

PREMIER DEVELOPMENT SITE FOR SALE



**1361 EAST CHESTNUT AVENUE
BLOCK 4305, LOT 1
VINELAND, NJ**



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Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

Location: 1361 East Chestnut Avenue
Block 4305, Lot 1
Vineland, NJ 08361

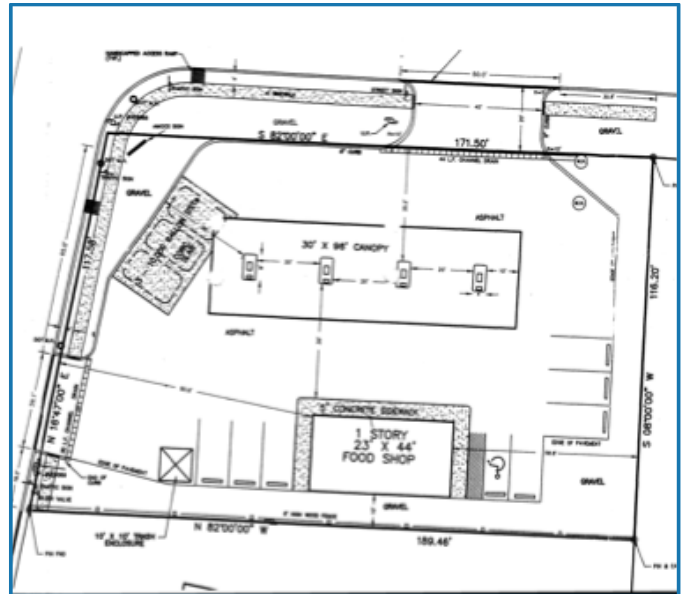
Size/SF Available: +/- .48 acres
+/- 1,012 SF Building

Sale Price: \$985,000

- Former gas station includes:
- 1,102 SF Building/Convenience store
- 4 pump islands; 4 MPD's
- 3-10,000 gallon double wall steel USTs (from 1997)
- Crind System
- Veeder Root System

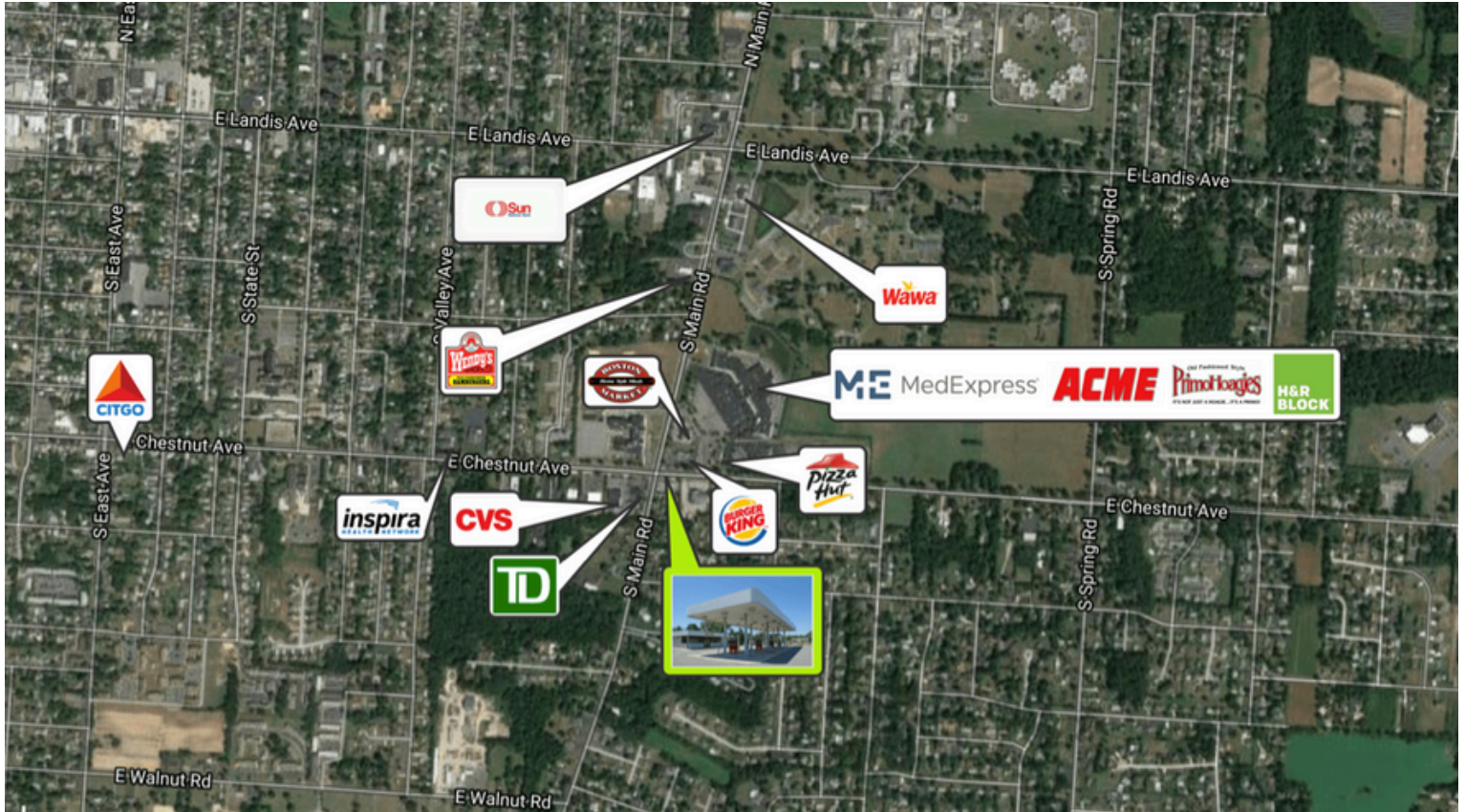
PROPERTY AREA/HIGHLIGHTS

- Premier corner location in East Vineland, New Jersey
- Site benefits from superior demographics and prominent visibility
- Located across from Maintree Shopping Center, TD Bank, CVS Pharmacy, and other professional users
- Over 30,000 cars per day travel this signalized intersection
- Over 200 feet of frontage on East Chestnut Avenue & 140 feet along South Main Road
- Ideal for a variety of professional and retail uses
- Location provides accessibility to major highways Routes 55 & 40
- Within close proximity to The Cumberland Mall



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AERIAL MAP



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