



**OWNER USER/VALUE ADD | SURGERY CENTER**  
VINELAND NJ



**ZEUSTRA**  
Medical Real Estate Advisors



**DISCLAIMER:**

All materials and information received or derived from Zeustra, LLC (hereinafter collectively referred to as "Zeustra"), its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty by Zeustra its directors, officers, agents, advisors, or affiliates as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Zeustra its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Zeustra will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

**ALL PARTIES SHALL CONDUCT THEIR OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE:**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Zeustra makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Zeustra does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Zeustra in compliance with all applicable fair housing and equal opportunity laws.

**RYAN  
LUPO**

Senior Vice President  
732.856.4349  
Ryan.Lupo@zeustra.com

**ERIK  
GAINOR**

President  
717.503.6785  
Erik.Gainor@zeustra.com



**ZEUSTRA**  
Medical Real Estate Advisors







**GLA**

**11,630 SF**

**OCCUPANCY**

**18%**



## Executive Summary

**Zeustra Healthcare Real Estate Advisors** presents an exclusive opportunity to acquire a former AAAHC accredited surgery center and medical building located at 2835 S Delsea Dr, Vineland, NJ 08360. This versatile property offers 7,500 square feet of available clinical space and 2,050 square feet of available surgical space, including one fully equipped operating room, making it ideal for specialties such as ophthalmology, podiatry, dermatology, cosmetic surgery, dental, and oral surgery and more.

Strategically positioned in Vineland, NJ, this property, located less than one mile from Inspira Medical Center Vineland, is well-suited for healthcare providers looking for a facility that is **accreditation-ready** with existing infrastructure that meets AAAHC standards, significantly reducing the timeline and costs typically associated with accreditation. The combination of clinical and surgical space allows for a seamless integration of patient care, from consultations to in-office procedures, making it an ideal location for a medical practice.

There is also a bonus area on the second floor, currently configured as a 1 bedroom apartment but easily convertible into additional office space or a conference room, providing flexibility for administrative or operational use. Additionally, the property includes a finished basement area suitable for storage, offering additional utility for operational needs.

Whether for immediate use or as a strategic investment, 2835 S Delsea Dr offers a unique opportunity for healthcare operators to capitalize on a well-maintained facility in a prime location, perfectly tailored to support efficient and high-quality medical services. With its adaptability, this property stands out as a premier choice for medical groups seeking to expand or establish their practice in the Vineland area.



