



**FOR
LEASE**

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WAREHOUSE & RETAIL SPACES FOR LEASE
942 S DELSEA DR, VINELAND, NJ 08360



DISCLAIMER

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OFFERING SUMMARY

Asking Lease Rate:

Retail: \$16/SF NNN

Warehouse: \$6-7/SF NNN

NNN Cost: +/- \$6/SF

Size Available:

Retail: +/- 1,552 SF

Warehouse: +/- 9,695 SF

Signage: Facade & Pylon

Zoning: B-2

Parking: +/- 92 Total Spaces

Ceiling Height: 12-13 FT

Warehouse Drive-In Bays: 3



PROPERTY HIGHLIGHTS

+ 942 S Delsea Drive offers exceptional visibility with three drive-in bays and prominent street frontage on a high-traffic road. The property provides easy access to Route 55 and Landis Avenue, with Route 40 just minutes away. Ideally situated between Philadelphia and the New Jersey Shore, this location is perfect for businesses seeking convenience and strong regional connectivity.

+ 942 S Delsea Drive benefit from proximity to major destinations including Hampton Inn & Suites, Chick-Fil-A, Acme Markets, The Cumberland Mall, and Inspira Hospital. Surrounded by a strong mix of medical, retail, and service-based businesses, these properties offer exceptional exposure and convenience in a thriving commercial hub.

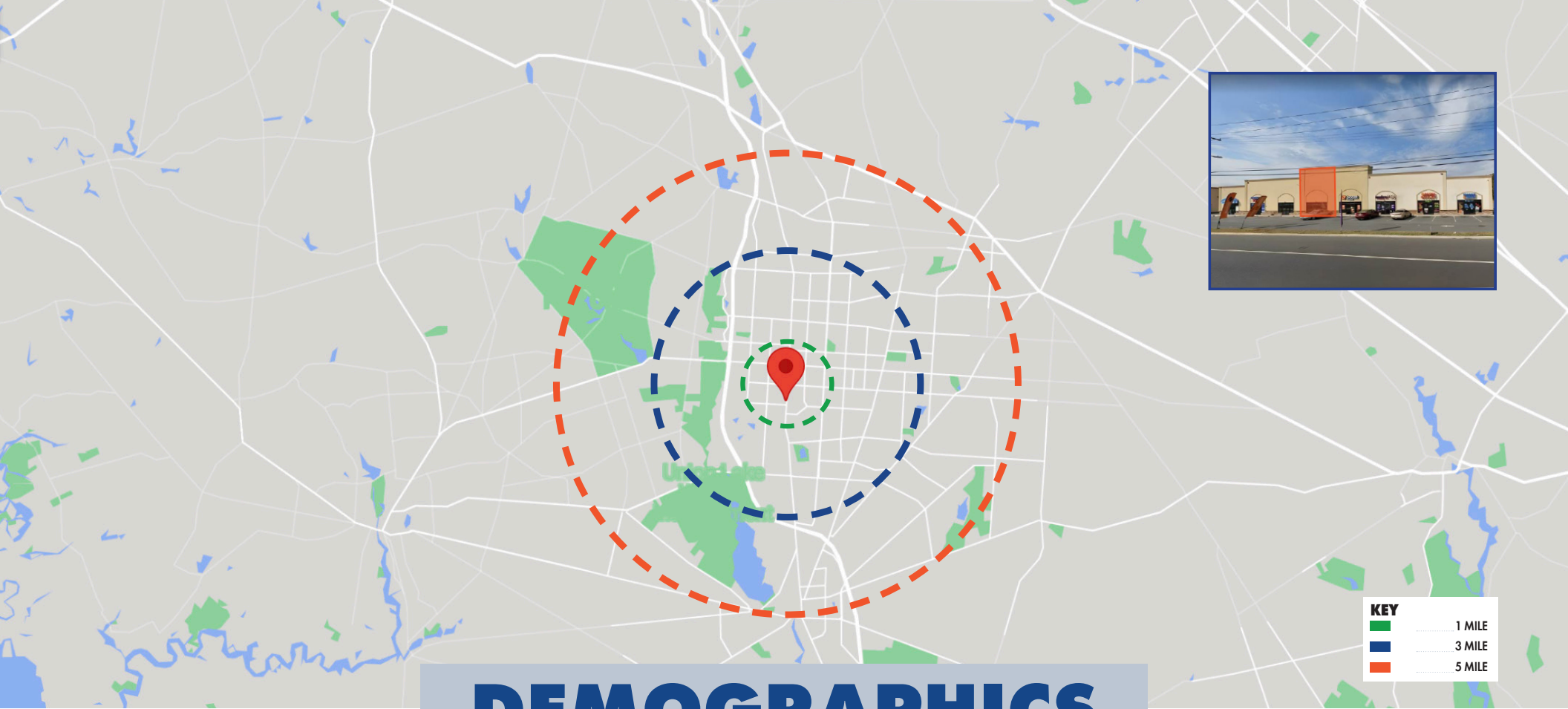


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DEMOGRAPHICS

POPULATION			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	7,049	37,806	67,218
PROJECTED 2029	6,927	37,233	66,298

