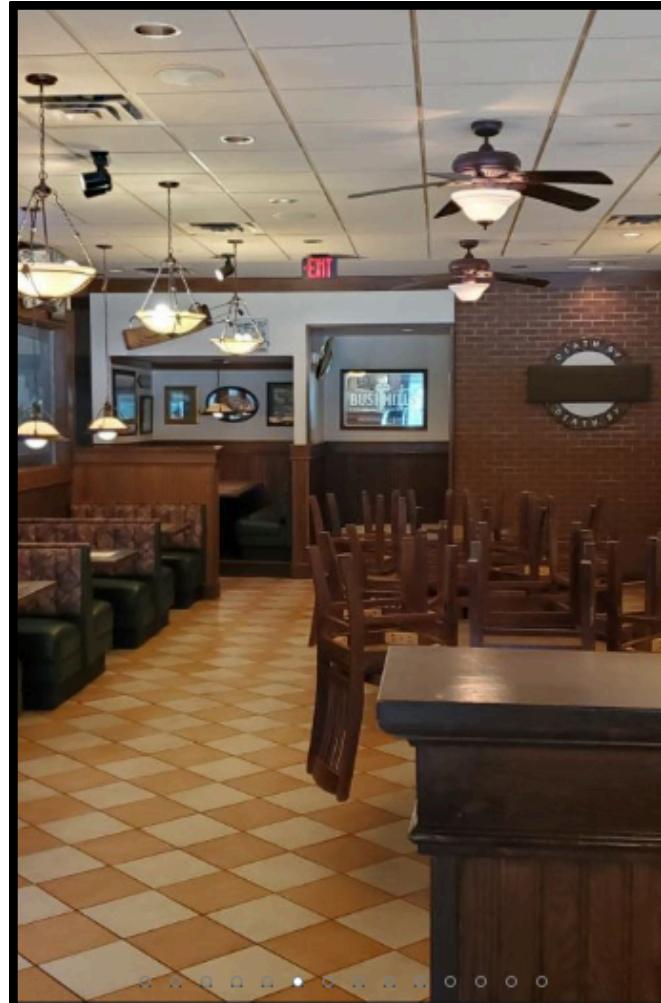
Fully fitout commercial restaurant with bar services area and exterior patio. All furniture, fixtures, and equipment is included.

