PREMIER DEVELOPMENT SITE FOR SALE

1361 EAST CHESTNUT AVENUE | VINELAND, NJ

www.WolfCRE.com
1361 EAST CHESTNUT AVENUE | VINELAND, NJ

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

Contact Us

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The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.
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### Demographics Map

#### 1361 EAST CHESTNUT AVENUE | VINELAND, NJ

**Population**

<table>
<thead>
<tr>
<th>Metric</th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>9,064</td>
<td>50,041</td>
<td>76,989</td>
</tr>
<tr>
<td>Median age</td>
<td>37.5</td>
<td>36.7</td>
<td>36.9</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>33.7</td>
<td>34.9</td>
<td>35.1</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>41.1</td>
<td>38.7</td>
<td>38.8</td>
</tr>
</tbody>
</table>

**Households & Income**

<table>
<thead>
<tr>
<th>Metric</th>
<th>1 Mile</th>
<th>3 Miles</th>
<th>5 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>3,594</td>
<td>17,210</td>
<td>26,729</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.5</td>
<td>2.9</td>
<td>2.9</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$61,242</td>
<td>$66,561</td>
<td>$66,942</td>
</tr>
<tr>
<td>Average house value</td>
<td>$201,554</td>
<td>$192,008</td>
<td>$196,173</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*