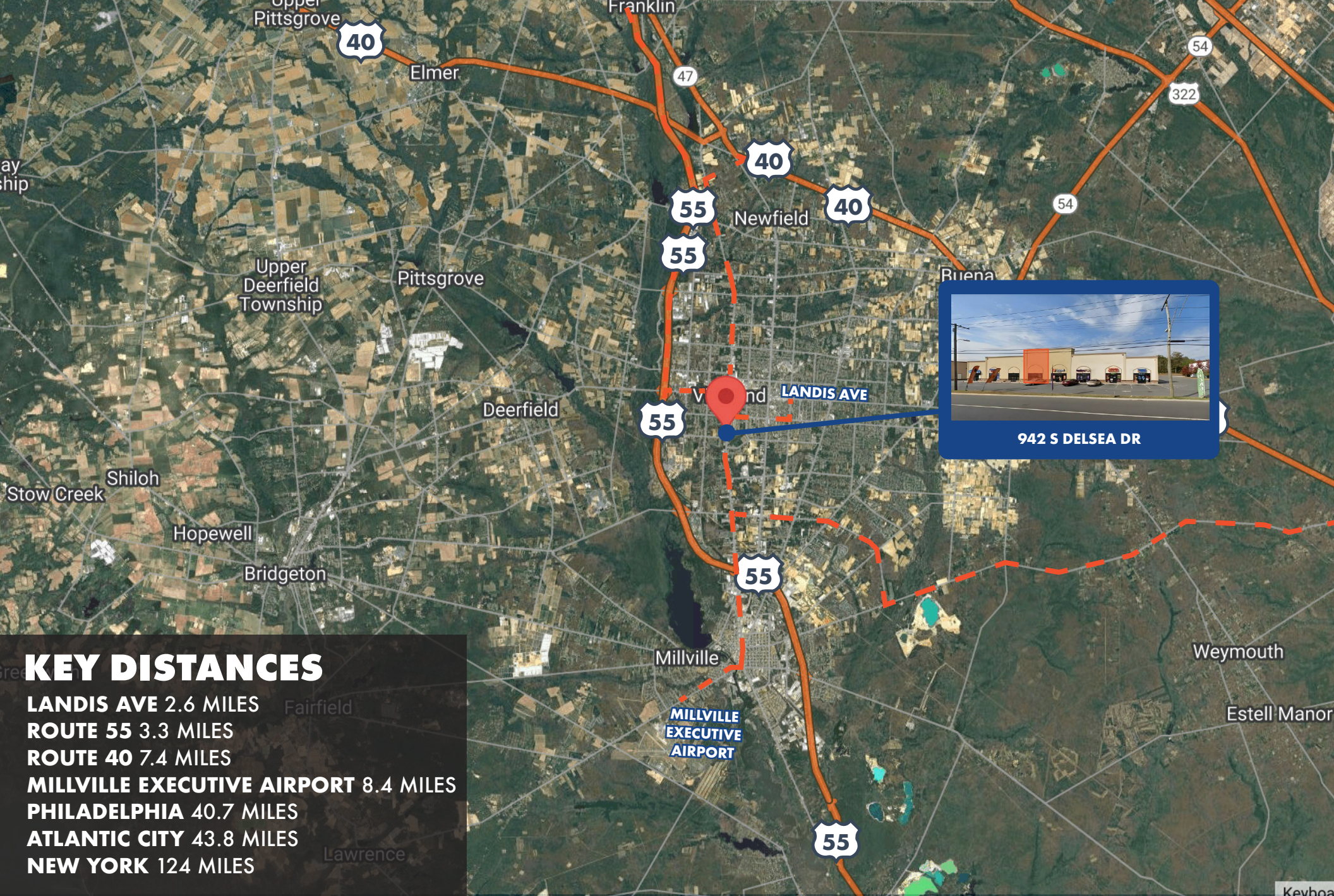
HOUSEHOLDS			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	2,469	13,525	24,608
PROJECTED 2029	2,423	13,313	24,250

INCOME			
MILE	1 MILE	3 MILE	5 MILE
AVERAGE 2024	\$72,950	\$76,113	\$82,245
MEDIAN 2029	\$55,775	\$57,680	\$59,814



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KEY DISTANCES

- LANDIS AVE 2.6 MILES
- ROUTE 55 3.3 MILES
- ROUTE 40 7.4 MILES
- MILLVILLE EXECUTIVE AIRPORT 8.4 MILES
- PHILADELPHIA 40.7 MILES
- ATLANTIC CITY 43.8 MILES
- NEW YORK 124 MILES

