



NEWLY CONSTRUCTED PROFESSIONAL OFFICE PROPERTY AVAILABLE FOR LEASE



1103 WEST SHERMAN AVENUE | VINELAND, NJ

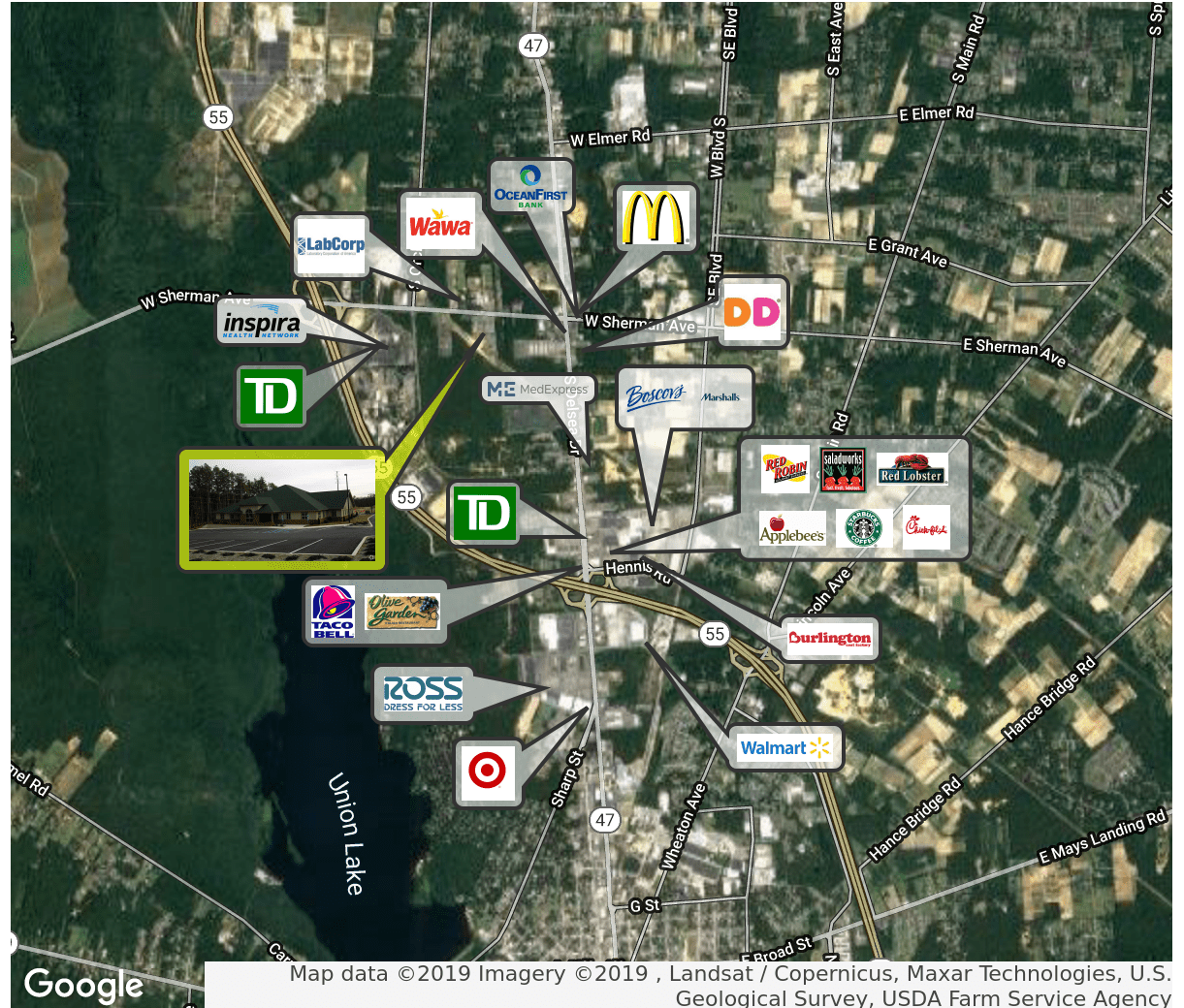


Wolf Commercial Real Estate
www.WolfCRE.com



PROPERTY DESCRIPTION

- Location** 1103 West Sherman Avenue
Vineland, NJ 08360
- Size / SF Available** 10,000 SF (Divisible)
- Lease Price** \$16.00/SF (NNN)
- Property / Area Description**
- Three 10,000 square foot fully approved office building plans available on site
 - Conveniently located less than ½ mile from Routes 55 & 47
 - Minutes from Inspira Medical Center, Cumberland County College & Cumberland Mall
 - Ideal location for professional/medical users
 - Ample on-site parking
 - Local ownership & management



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.

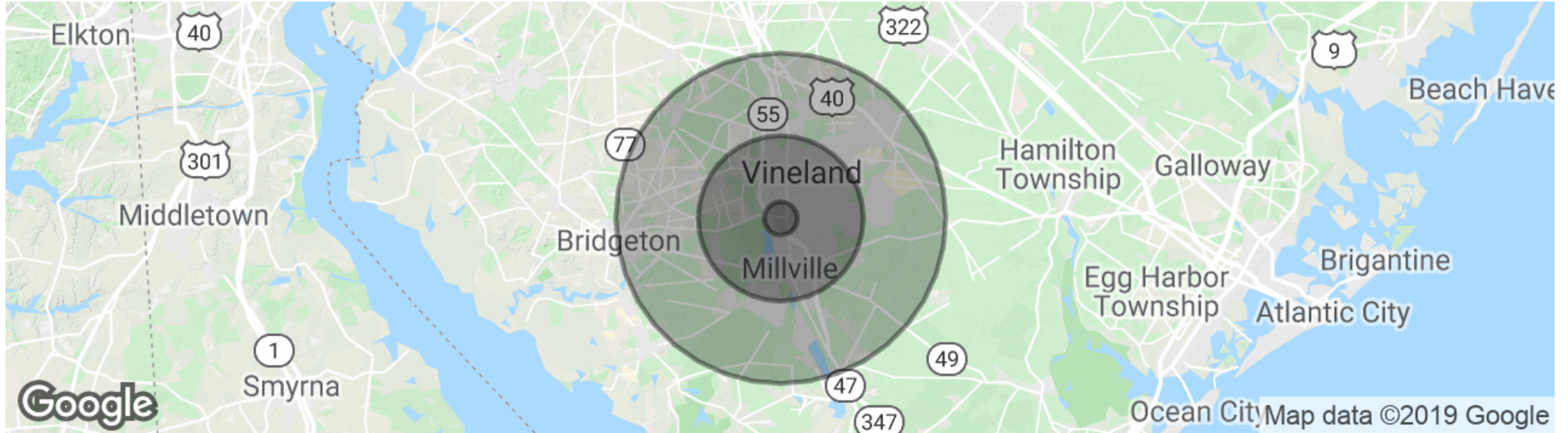
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SITE PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	829	77,977	146,935
Median age	38.4	36.3	37.7
Median age (Male)	38.4	34.7	36.0
Median age (Female)	38.4	37.9	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	301	27,307	51,631
# of persons per HH	2.8	2.9	2.8
Average HH income	\$69,361	\$60,149	\$66,151
Average house value	\$201,041	\$198,955	\$212,645

* Demographic data derived from 2010 US Census



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