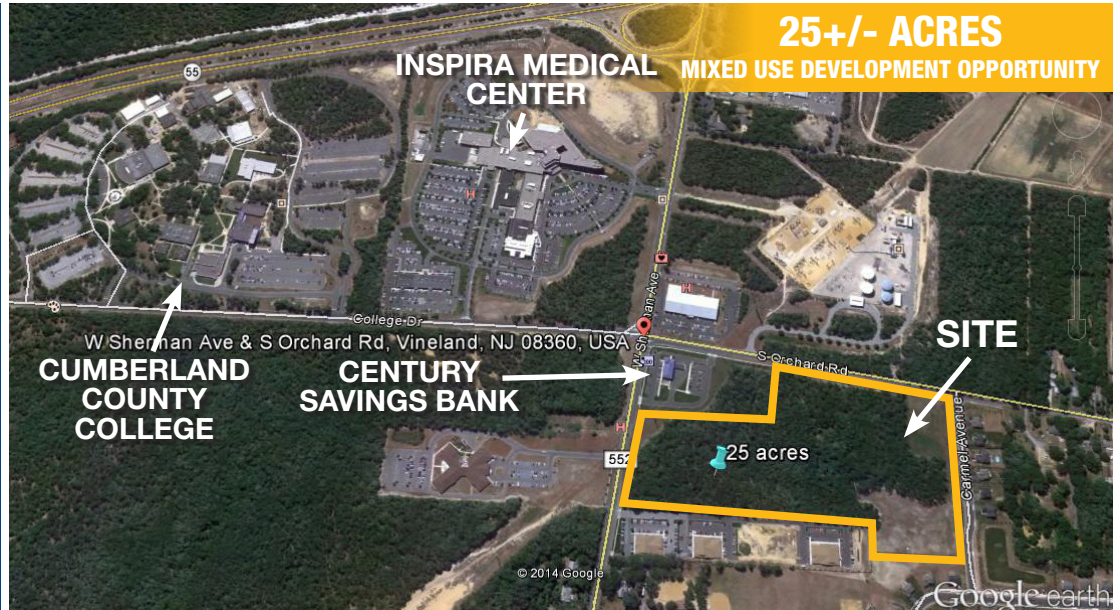


# SHERMAN AVE AND S. ORCHARD RD.

Vineland, NJ

## 25 +/- ACRES SALE/LEASE



**Total Acres:**

**Location:**

**Zoning:**

**Utilities:**

**Gas:**

**Electric:**

**Comments:**

25 +/- Acres – Divisible

Lighted Intersection at Sherman Avenue and South Orchard Road

B-3 – Business Zone

Permitted Uses include Restaurant/Tavern, Fast Food, Gasoline Station, Hotel, Senior Daycare facility, Assisted Living facility and Self Storage business.

Access to Public Water and Sewer

Serviced by South Jersey Gas

Serviced by City of Vineland

- Immediate Access to Route 47 & 55 - Exit 29
- Close proximity to the following:
  - Inspira Medical Center Vineland is 262 bed 441,000 SF facility located on 62.5 +/- acres and employs over 3,000 people +/-.
  - Cumberland County Community College – 3,000 +/- Students per semester
  - Inspria Fitness and Rehabilitation Center
  - Cumberland County Mall – 943,900 +/- SF Retail Complex
  - HealthSouth Rehabilitation Hospital of Vineland