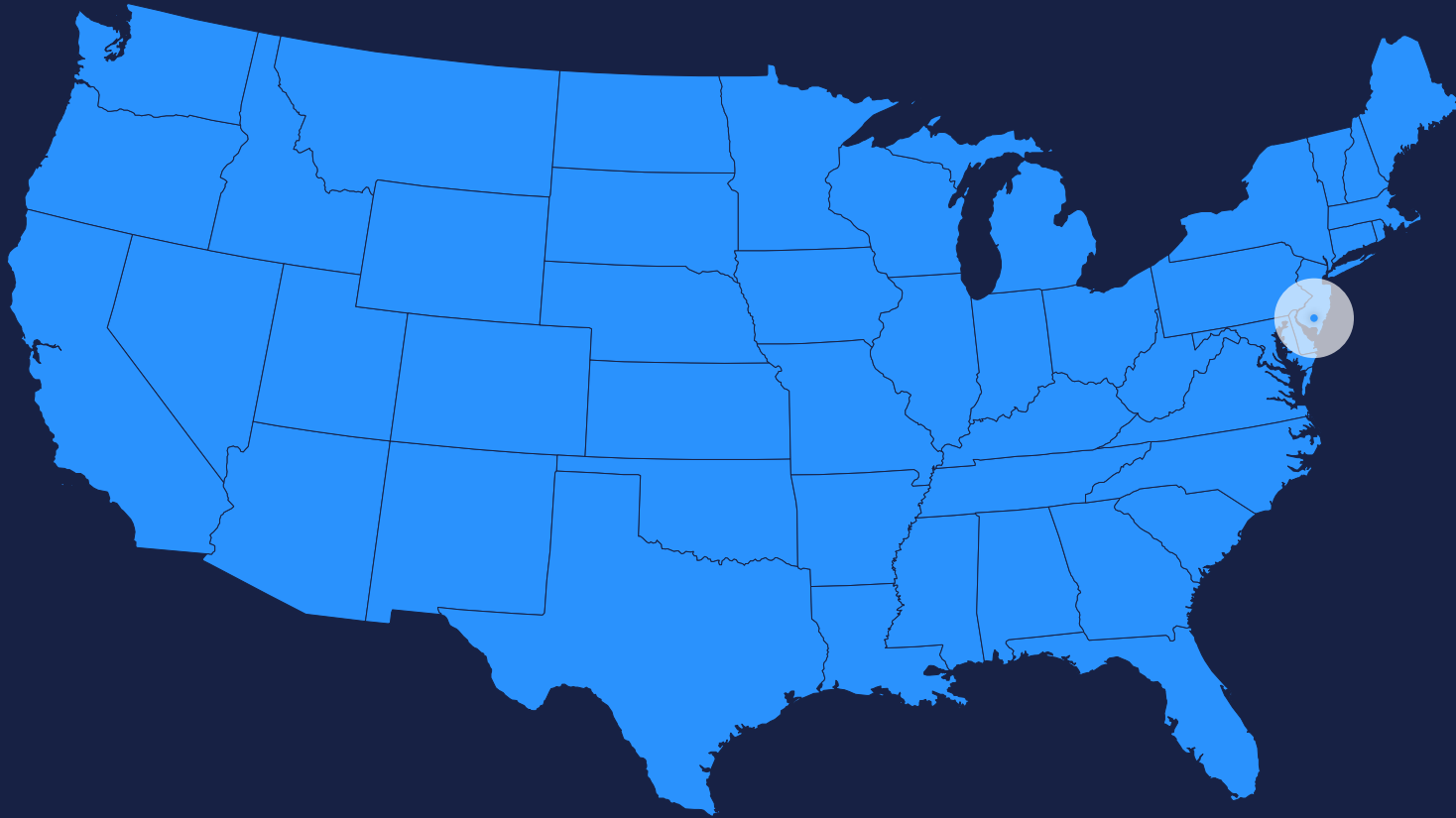
## Investment Summary

Address	2835 S Delsea Dr, Vineland, NJ
List Price	\$2,150,000
Gross Leasable Area	11,630 SF
Potential Uses	Medical Office, Surgery Center, Office
Occupancy	18%
Year Renovated	2024
Ownership	Fee Simple



# Strategic Hub

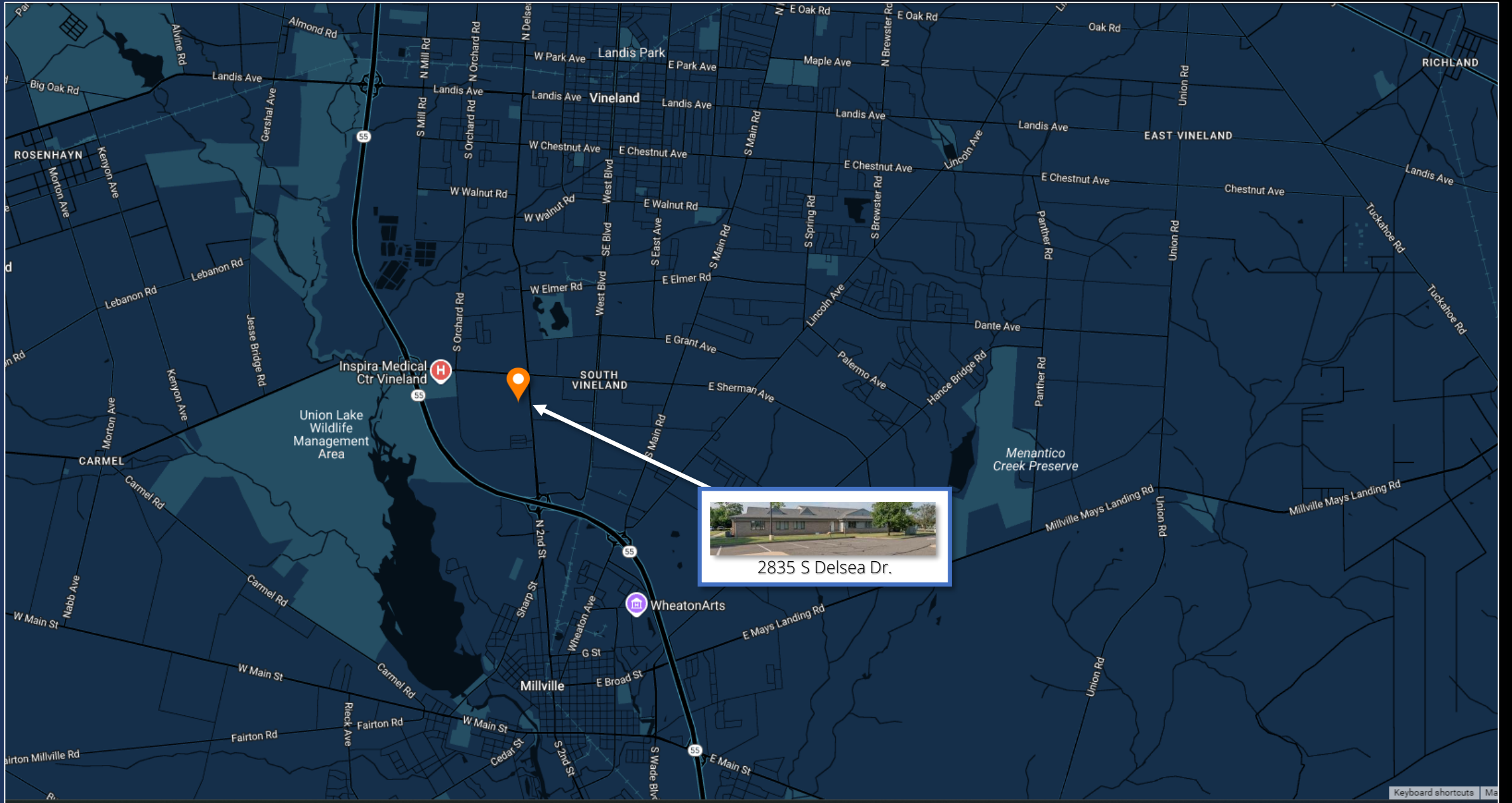
Robust Economic and Demographic Advantages



