



PREMIER VINELAND RETAIL PROPERTY AVAILABLE FOR SALE OR LEASE



3655 SOUTH DELSEA DRIVE | VINELAND, NJ



Wolf Commercial Real Estate
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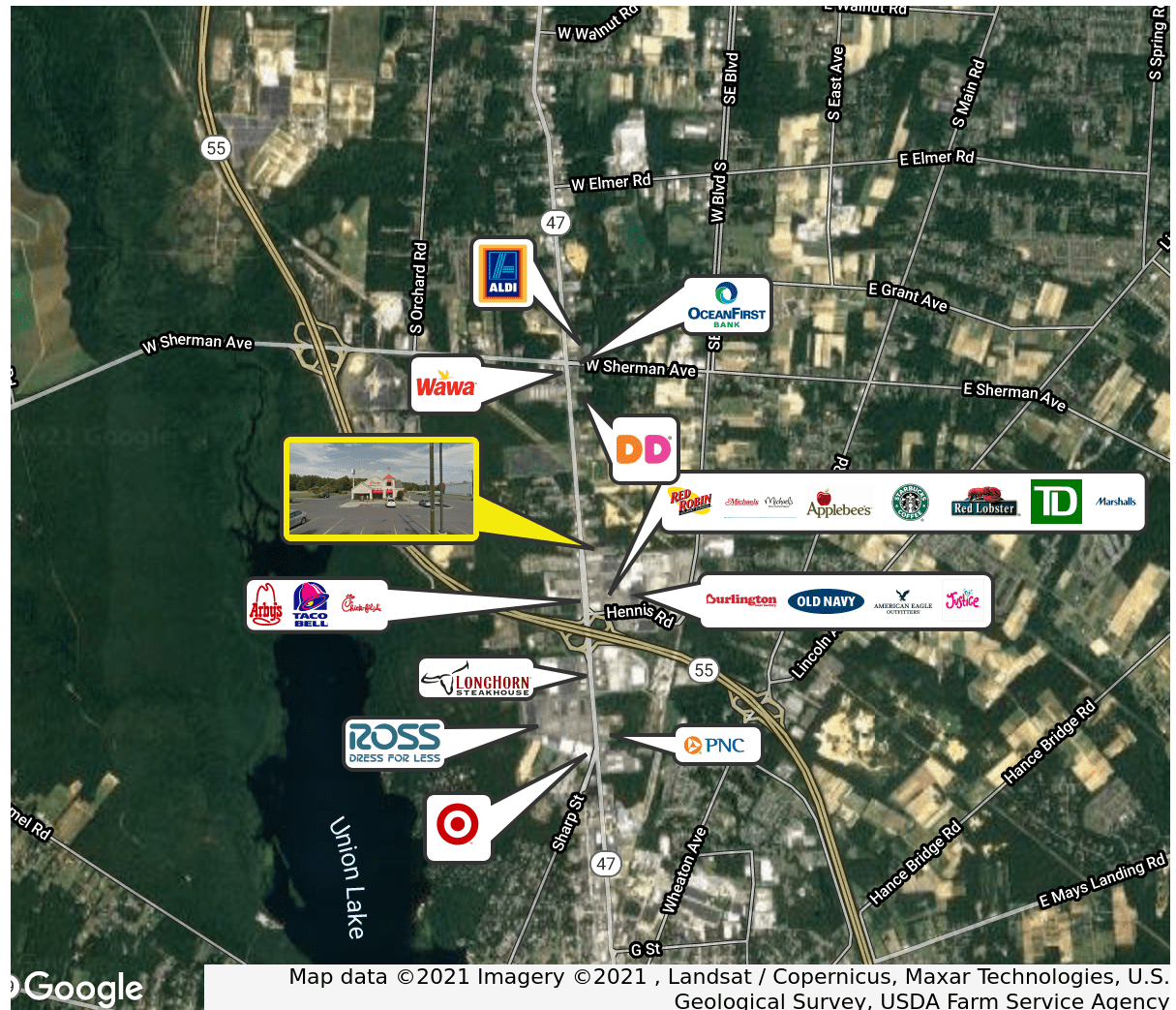
PROPERTY DESCRIPTION