### Contact Information:

**Gerald D. Zimmer**

Phone: 856.996.2000

Cell: 609.332.4862

Fax: 856.996.1530

gerald@zimmercre.com

### Main Office

20000 Horizon Way

Suite 200

Mount Laurel, NJ 08054

Licensed Real Estate Broker

**ZIMMER**  
Commercial Real Estate, LLC

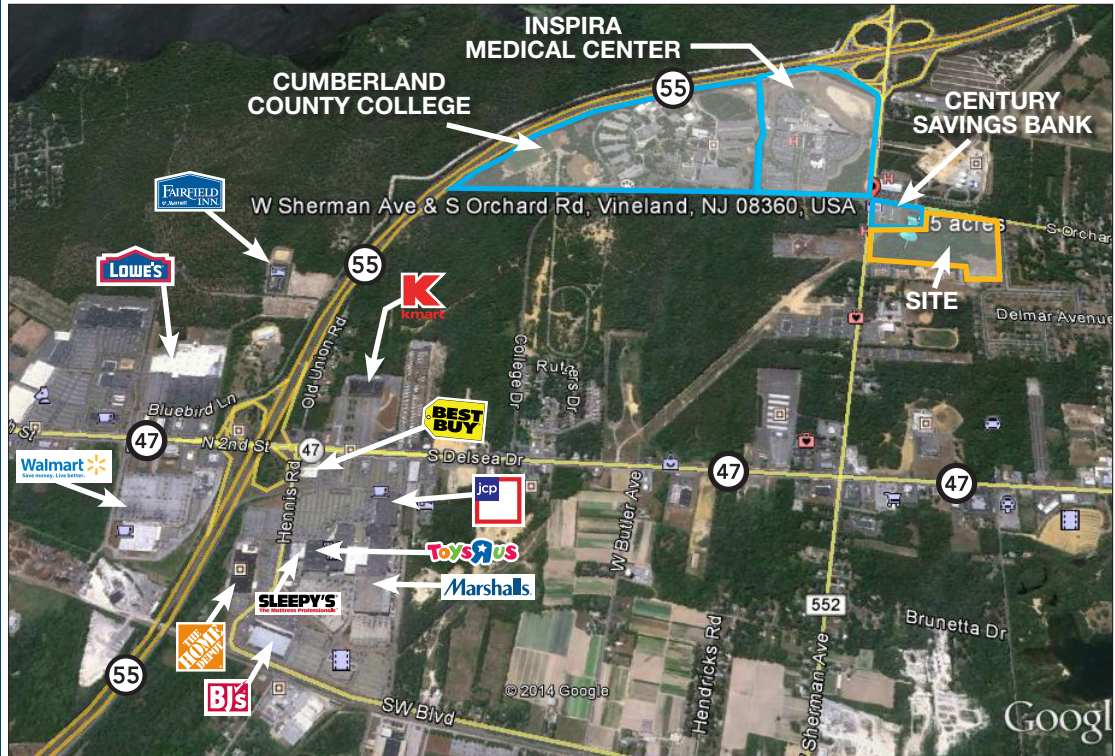
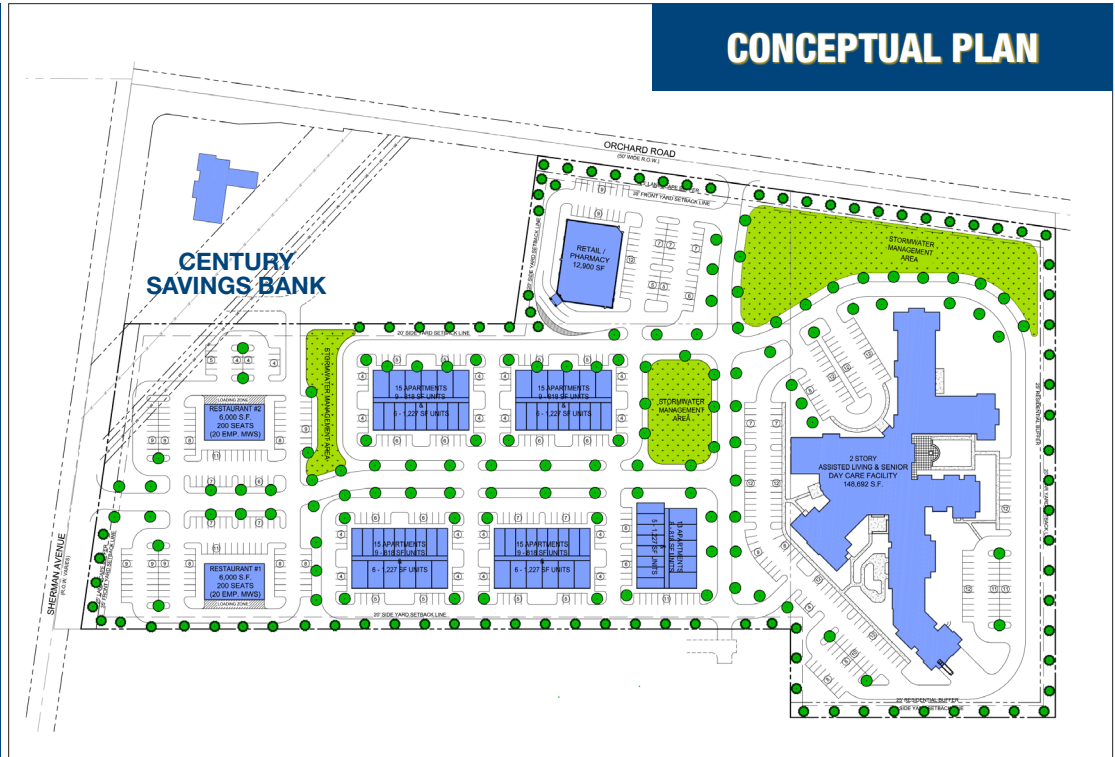
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## CONCEPTUAL PLAN



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