OCCUPANT
CAPACITY

468 persons

LIQUOR LICENSE

Consumption Liquor License Available



PROPERTY SUMMARY

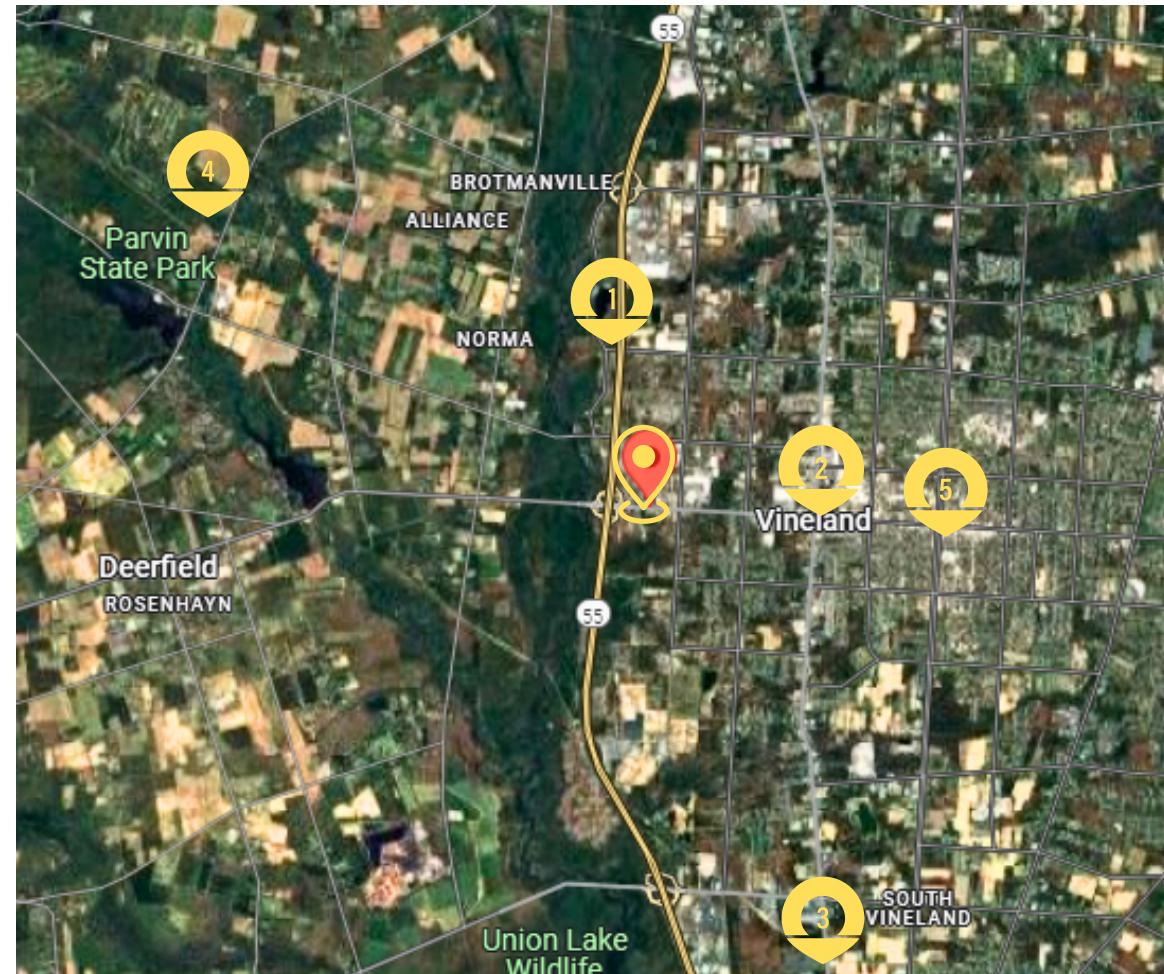
Located just off Route 55, this former bar and restaurant presents a rare commercial opportunity in the heart of Southern New Jersey. The property is positioned to capitalize on steady commuter traffic, nearby flagship hotels, and surrounding industrial developments. The kitchen supports fresh-made cuisine and high-volume service, making it well-suited for a range of dining or event concepts. Potential liquor license (subject to approval) adds further value, while ample on-site parking and multiple dining and lounge areas enhance its appeal. This high-visibility location offers a turnkey foundation for a restaurant, bar, or hospitality venture ready to serve a built-in customer base.

BUILDING HIGHLIGHTS

- Built for purpose bar/restaurant
- Commercial kitchen with state of the art equipment
- Occupant capacity +/- 468 persons
- Prominent signage in front of two nationally recognized hotel flags - **Wingate & Hampton Inn and Suites**
- **LIQUOR LICENSE AVAILABLE**

NEARBY AMENITIES

- 1 ROUTE 55 (AKA Cape May Expressway)
- 2 Walmart, Lidl, Shoprite, Denny's, Inspira Urgent Care
- 3 Tractor Supply, Mavis Discount Tire, BJ's
- 4 Parvin State Park
- 5 Wawa and Acme



DEMOGRAPHICS

Population

	3 miles	5 miles	10 miles
2020 Population	28,392	58,470	150,370
2024 Population	27,386	57,224	148,311

FLOOR PLAN

BUILDING CAPACITY (based on original design)

Waiting & Vestibules

	Seating Area	15 Occupants
	Standing Area	20 Occupants
	Arcade	33 Occupants
Bar & Dining		
	Bar Dining	63 Occupants
	Dining	288 Occupants
Kitchen, Bar Service, Restrooms, & Remaining Seats		18 Occupants
Office		5 Occupants
Walk-in Cooler/Freezers & Storage		6 Occupants
Total Building Area & Occupants	11,160 sqft	468 Occupants

BUILDING AREA FROM OUTSIDE
FACE OF STUD = 11,160

MECH./ELEC. = 20

BUILDING CAPACITY			
WADING & VESTIBULES			
SWIMMING POOL	100 S.F.	7.5 F.T. PER PERSON	= 15
STANDING AREA	50 S.F.	5 F.T.	
WALK-THROUGH	350 S.F.	11.5 F.T. PER PERSON	= 35
BAR SWIMMING	1200 S.F.	1 SEAT PER PERSON	
DRINKING	450 S.F.	1 SEAT PER PERSON	= 30
RESTAURANT, BAR, SERVICE, RESTROOMS			
RESTAURANT	1000 S.F.	300 S.F. PER PERSON	
OFFICE	400 S.F.	100 S.F. PER PERSON	= 4
WALK-IN COOLER/REFRIGERATORS			
STORAGE	1710 S.F.	300 S.F. PER PERSON	= 6
TOTAL BLDG. AREA & DOCUMENTS		DOCUMENTS	
11,000 S.F.	1,000		