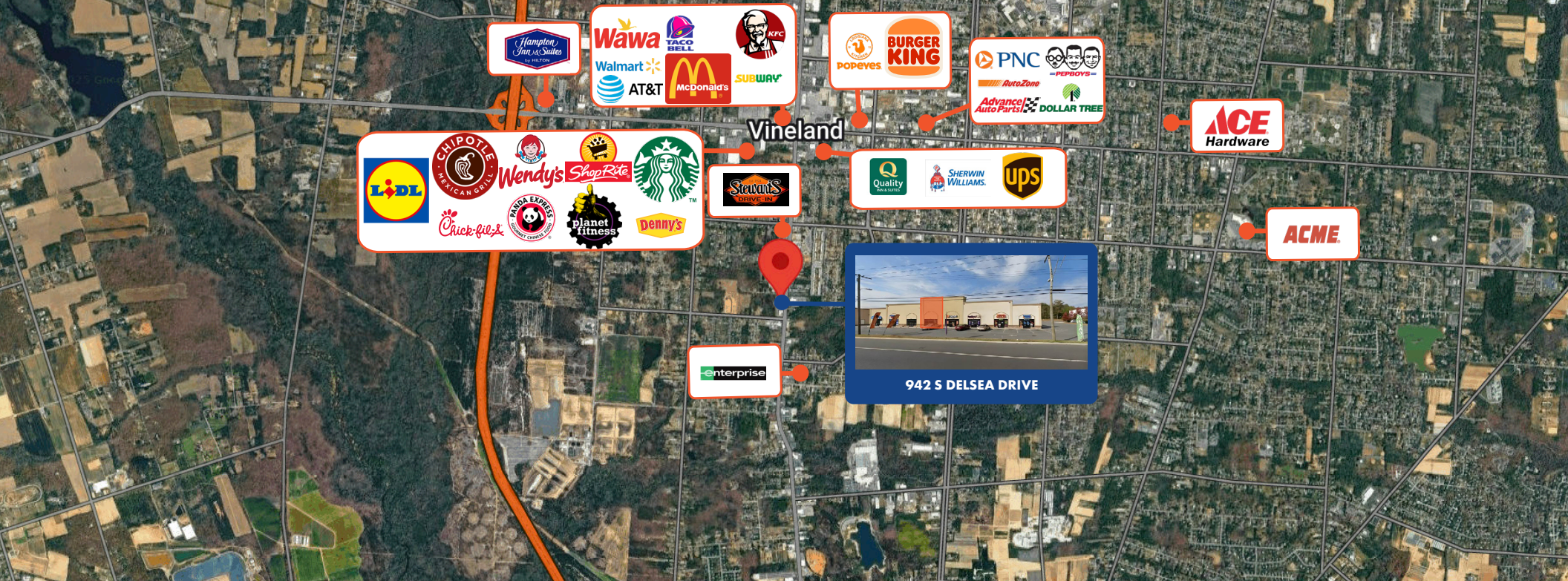


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NEARBY AMENITIES

DINING

- Stewart's Drive-In
- Wendy's
- Denny's
- Chipotle Mexican Grill
- Panda Express
- Chick-fil-A
- Taco Bell

- KFC
- Wawa
- Popeye's Louisiana Kitchen
- McDonald's
- Burger King
- Starbucks
- Subway

RETAIL/GROCERY

- Shoprite
- Planet Fitness
- Lidl
- Walmart
- Advance Auto Parts
- AT&T
- AutoZone Auto Parts

- Dollar Tree
- PNC Bank
- Pep Boys Auto Service & Tires
- Quality Inn Vineland
- The UPS Store
- Sherwin-Williams Paint Store
- Enterprise Rent-A-Car

- Ace Hardware
- ACME Markets
- Hampton Inn & Suites Vineland



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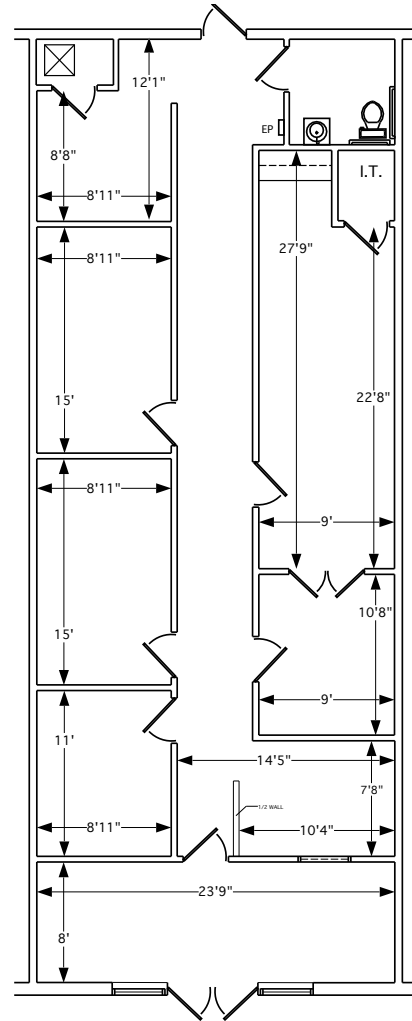
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FLOOR PLAN

