

**FOR  
SALE**

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**INDUSTRIAL PROPERTY FOR SALE**  
**1200 WEST BLVD, VINELAND, NJ 08360**



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# OFFERING SUMMARY

**Price:** \$900,000

**Size Available:** +/- 8,000 SF

**Signage:** Facade

**Zoning:** I-3

**Parking:** Abundant

**Condo Fees:** \$666/Month



## PROPERTY HIGHLIGHTS

+ Strategically located industrial facility in the heart of Vineland's established business corridor with convenient access to major regional roadways including Routes 47, 55 and 40.

+ Functional layout suitable for manufacturing, distribution and warehousing with clear-span areas. The property has three docks and 1 drive-in with ample parking on site.

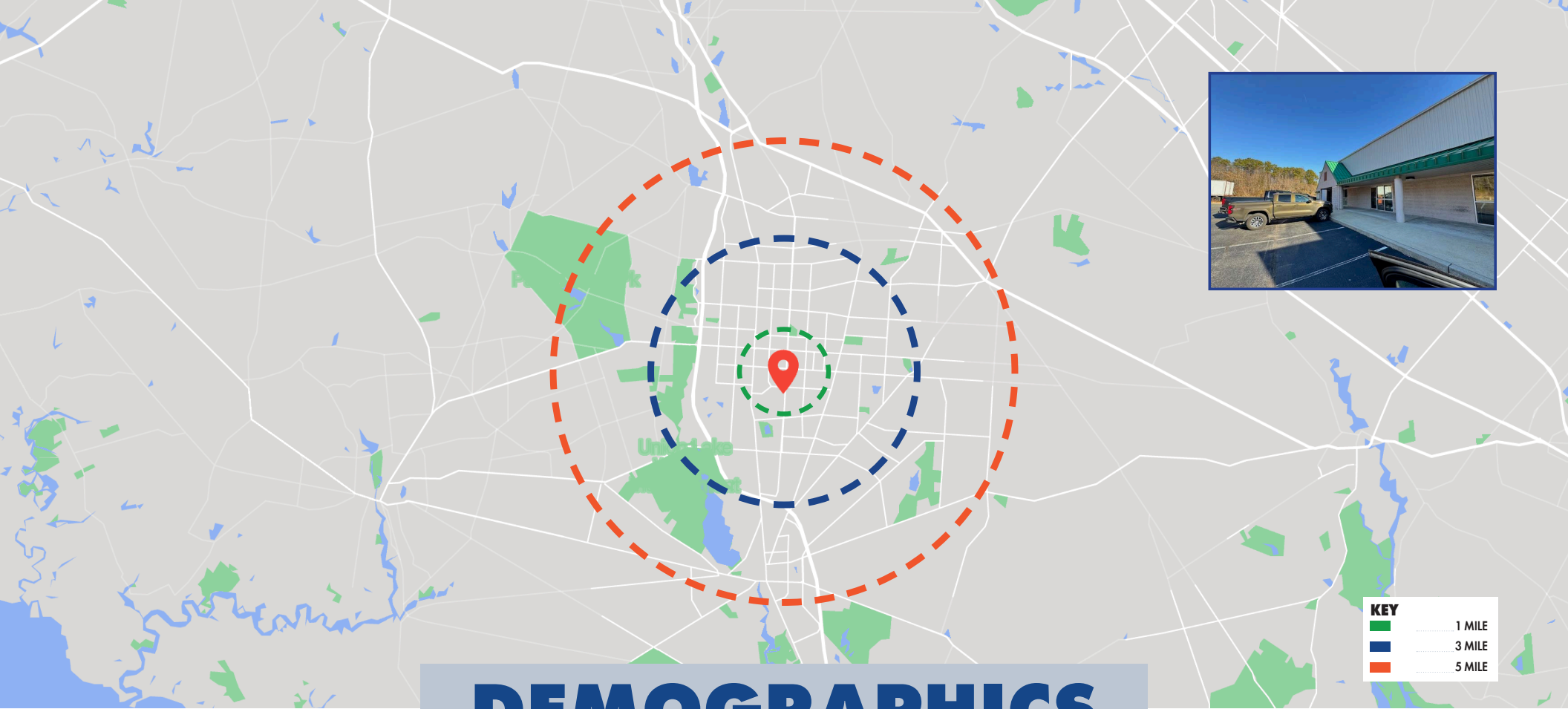
+ Great opportunity for owner-user. The minimal condo fee covers the roof along with all CAM.

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# DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	9,994	44,598	70,714
PROJECTED 2029	9,806	43,896	69,894

HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	3,462	16,097	26,049
PROJECTED 2029	3,393	15,828	25,726

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$58,549	\$79,426	\$80,514
MEDIAN 2029	\$47,929	\$58,615	\$58,556

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# KEY DISTANCES

- ROUTE 55 4.1 MILES
- I-295 34.5 MILES
- NJ TURNPIKE 35.4 MILES
- PHILADELPHIA 41.9 MILES
- ATLANTIC CITY 45.5 MILES
- NEW YORK 125 MILES

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# NEARBY AMENITIES

## DINING

- McDonald's
- Outlaw's Burger Barn & Creamery
- Burger King
- Wendy's
- Wawa
- Stewart's Drive In
- Chipotle Mexican Grill
- Chick-fil-A
- Taco Bell
- KFC
- Popeye's Louisiana Kitchen
- Playa Bowls
- Applebee's

## RETAIL/GROCERY

- ACME Markets
- Walmart
- ShopRite
- Lidl
- Aldi
- Cumberland Mall
- Dollar General
- Enterprise Rent-A-Car
- Advance Auto Parts
- Pep Boys Auto Service & Tires
- Goodyear Auto
- Metro by T-Mobile
- Dollar Tree
- Mattress Warehouse
- Delsea Drive-In Theatre
- Inspira Medical Center
- TD Bank
- CVS Pharmacy
- OceanFirst Bank
- Ace Hardware
- Foreman Mills

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# INTERNAL PHOTOS

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# EXTERNAL PHOTOS

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