Location	3655 South Delsea Drive Vineland, NJ 08360
Size / SF Available	5,101 SF
Price	Sale: \$1,600,000 Lease: \$70,000/Year NNN
Occupancy	Available for immediate occupancy
Signage	Property offers freestanding pylon and storefront façade signage
Property / Area Description	<ul style="list-style-type: none"> • 5,101 SF property situated on 1.16 acres • Formerly occupied as a Friendly's Restaurant • Well maintained and landscaped property • Abundant parking, highly visible signage, and within close proximity to many high-traffic retailers • Site benefits from superior demographics and prominent visibility • Ideal for a variety of retail and professional uses

Contact Us

Jason Wolf
Managing Principal
215.588.8800
jason.wolf@wolfcre.com

Ryan Barikian
Vice President
856.383.5355
ryan.barikian@wolfcre.com

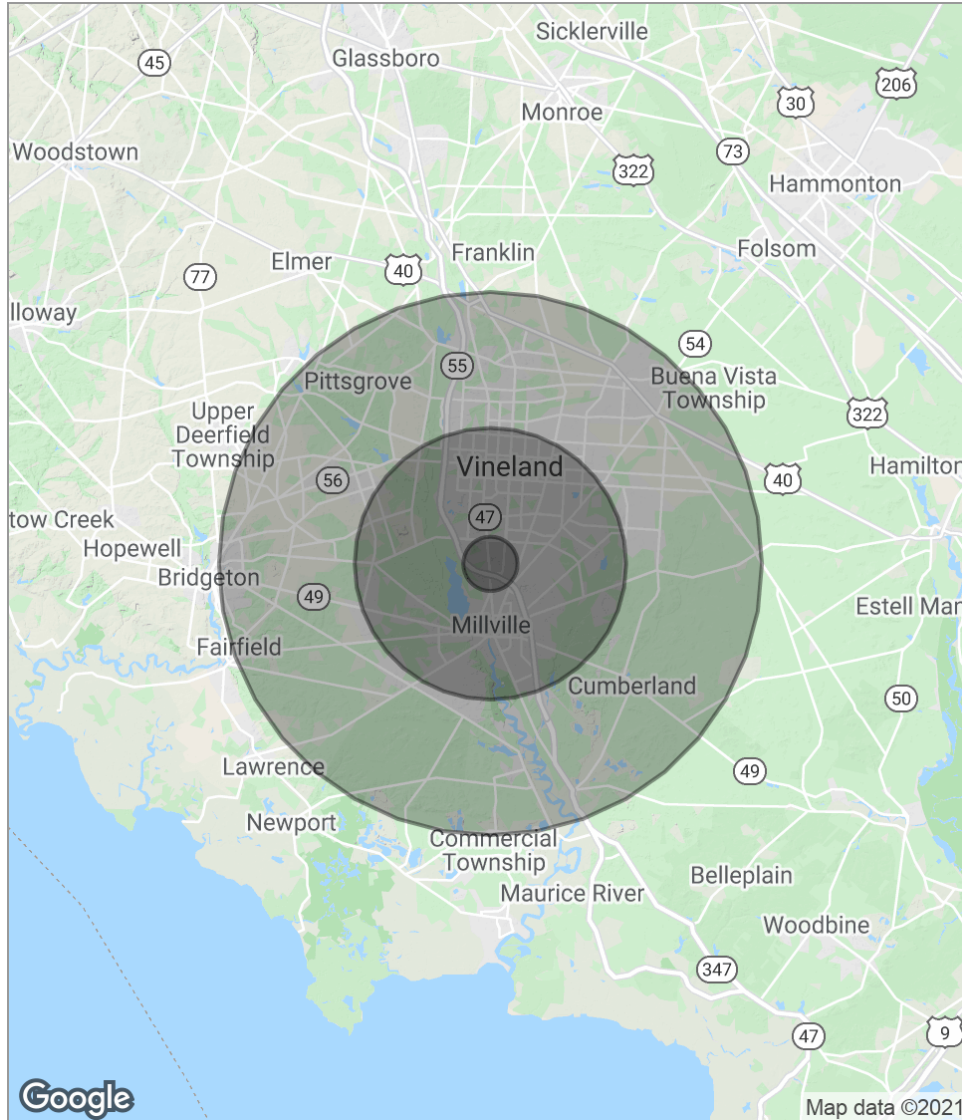


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DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	992	77,448	141,977
Median age	39.3	36.3	37.7
Median age (male)	39.3	34.7	35.9
Median age (Female)	39.4	37.7	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	364	27,117	49,846
# of persons per HH	2.7	2.9	2.8
Average HH income	\$67,992	\$60,908	\$66,012
Average house value	\$207,642	\$200,462	\$210,186

** Demographic data derived from 2010 US Census*

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