**Nearly 5 Million People**  
Within a 50-mile geographical radius.

**Strong Healthcare Presence**  
Located less than 1 mile from Inspira Health Medical Center, a top-performing facility.

**High Median Income**  
Average household income is \$88,000 reflecting the area's economic strength.



2835 S Delsea Dr.















# 2835 S Delsea Dr.

Vineland NJ

Space Description	Sq Ft	Lease Start	Renewal Start	Rent PSF	Annual Rent	Tenant Responsibilities
Dr. Helen Slone	2,080	08/30/2024	08/30/2029	\$13.32	\$27,710	CAM Fee of \$4186 plus plus Prorata of taxes, insurance
Surgery Center	2,050	Vacant	-	-	-	
Former Ophthalmology Space	7,500	Vacant	-	-	-	
1 Br Apartment / Conference Room	-	Vacant	-	-	-	
Basement/Storage	-	Vacant	-	-	-	

## Summary

Gross Leasable Area	11,630 SF
Tenancy	Multi Tenant
Year Built	1995
Year Renovated	2024
Lot Size	1.16 Acres
Property Type	Medical Office Building / Surgery Center
Ownership	Fee Simple
APN	14-07002-0000-00051





## LOCATION SUMMARY

Vineland, NJ, is emerging as a critical hub for healthcare and medical services in the South Jersey region. The property is strategically located less than 1 mile from the Inspira Health Medical Center, a major healthcare provider that consistently demonstrates strong revenue performance. This proximity provides immediate access to quality healthcare and offers an attractive location for complementary medical services and practices.

Vineland sits within a densely populated area, with over 5 million people residing within a 50-mile radius. This large population base supports robust demand for healthcare services and creates significant growth opportunities for medical providers in the region.



The city's location offers excellent connectivity to major urban centers, being within a short drive of Philadelphia, Wilmington, Hammonton, and Atlantic City. This easy access to major cities not only facilitates patient inflow but also supports medical staff commuting, further bolstering Vineland's appeal as a healthcare destination. The area's transportation infrastructure, including major highways, ensures efficient logistics for medical supply chains and patient transport, enhancing the region's healthcare delivery capabilities.



Vineland's healthcare ecosystem is also supported by partnerships with educational institutions, such as Rowan University's School of Osteopathic Medicine, which helps cultivate a strong pipeline of medical professionals. These collaborations drive healthcare innovation and ensure a steady supply of skilled practitioners, fostering the city's reputation as a growing medical center.

With ongoing investments in healthcare infrastructure and supportive economic initiatives led by the Cumberland County Improvement Authority, Vineland continues to position itself as a prime location for healthcare providers, medical technology companies, and healthcare investors looking to expand in South Jersey.