



1889 SOUTH LINCOLN AVENUE | VINELAND, NJ

PROPERTY DESCRIPTION

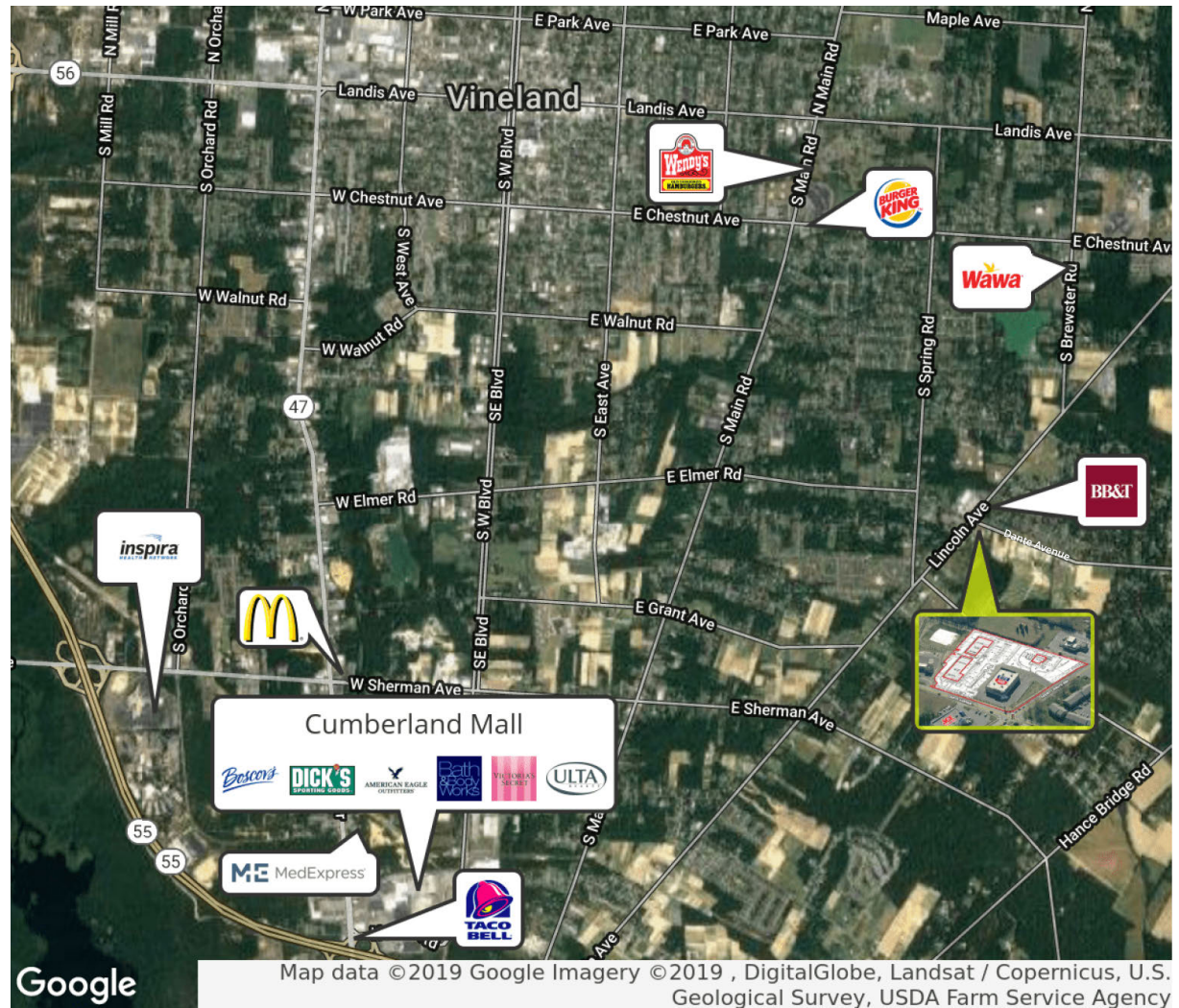
Location	1889 South Lincoln Avenue Vineland, NJ 08361
Size / SF Available	+/- 14,464 SF Rite Aid store 7.764 acre site
Sale Price	\$1,995,000
Signage	Highly visible signage
Property / Area Description	<ul style="list-style-type: none"> • ±7.64 acre site with income producing 14,464 SF Rite Aid property • Within close proximity to Inspira Medical Center and medical professional offices • Existing rental income to be provided upon request • Includes adjacent land previously 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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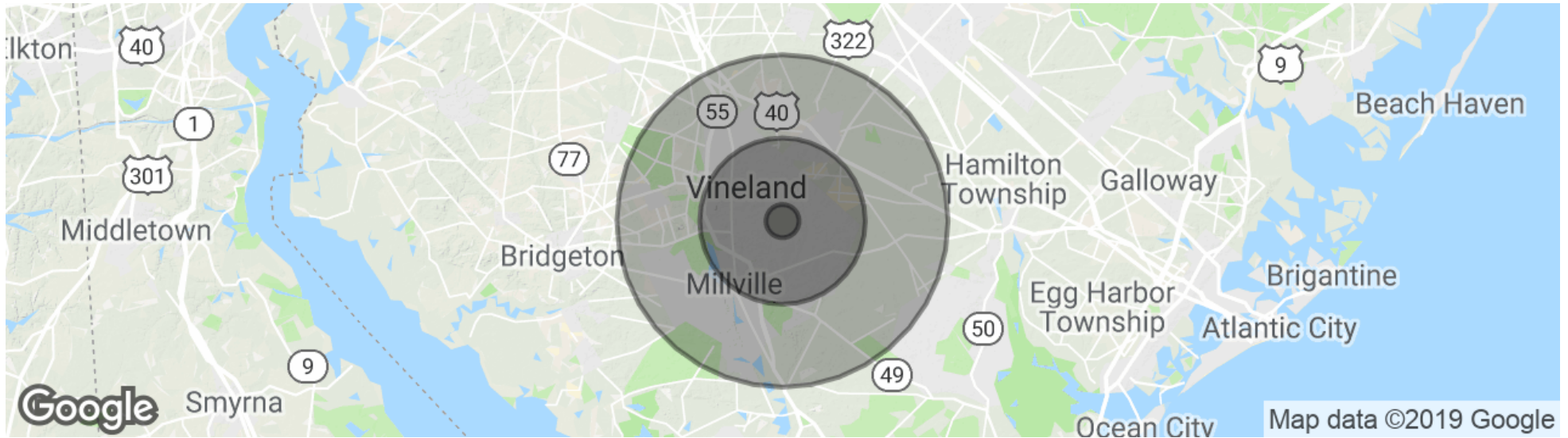
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Located in Urban Enterprise Zone (UEZ)



