



Ken Richardson

Vice President/Partner

856.797.1919 x108

609.346.0512

Ken.Richardson@VantageRES.com

Emily Stein

Managing Director & Director of Healthcare Services

856.797.1919 x110

609.457.9816

Emily.Stein@VantageRES.com

856.797.1919
VantageRES.com

1873 Marlton Pike, East, Suite 1C
Cherry Hill, NJ 08003

FOR
SALE
OR
LEASE



+/- 9.07 AC

DEVELOPMENT OPPORTUNITY AVAILABLE
1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360



OFFERING SUMMARY

Asking Sale Price: \$1,650,000

Asking Lease Rate: Call for Details

AC Available: +/- 9.07 AC

Zoning: B-3 & B-1

Traffic Count: +/- 13,852



PROPERTY HIGHLIGHTS

+ +/- 9.07 Acres of land, zoned for B-3 and IN-1 use. Both zones are intended to yield comprehensive regional commercial complexes. This site is ideal for any number of commercial uses including QSRs, day care, medical office, retail, self-storage, multi-family housing and/or a combination thereof

+ Conveniently located near major thoroughways, including Route 55, Sherman Avenue and Delsea Drive, the site is within minutes of Inspira Hospital Vineland, Rowan College of South Jersey, the Cumberland Mall, and Trout National, The Reserve

+ The site is within close proximity to a variety of amenities including sit-down and fast-casual restaurants, Home Goods, Wawa, Rite Aid and Barnes and Noble among other retail, medical and service-type centers

