

☆ A PRIME 4.5 ACRE SITE FOR SALE

MSC

3535 & 3569  
E. LANDIS AVE

VINELAND | NEW JERSEY

OFFERING  
MEMORANDUM



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# ★ EXECUTIVE SUMMARY



MSC is proud to present 3535 & 3569 E Landis Avenue in Vineland, New Jersey. The offering provides a developer, end user, or investor the unique opportunity to acquire two buildings positioned on a total of 4.55 acres along a major corridor in Vineland, New Jersey. 3569 Landis Avenue is improved with a 1,733 square foot building currently occupied by The Piccolo Café. The Piccolo Café is owner operated and the property would be delivered vacant upon a sale. 3535 E Landis Avenue is a 3,132 square foot vacant bank branch with 3 drive-thru lanes.

The parcels are currently zoned B-4 which allows for a most wide array of commercial uses. This zoning encourage larger scale commercial complexes for businesses that will contribute significantly to Vinelands continual commercial growth. For both end users and investors, the buildings are currently in good condition and are suitable for a majority of retail uses by right. Positioned along Landis Avenue, these properties are adjacent to very active shopping centers and a proposed brand new Shop Rite development with two retail pad sites.

Vineland, New Jersey is a mature Southern New Jersey market approximately 45 minutes from Philadelphia and 55 minutes from Atlantic City. Landis Avenue boasts over 8,000 vehicles per day, and it feeds directly into Route-55 which connects Cumberland County into I-295 and Philadelphia. Vineland is the 12th largest city in New Jersey, and along Landis Avenue off the Route-55 exit ramp are many regional retailers serving this market, including Walmart Supercenter, ShopRite, Lidl, Rite Aid and Dollar Tree.







# PARCEL OVERVIEW



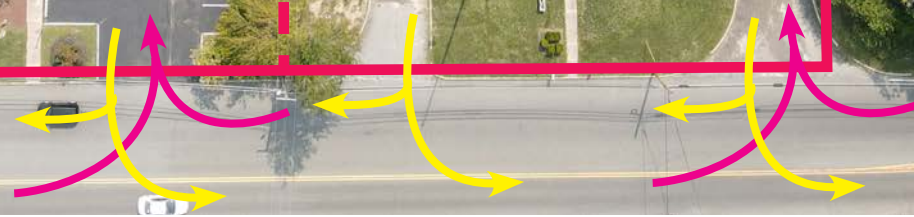
★ 4.5 ACRE  
DEVELOPABLE SITE

ACRES	2.85 AC
BUILDING SIZE	1,733 SF
PARKING SPOTS	15
ZONING	B-4

ACRES	1.7 AC
BUILDING SIZE	3,132 SF
PARKING SPOTS	36
DRIVE-THRU	3 Lanes
ZONING	B-4

**CVS**

LANDIS AVE (8,035 AADT)







# INVESTMENT HIGHLIGHTS



## HIGHLIGHTS

- Two freestanding buildings, The Piccolo Café and a vacant bank branch offering 1,733 and 3,132 square feet of space respectively on a combined 4.55 Acres
- 3535 E Landis, a vacant bank branch features 3 drive-thru lanes along with 36 private parking spaces
- 3569 E Landis, The Piccolo café features a fully built out and furnished café with 15 private parking spaces
- Both parcels are zoned Business B-4, which is the highest commercial zoning, offering the widest array of commercial uses
- Great access and frontage along Landis Ave with over 8,000 vehicles per day passing by the site
- Positioned along a strong retail corridor with over 1.5 million square feet of retail. Many of the larger shopping centers along Landis Avenue boast some of the strongest national retailers which ultimately drives traffic and demand in the immediate market
- Located 2 miles from the NJ Route 55 interchange, a main roadway that connects Atlantic City to Philadelphia





