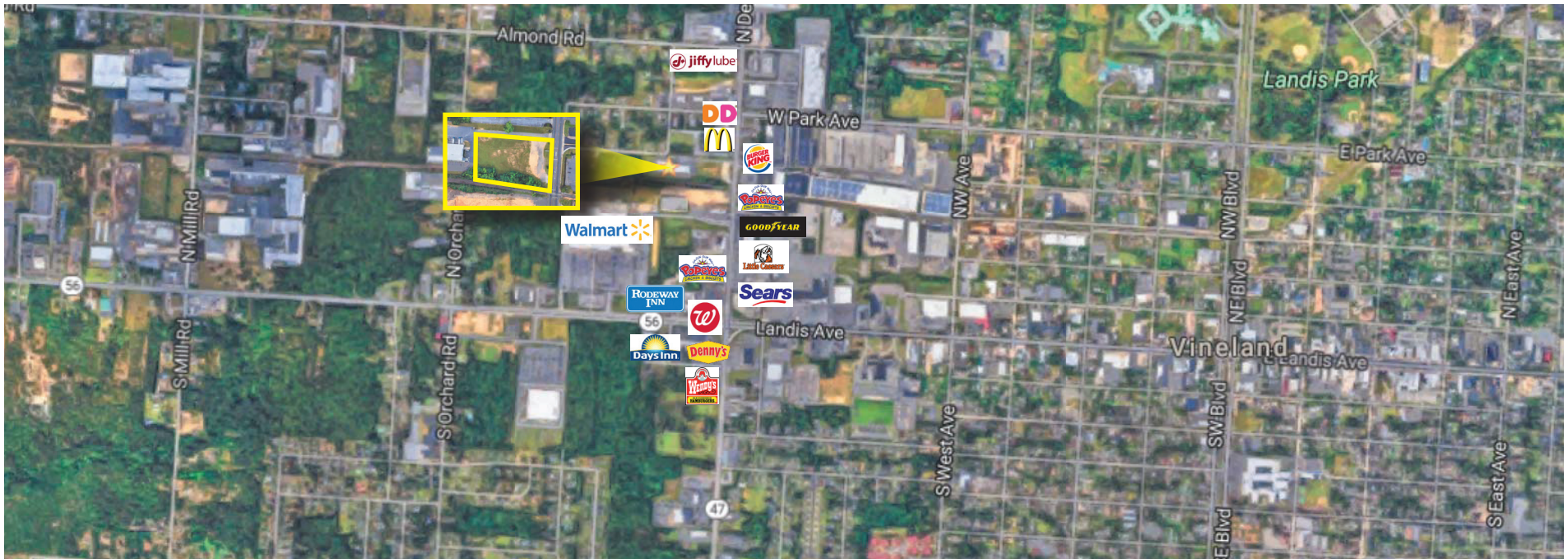


GROUND LEASE OPPORTUNITY



270 N DELSEA DRIVE | VINELAND | NJ



Property/Area Description

Location	270 N Delsea Drive Vineland, NJ
Acres Available	+/-2.5 Acres
Lease Price	Call for more information
Property Description	<ul style="list-style-type: none"> ▶ Highly visible Pad site available for ground lease ▶ Situated on +/-2.5 acres ▶ The site is centrally located in Vineland's B-4 Zone ▶ Ideal for a variety of professional and retail uses ▶ Location provides accessibility to major highways Routes 55 & 40 ▶ Convenient transportation routes along the southern New Jersey corridor and Delaware Valley region

Property/Area Description

Area Description	<ul style="list-style-type: none"> ▶ 16,000 Cars per day traffic count along North Delsea Drive ▶ Within close proximity to The Cumberland Mall
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Contact Us

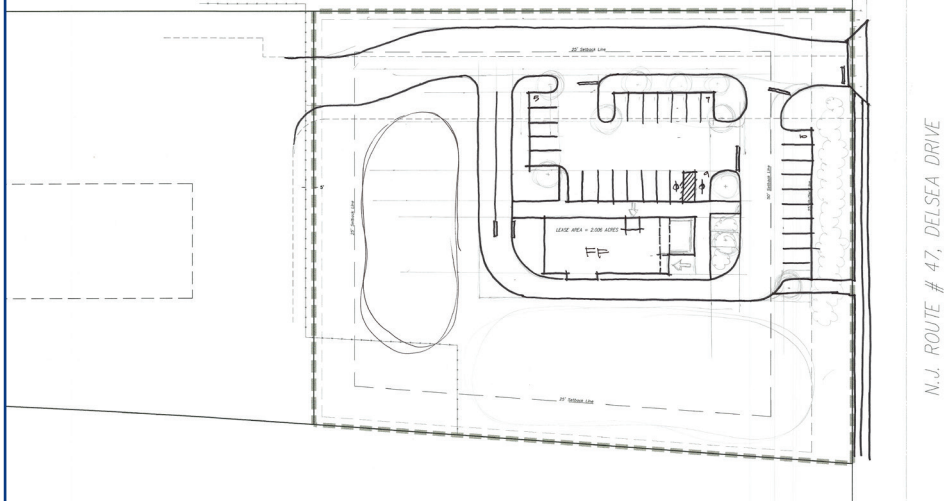
Christopher R. Henderson, Vice President
856 857 6337
chris.henderson@wolfcre.com

