

9,550-11,630

**MEDICAL SPACE  
FOR SALE OR LEASE**

**2835 S Delsea Drive**  
Vineland, NJ



*Vineland, NJ*

- **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



*Within a 5 mile radius:*

Population: **211,800**

Median Age: **20-49**

Average HH Income: **\$172,000**

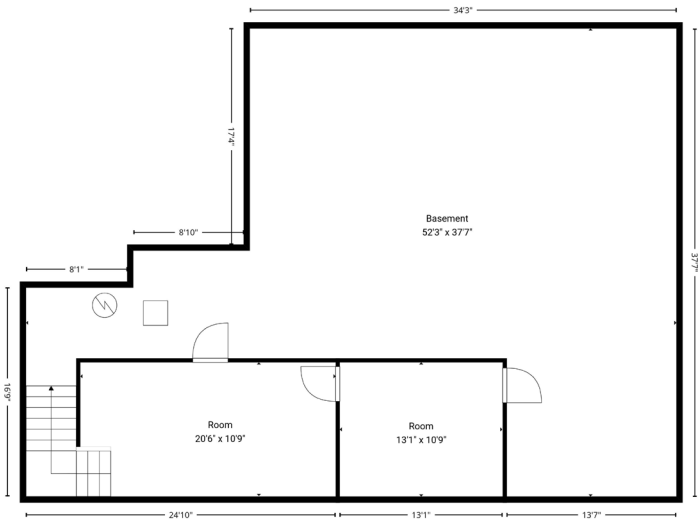
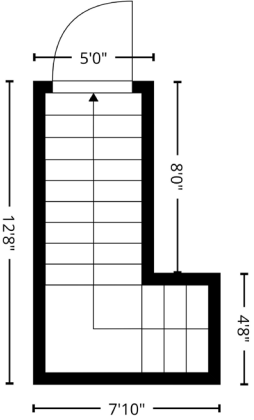
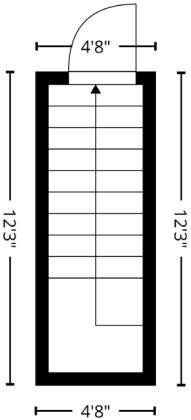
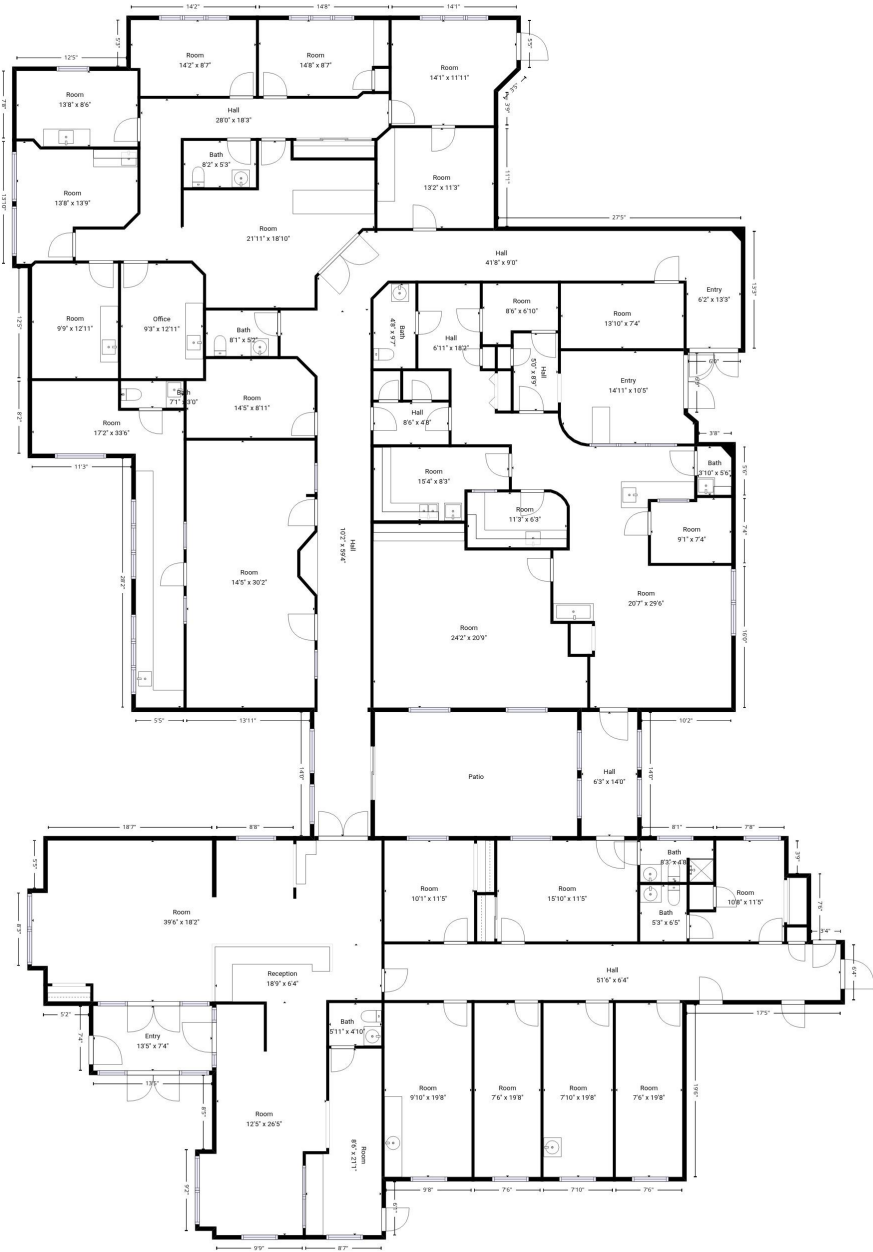


# LOCAL MAP





# FLOOR PLAN





# PROPERTY PHOTOS - EXTERIOR





# PROPERTY PHOTOS - INTERIOR





# PROPERTY PHOTOS - INTERIOR







👤 For more information

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