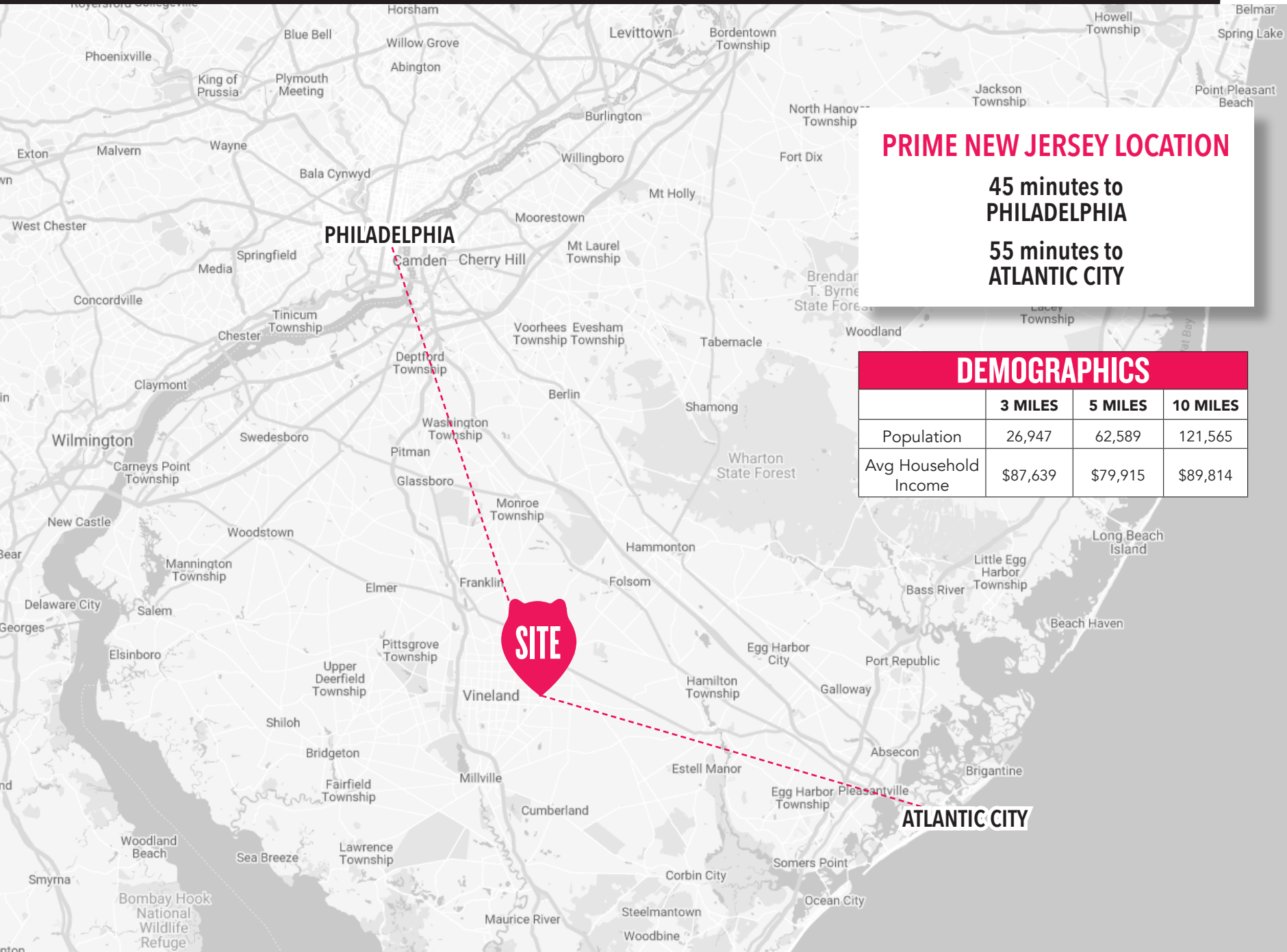


PLANNED SHOPRITE RELOCATION  
DEVELOPMENT WITH TWO PAD SITES





# LOCATION OVERVIEW



## PRIME NEW JERSEY LOCATION

45 minutes to  
PHILADELPHIA

55 minutes to  
ATLANTIC CITY

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Population	26,947	62,589	121,565
Avg Household Income	\$87,639	\$79,915	\$89,814

# ★ LOCATION OVERVIEW



Southern New Jersey is comprised of seven of the twenty-one counties in the state New Jersey of which one all largely Influenced by the Philadelphia Metropolitan Area. The southernmost point in New Jersey is only about an hour and half drive time from the city of Philadelphia. South Jersey is a compact market which is the home to many employees and affiliates of Philadelphia based corporations along with residents looking to benefit from living in close proximity to the country's 7th largest city.