942 S DELSEA DR
RETAIL: +/- 1,552 SF



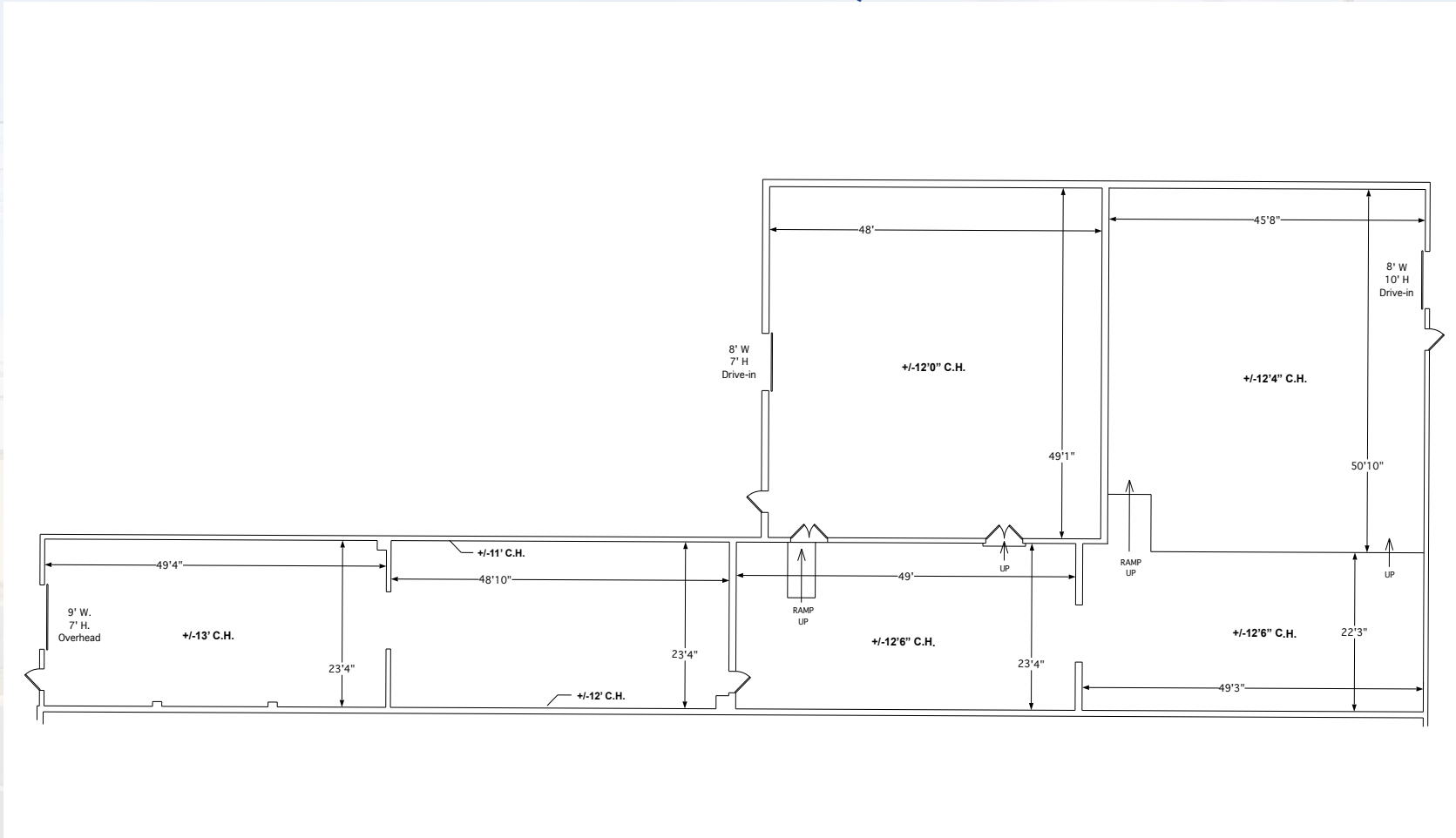
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FLOOR PLAN

942 S DELSEA DR
REAR WAREHOUSE: +/- 9,695 SF



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