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DEMOGRAPHICS MAP & REPORT



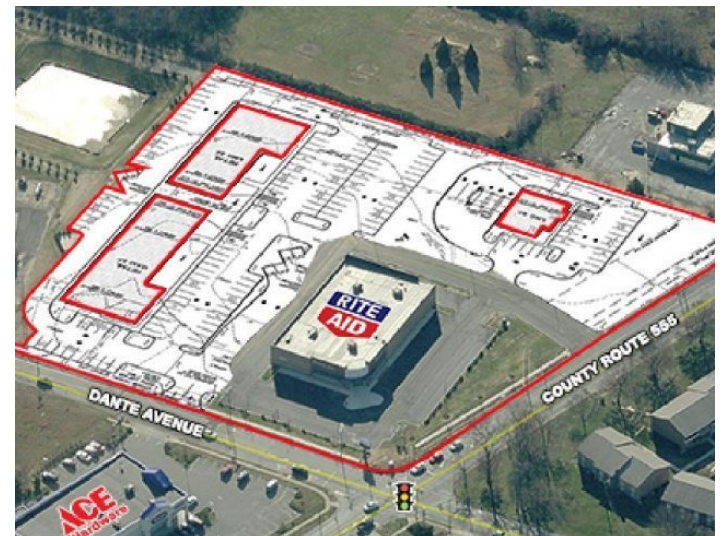
POPULATION

	1 MILE	5 MILES	10 MILES
Total population	3,797	73,681	144,109
Median age	39.8	36.9	37.7
Median age (Male)	37.1	35.2	36.0
Median age (Female)	41.8	38.6	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,294	25,592	50,824
# of persons per HH	2.9	2.9	2.8
Average HH income	\$88,769	\$66,649	\$66,244
Average house value	\$223,579	\$193,950	\$214,622

* Demographic data derived from 2010 US Census



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.