In the last quarter of 2021, South Jersey saw an uptick in leases and renewals. Approximately 555,000 SF of commercial space was leased and 10% of these deals were made up of new leases. While office vacancy in the region increased marginally over the last year, it is also starting to see a comeback, office vacancy has decreased from 13% to 10%.

South Jersey is a hub of commerce supporting many of the nation's top corporations that have made a lasting impact on the lower half of the state. With a large amount of influence stemming from it's proximity to Philadelphia, residents have seen this region grow with Philadelphia as the city has seen impactful, significant growth over the past 5-10 years with no sign of slowing down.

## SOUTH JERSEY TOP EMPLOYERS

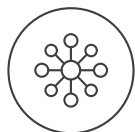


## SOUTH JERSEY ECONOMIC DRIVERS



### SERVICES

The services sector employs a large portion of the labor force, forming the backbone of the local economy through hospitals, schools, hotels, business, and social services and entertainment facilities .



### LIFE SCIENCE

Life sciences is a growing sector in South Jersey. New Jersey reportedly has the highest concentration of scientists and engineers in the world. The sector is concentrated by pharmaceuticals (42.6%), biotechnology research and development (40.7%), and medical device manufacturing (16.7%).



### ADVANCED MANUFACTURING

There were nearly 2,000 establishments in South Jersey employing close to 90,000 people in the advanced manufacturing sector in 2021. The advanced manufacturing industry sector accounted for approximately \$57.4 billion of state gross domestic product (GDP) in 2021.



### TOURISM

The region boasts a large tourism and recreation industry, especially in Atlantic City, where gaming generates billions of dollars of revenue each year.



# PHILADELPHIA REGIONAL OVERVIEW

**\$490 BILLION**  
Gross Regional Product

**#7**  
Largest City in the Country

**7.2 MILLION**  
9th Largest Population

 **#13**  
Millennial Growth Rate Over  
the Nation's 30 Largest Cities

 **#1**  
Housing Value & Opportunity  
(*National Association of Builders*)

 **#1**  
City for Culture  
(*Travel & Leisure Magazine*)

**104**  
Colleges &  
Universities

**#22**  
Nation's Population Growth

**\$2.93 BILLION**  
Philadelphia School Capital Projects  
Over Next 5 Years

## PHILADELPHIA MSA

Philadelphia is the largest city in the state of Pennsylvania and the seventh-most populous US city, with an estimated population of over 1,610,000 as of 2021. The greater Philadelphia area, known as the Delaware Valley, is the ninth largest combined statistical area in the United States, with a population of 7.2 million. Located between New York City and Washington DC, Philadelphia is at the core of the country's wealthiest and most densely populated region – 46 million people live within a 200-mile radius with a combined income of \$1.46 trillion. 40% of the US population lives within a day's drive of Philadelphia, and 60% of the population is within a two-hour flight. The desirability of Philadelphia is further highlighted by its low cost of living compared to other large metropolitan statistical areas including New York, DC and Boston. These factors, along with Philadelphia's incredible global access, deep talent pool and attractive cost of doing business have helped key industries to thrive in the region.





A. Purpose. It is the purpose of these zones to recognize and preserve the character of highway business areas within the City. As there is acreage suitable for development available within these zones, it is further the purpose of this chapter to create business areas allowing more uses than the B-1 and B-2 Zones, so as to provide varied business opportunities within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment of properties, as this would negatively impact upon the character of these business areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed important, particularly those standards which govern safe ingress/egress, as the function of the highway system must be preserved.

B. Permitted uses. Permitted uses in the B-3 Business Zone shall be as follows:

- (1) All uses permitted in the B-1 Zone, in addition those uses enumerated as prohibited uses in the B-1 Zone.
- (2) Restaurant.
- (3) Bar, tavern.
- (4) Fast-food restaurant.
- (5) Drive-in restaurant.
- (6) Gasoline station.
- (7) Public garage:
  - (a) General repair garage.
  - (b) Specialized repair garage.
  - (c) Car wash.
  - (d) Auto body shop.
  - (e) Towing facility.
- (8) Produce market.
- (9) Animal hospital.
- (10) Hotel, motel.
- (11) Drive-in theater.
- (12) Outdoor amusement.
- (13) Flea market.
- (14) Bowling alley, skating rink.
- (15) Retail greenhouse.
- (16) Garden supply store.
- (17) Garden equipment sales.
- (18) Equipment rental business.
- (19) Self-storage business.
- (20) Sign business.
- (21) Supermarket.
- (22) New and used car sales.
- (23) Billboard.

