



NEWLY CONSTRUCTED PROFESSIONAL OFFICE PROPERTY AVAILABLE FOR LEASE



1103 WEST SHERMAN AVENUE | VINELAND, NJ



Wolf Commercial Real Estate
www.WolfCRE.com

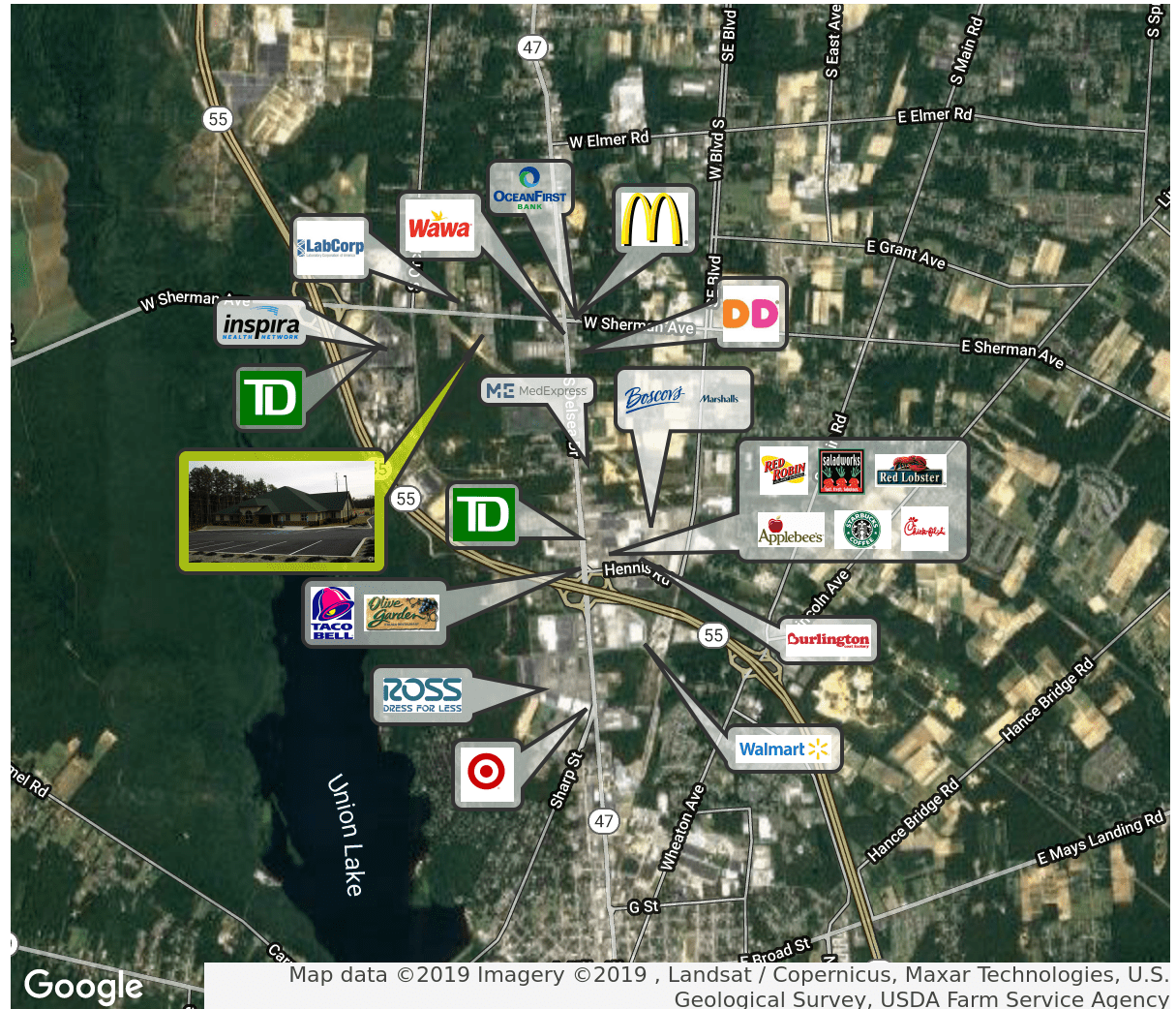


PROPERTY DESCRIPTION

- Location** 1103 West Sherman Avenue
Vineland, NJ 08360
- Size / SF Available** 10,000 SF (Divisible)\$
- Lease Price** \$20.00/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