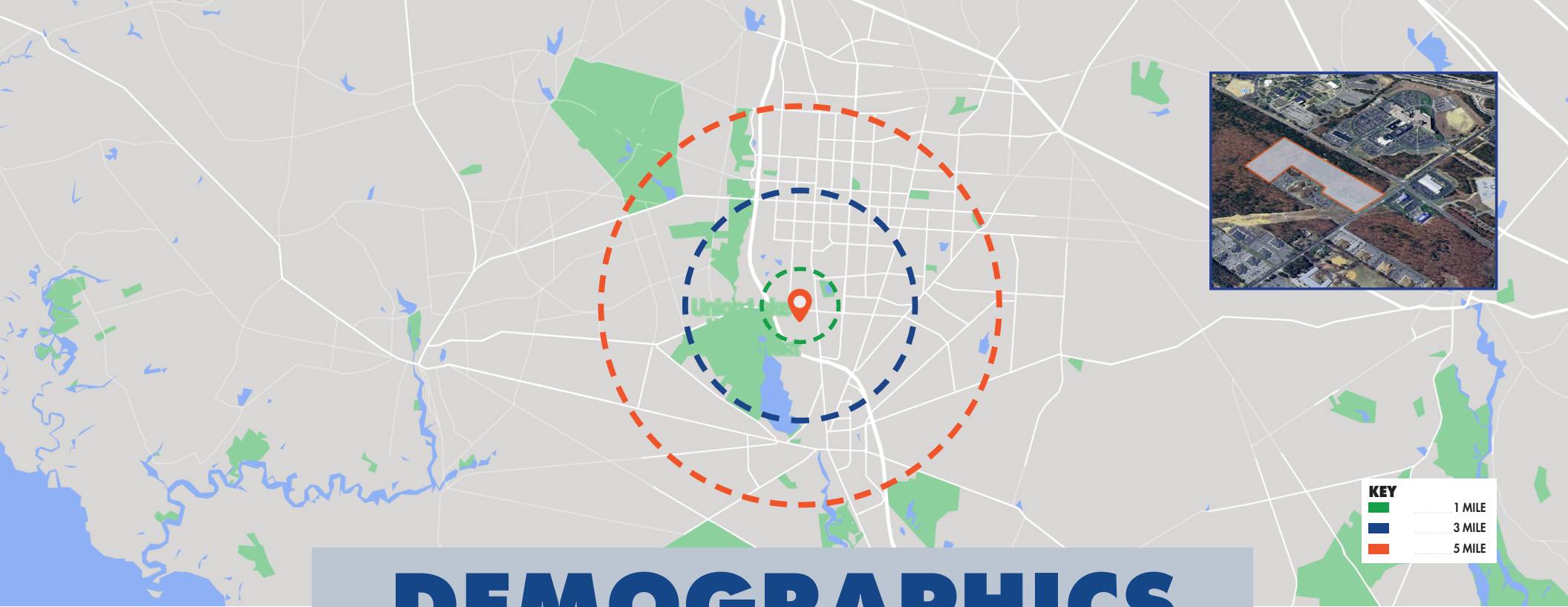


FOR SALE OR LEASE

1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360

856.797.1919

VantageRES.com



KEY	
■	1 MILE
■	3 MILE
■	5 MILE

DEMOGRAPHICS

	WITHIN ONE MILE			WITHIN THREE MILES			WITHIN FIVE MILES		
2023									
	POPULATION 1,099	HOUSEHOLDS 388	INCOME \$119,418	POPULATION 1,099	HOUSEHOLDS 388	INCOME \$119,418	POPULATION 1,099	HOUSEHOLDS 388	INCOME \$119,418
2028									
	POPULATION 1,099	HOUSEHOLDS 388	INCOME \$119,418	POPULATION 1,099	HOUSEHOLDS 388	INCOME \$119,418	POPULATION 1,099	HOUSEHOLDS 388	INCOME \$119,418



FOR SALE OR LEASE
 1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360

856.797.1919
 VantageRES.com



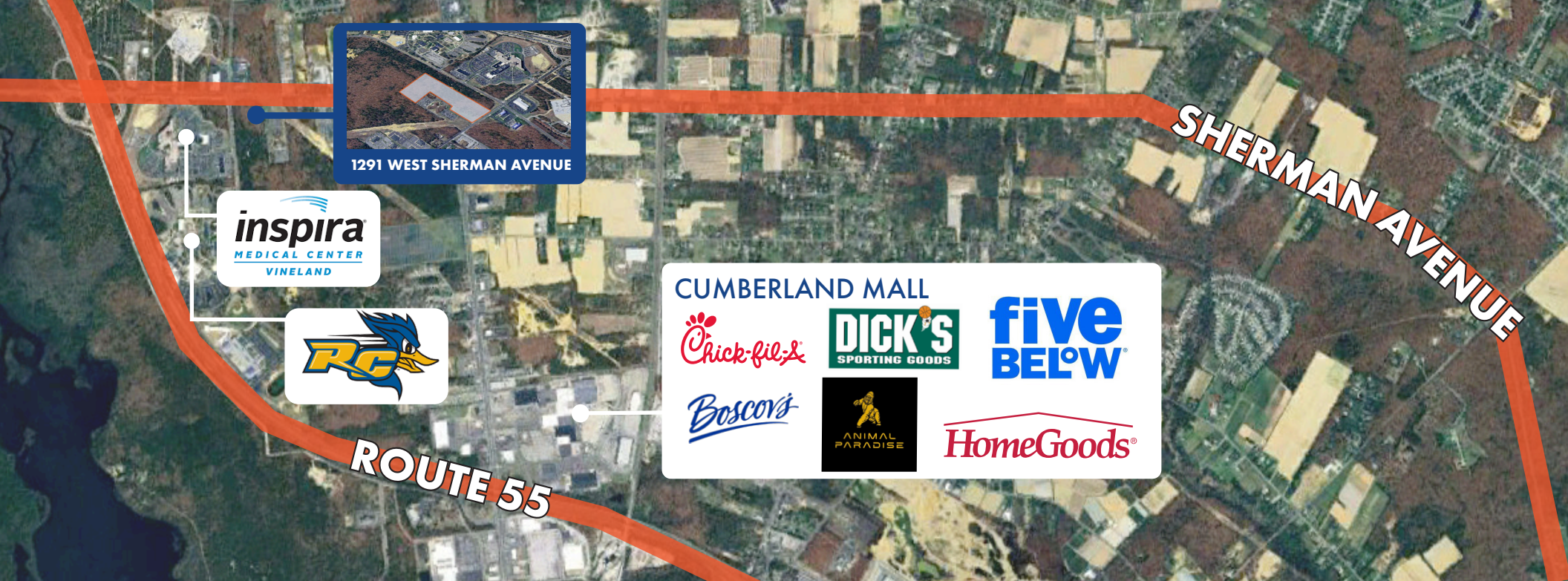
KEY DISTANCES

- ROUTE 55 1 MILE
- ROUTE 45 7.5 MILES
- ROUTE 40 9.3 MILES
- ROUTE 322 15.9 MILES
- ROUTE 30 21.1 MILES



FOR SALE OR LEASE
1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360

856.797.1919
VantageRES.com



NEARBY AMENITIES

DINING

- Applebees Grill & Bar
- Buffalo Wild Wings
- Chick-Fil-A
- Crumbl Cookie
- McDonalds
- Olive Garden Italian
- Red Robin
- Starbucks
- Texas Roadhouse
- The Brass Tap
- Wendys

