

9,550-11,630

**MEDICAL SPACE  
FOR SALE OR LEASE**

**2835 S Delsea Drive**

*Vineland, NJ*



**The**  
**CLINICAL**  
**Group**



TEAM LIZZACK-HORNING

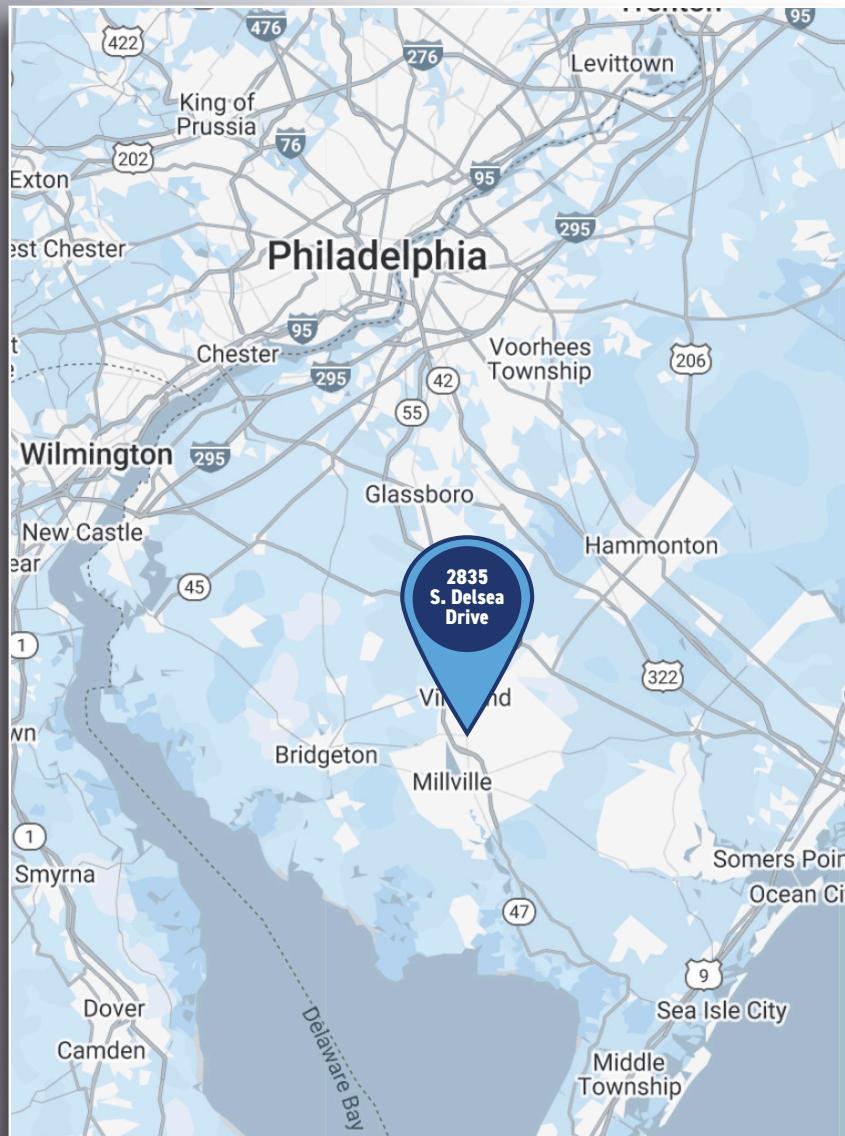
# PROPERTY INFORMATION

## 2835 S DELSEA DRIVE

Vineland, NJ

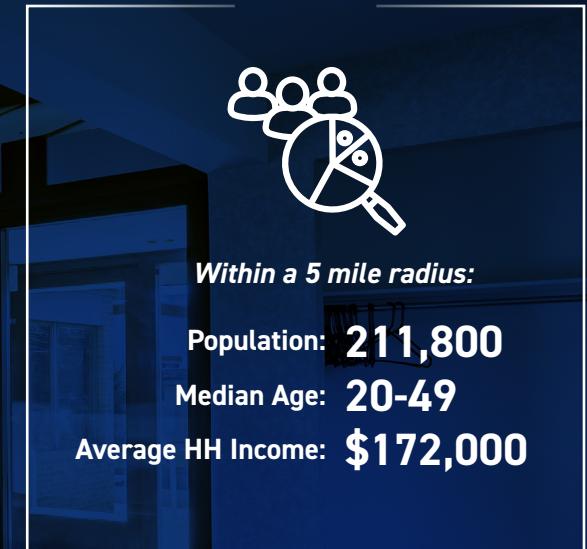
Available Immediately: 9,550 SF

- **Total Building Size:** 11,630 SF
- **Lot Size:** 1.16 Acres
- **Floors:** 1
- **Year Renovated:** 2024
- **Parking:** 18 private spaces
- **Inquire for sale and lease rate**