(24) Senior day-care facility.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

(25) Assisted living residence.

[Added 4-10-2007 by Ord. No. 2007-26; amended 6-24-2008 by Ord. No. 2008-39]

C. Accessory uses. Accessory uses in the B-3 Business Zone shall be as follows:

- (1) All accessory uses permitted in the B-1 Zone.
- (2) Manufacturing clearly incidental to on-site retail business, such as silk-screening T-shirts or making ceramics, employing up to four persons only, provided that the use is a permitted industrial use under this chapter.

D. Conditional uses, Conditional uses in the B-3 Business Zone shall be as follows:

(1) <sup>[1]</sup>Recreational facility.<sup>[2]</sup>

[1] *Editor's Note: Former Subsection D(1), Church, congregation, which preceded this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*

[2] *Editor's Note: Former Subsection D(2), Mobile home park, which followed this subsection, was repealed 5-25-1999 by Ord. No. 98-69.*

(2) Medical marijuana alternative treatment center (dispensary facility only).

[Added 3-26-2019 by Ord. No. 2019-20]

(3) Medical cannabis dispensary.

[Added 12-14-2021 by Ord. No. 2021-73]

(4) Cannabis retailer.

[Added 12-14-2021 by Ord. No. 2021-73]

## § 425-296. B-4 Business Zone standards.

A. Purpose. It is the purpose of these zones to encourage larger scale comprehensively planned, regional commercial complexes along selected arterials within the City. It is important that zone requirements and design standards not be sacrificed to allow overdevelopment or improper utilization of properties, as this would negatively impact upon the character of these business areas and upon the quality of life of adjoining residential areas. Strict adherence to design standards is deemed very important because these zones contribute significantly to the City's image because of their high visibility.

B. Permitted uses. Permitted uses in the B-4 Business Zone shall be as follows:

- (1) All uses permitted in the B-3 Zone, except for public garage (car wash, auto body shop, towing facility), drive-in theater, flea market, self-storage business, sign business, new and used car sales, and billboard. [Amended 4-10-2007 by Ord. No. 2007-26; 6-24-2008 by Ord. No. 2008-39]
- (2) Community shopping center/planned commercial development.

C. Accessory uses. Accessory uses in the B-4 Business Zone shall be as follows:

- (1) All accessory uses permitted in the B-1 Zone.

(1) Recreational facility.<sup>[1]</sup>

[1] *Editor's Note: Former Subsections D(1), Church, congregation, and D(2), Cemetery, crematorium, which preceded this subsection, were repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39. Former Subsection D(3), Mobile home park, which previously followed this subsection, was repealed 5-25-1999 by Ord. No. 98-69. Former Subsection D(4), Heliport, helistop, helipad, which previously followed this subsection, was repealed 4-10-2007 by Ord. No. 2007-26 and 6-24-2008 by Ord. No. 2008-39.*



# **DISCLAIMER**



This is a confidential brochure intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the herein referenced "Property".

This brochure was prepared by MSC Retail, Inc., and has been reviewed by representatives of the owners of the property ("Owner"). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of MSC Retail, Inc. or Owner and, therefore, are subject to material variation. Additional information and an opportunity to inspect the Property and plans will be made available to interested and qualified investors. Neither Owner, MSC Retail, Inc. nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or any of its contents. All square footage measurements must be independently verified.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any person or entity at any time with or without notice. Owner shall have no legal commitment or obligation to any person or entity reviewing this brochure or making an offer to purchase the Property unless and until a written agreement satisfactory to Owner has been fully executed, delivered, and approved by Owner and any conditions to Owner obligations thereunder have been satisfied or waived. By receipt of this brochure, you agree that this brochure and its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this brochure or any of its contents to any other entity without the prior written authorization of Owner nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Owner or MSC Retail, Inc.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. MSC does not conduct investigations or analysis of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine

whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor MSC Retail, Inc. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition.

In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to MSC Retail, Inc. at your earliest possible convenience.

Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure.

All zoning information, including but not limited to, use and buildable footage must be independently verified.



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