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856 857 6301
jason.wolf@wolfcre.com

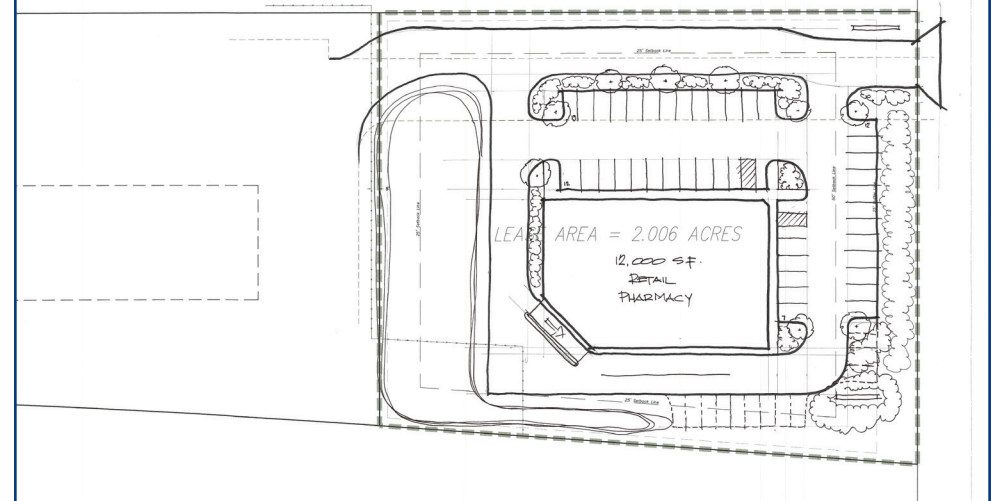
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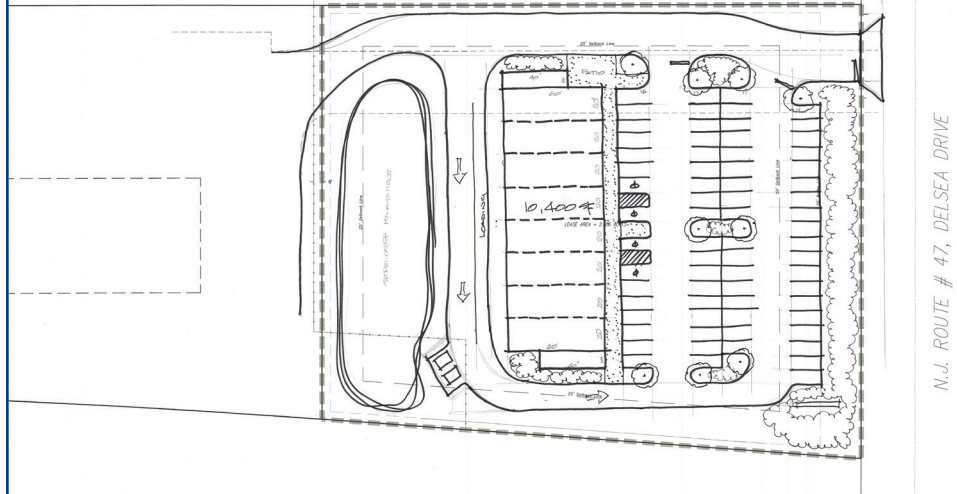
Sample - Fast Food Site Plan



Sample - Pharmacy Site Plan



Sample - Retail Site Plan



DEMOGRAPHIC SUMMARY

	1 Mile	3 Miles	5 Miles
Population	7,914	38,340	63,201
Household	2,557	13,142	22,298
Median HH Income	\$47,919	\$49,771	\$55,538
Avg HH Income	\$63,534	\$63,260	\$70,561
Traffic Count	19,800 ADT (N. Delsea Dr & W Park Avenue)		

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