# PROPERTY HIGHLIGHTS

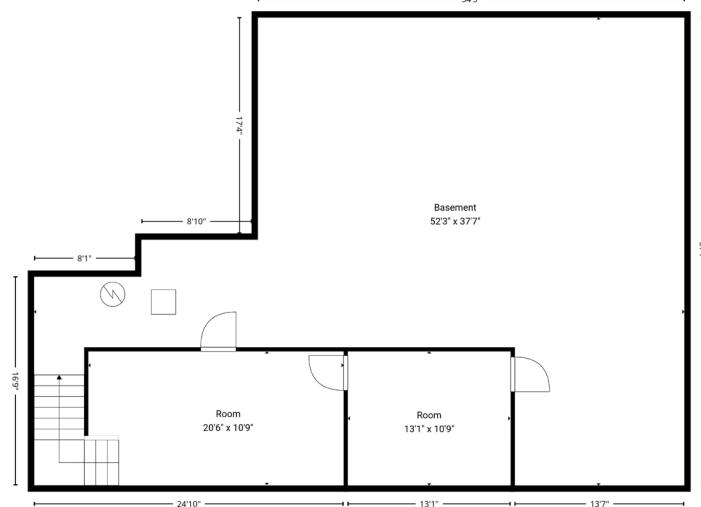
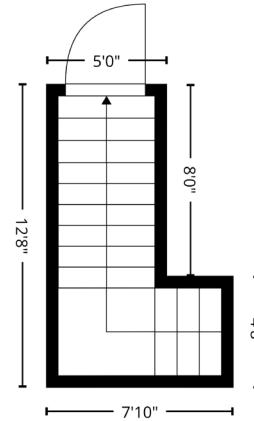
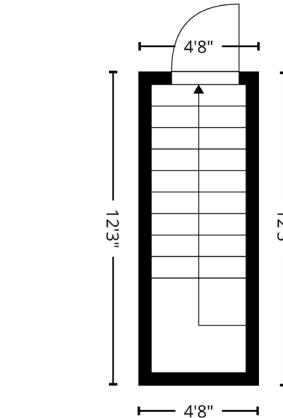
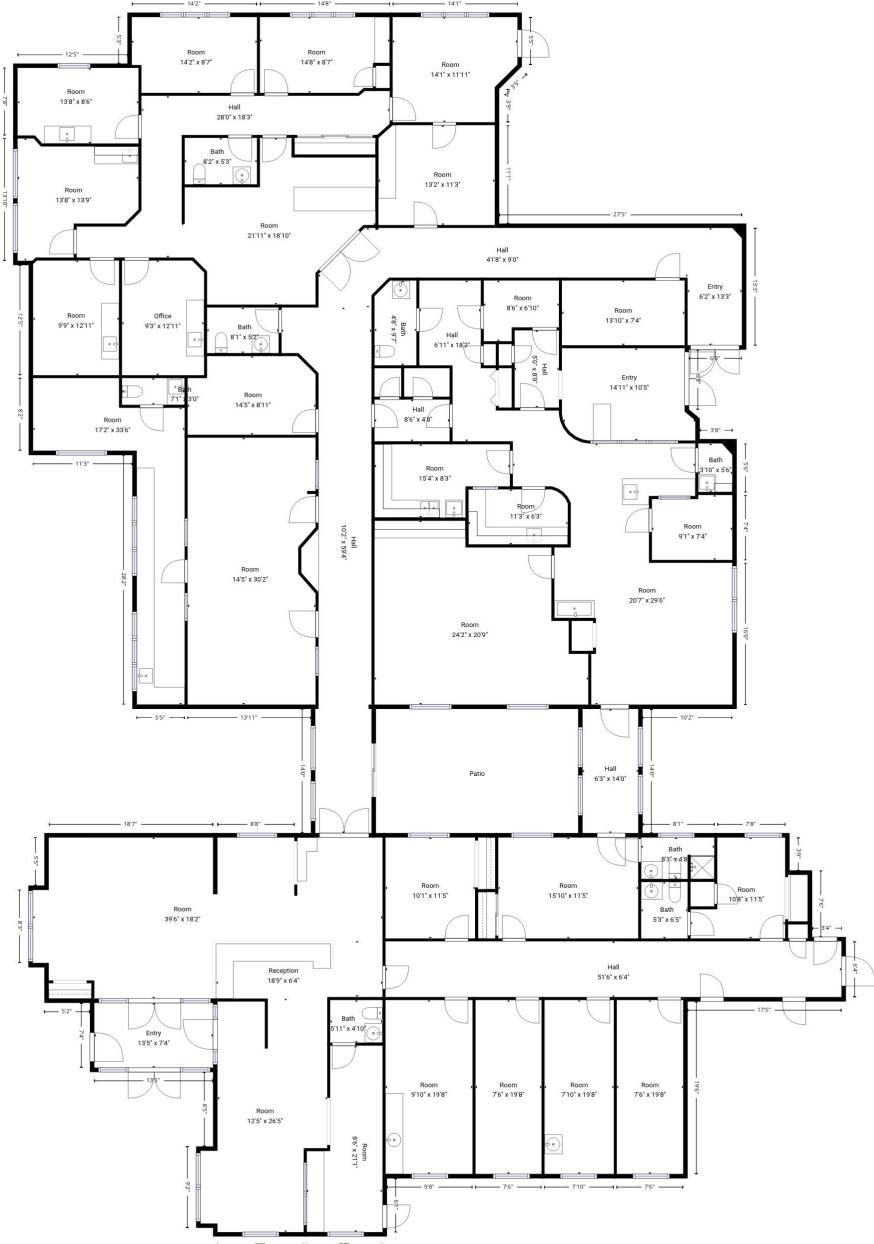
- 👉 **Freestanding surgery center**
- 👉 **Highly visible frontage** along Vineland's primary retail corridor
- 👉 **Strong Daily Traffic Count On S Delsea Drive: 23,780 VPD**
- 👉 **Strong signage opportunity** with excellent traffic exposure
- 👉 **Ample on-site parking** for patients and staff
- 👉 **Modern façade** and well-maintained interior
- 👉 **Turnkey accessibility** and ready-to-move-in space
- 👉 **Less than 5 minutes** to Route 55, offering direct access to South Jersey and Philadelphia metro
- 👉 **Dense residential population** and strong daytime traffic from nearby businesses



