1889 SOUTH LINCOLN AVENUE  |  VINELAND, NJ

PROPERTY DESCRIPTION

Location
1889 South Lincoln Avenue
Vineland, NJ 08361

Size / SF Available
+/- 14,464 SF Rite Aid store
7.764 acre site

Sale Price
$1,995,000

Signage
Highly visible signage

Property / Area Description
- ±7.64 acre site with income producing
  14,464 SF Rite Aid property
- Within close proximity to Inspira
  Medical Center and medical
  professional offices
- Existing rental income to be provided
  upon request
- Includes adjacent land approved for
  additional development
- Development opportunity ideal for
  medical, retail or office
- Conveniently located at a busy
  signalized intersection of South Lincoln
  Avenue & Dante Avenue
- Abundant parking, highly visible
  signage, and within close proximity to
  many high-traffic retailers
- Site benefits from superior
  demographics and prominent visibility
- Location provides accessibility to major
  highways Routes 55 & 40
- Within close proximity to The
  Cumberland Mall

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 & Report

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#### Demographic Data

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>3,797</td>
<td>73,681</td>
<td>144,109</td>
</tr>
<tr>
<td>Median age</td>
<td>39.8</td>
<td>36.9</td>
<td>37.7</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>37.1</td>
<td>35.2</td>
<td>36.0</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>41.8</td>
<td>38.6</td>
<td>39.4</td>
</tr>
</tbody>
</table>

#### Household & Income Data

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>1,294</td>
<td>25,592</td>
<td>50,824</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.9</td>
<td>2.9</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$88,769</td>
<td>$66,649</td>
<td>$66,244</td>
</tr>
<tr>
<td>Average house value</td>
<td>$223,579</td>
<td>$193,950</td>
<td>$214,622</td>
</tr>
</tbody>
</table>

*Demographic data derived from 2010 US Census*