RETAIL/GROCERY

- Bath & Body Works
- Best Buy
- Delsea Drive-In Theatre
- Gabes
- Game Stop
- Holiday Inn Express
- Kohls
- Lowes
- Marshalls
- Mattress Firm
- Petco
- Planet Fitness
- Raymour & Flanigan
- Regal Movie Theater
- Shoprite
- Target
- The Home Depot
- Walmart
- Wawa



FOR SALE OR LEASE

1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360

856.797.1919

VantageRES.com

AERIAL

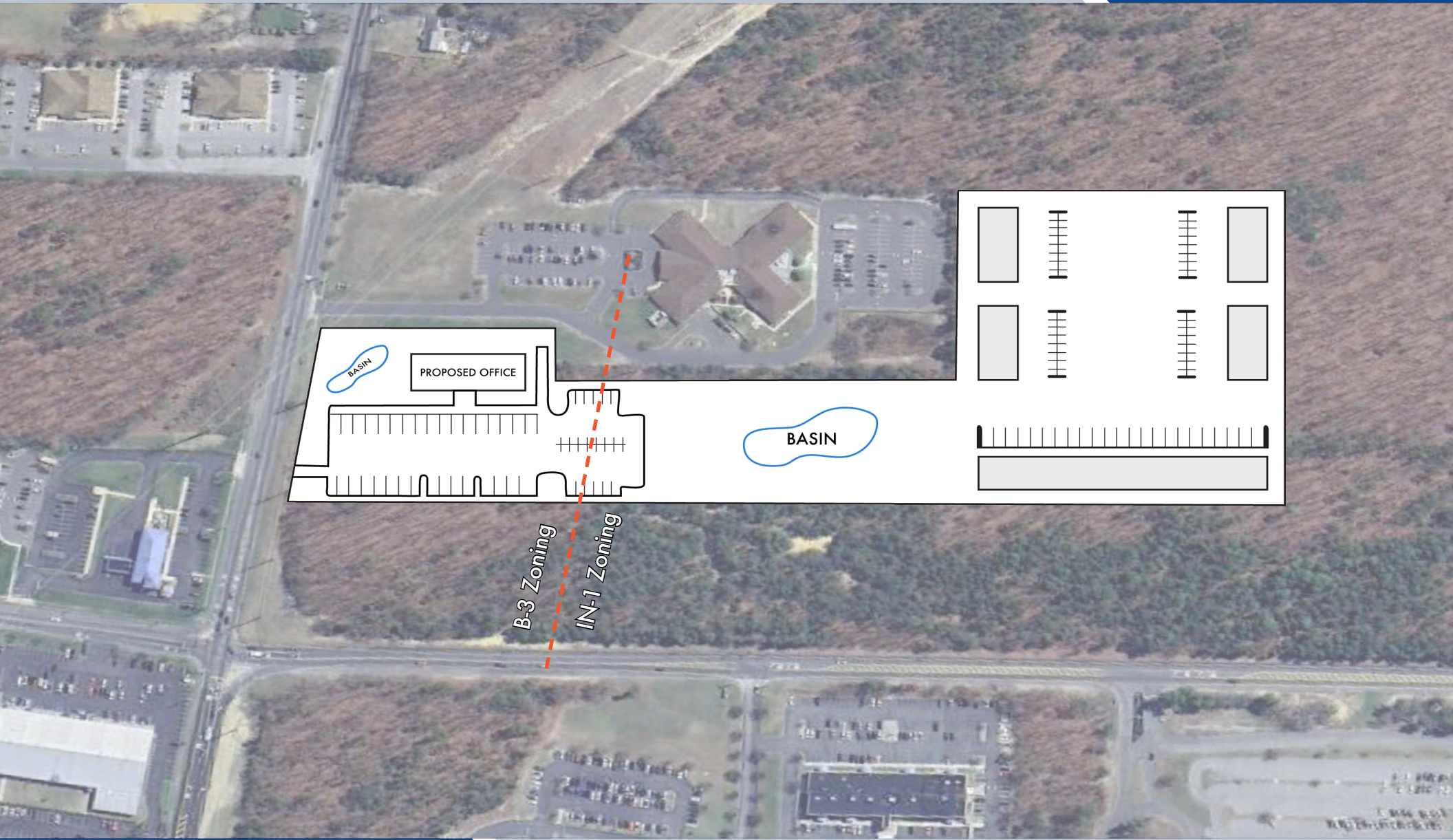


856.797.1919
VantageRES.com

FOR SALE OR LEASE

1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360

PROPOSED SITE PLAN



856.797.1919
VantageRES.com

FOR SALE OR LEASE
1291 WEST SHERMAN AVENUE, VINELAND, NJ 08360