



1361 EAST CHESTNUT AVENUE | VINELAND, NJ

Wolf Commercial Real Estate

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PROPERTY DETAILS & HIGHLIGHTS

Property Address: 1361 East Chestnut Avenue, Vineland, NJ 08361
 Sale Price: \$985,000
 Lot Size: 0.48 AC
 Building Size: 1,102 SF

PROPERTY OVERVIEW

+/- .48 Acres
 +/- 1,012 SF Building

LOCATION OVERVIEW

- 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

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

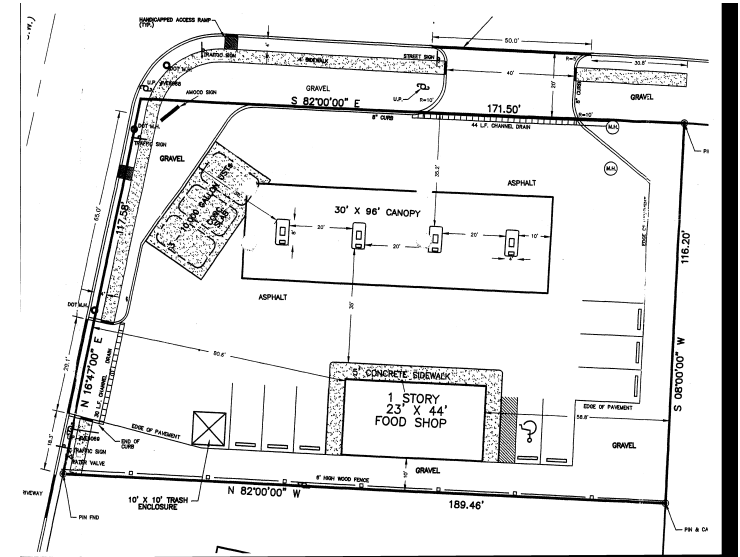
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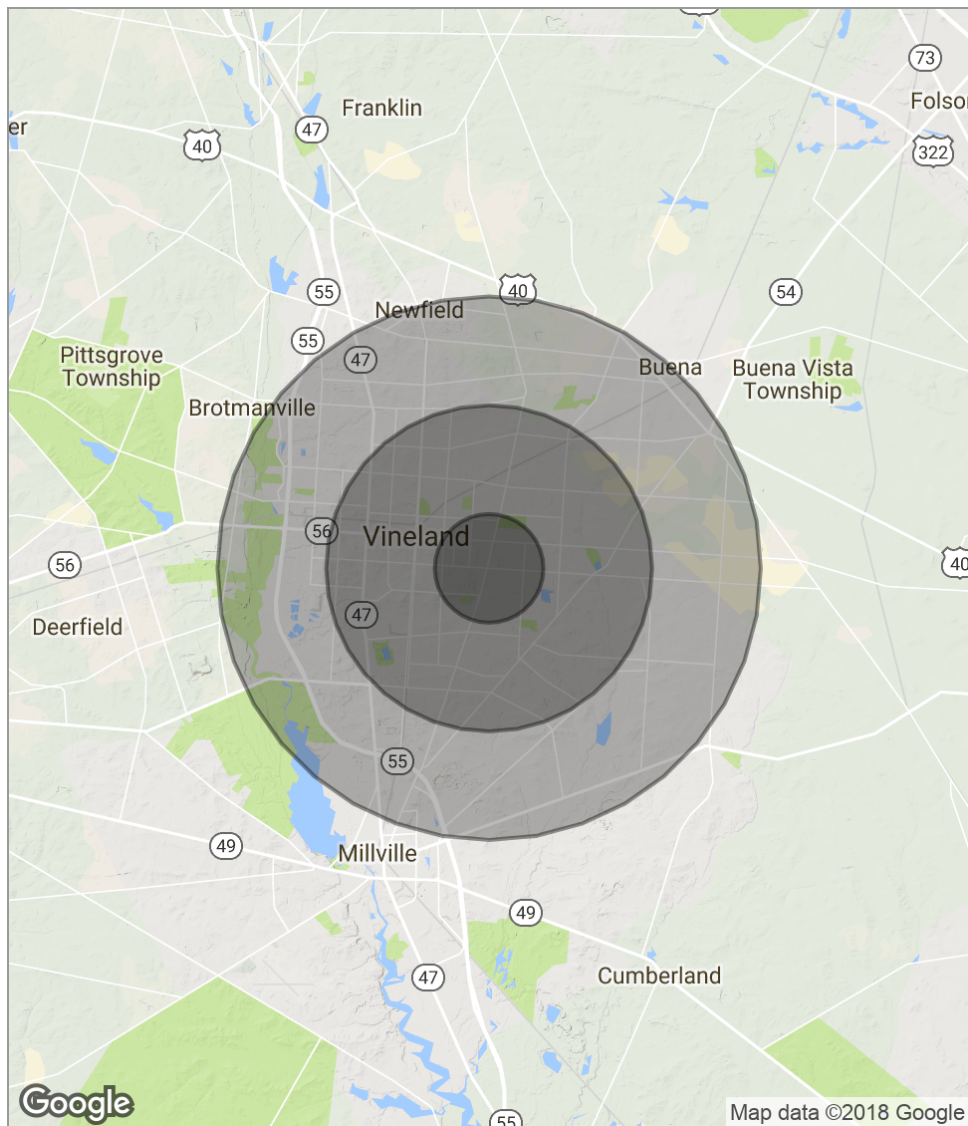


RETAILER MAP



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,064	50,041	76,989
Median age	37.5	36.7	36.9
Median age (male)	33.7	34.9	35.1
Median age (Female)	41.1	38.7	38.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,594	17,210	26,729
# of persons per HH	2.5	2.9	2.9
Average HH income	\$61,242	\$66,561	\$66,942
Average house value	\$201,554	\$192,008	\$196,173

** Demographic data derived from 2010 US Census*

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