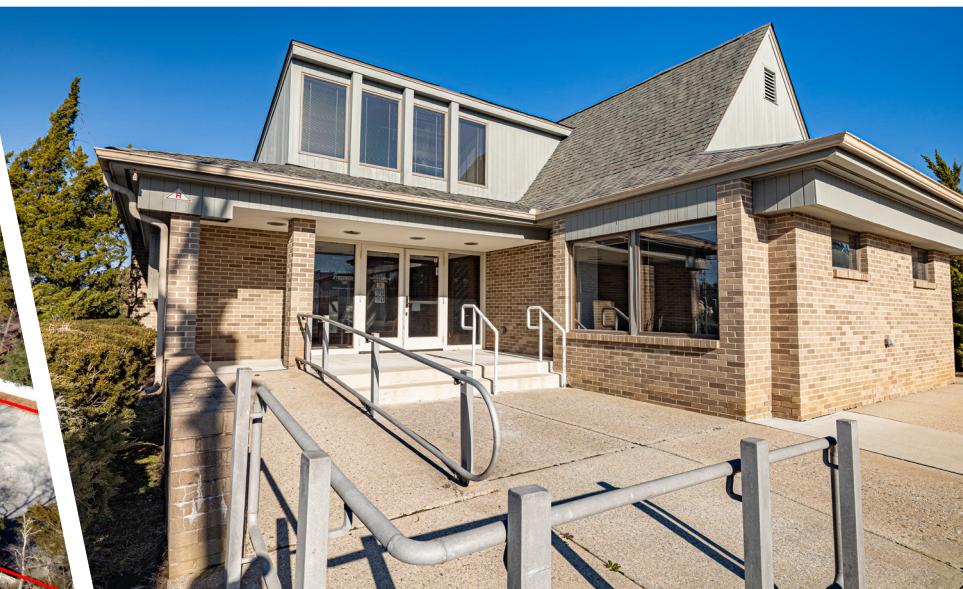
## LOCAL MAP



# FLOOR PLAN



# PROPERTY PHOTOS - EXTERIOR



# PROPERTY PHOTOS - INTERIOR



# PROPERTY PHOTOS - INTERIOR





## For more information

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