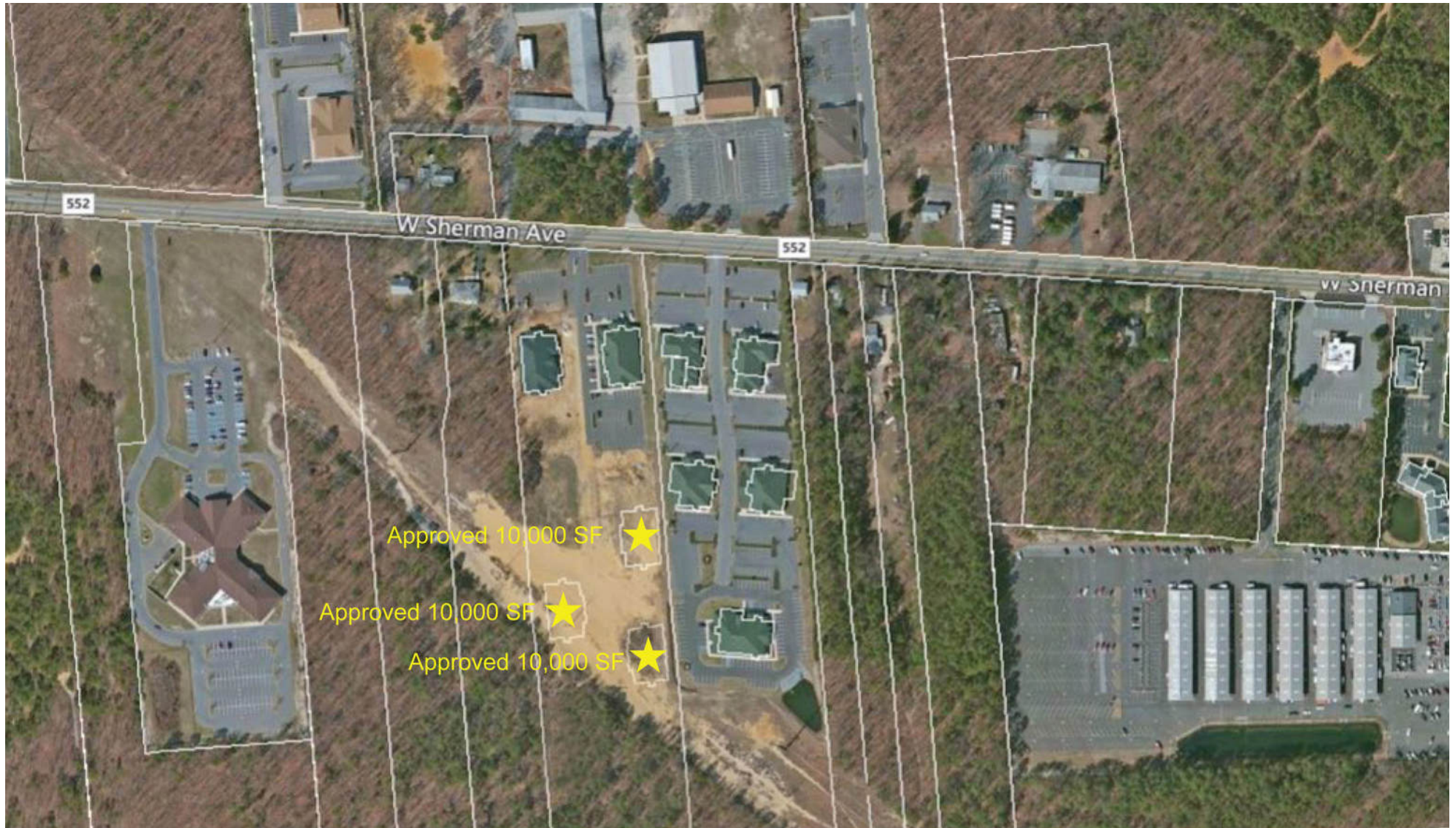
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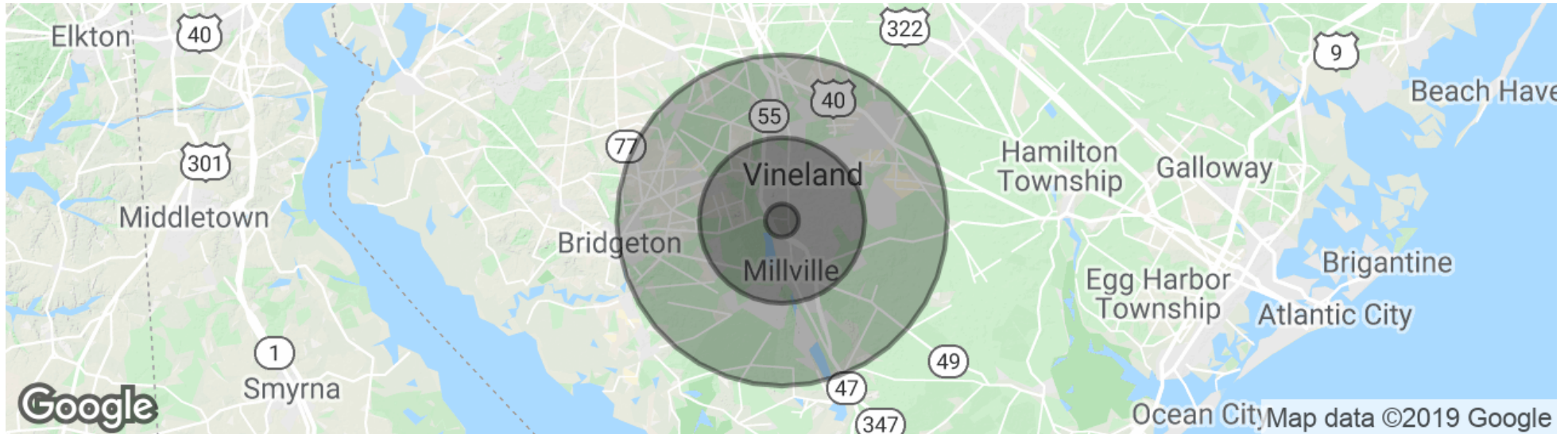
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SITE PLAN



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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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