

#### FREESTANDING COMMERCIAL PROPERTY AVAILABLE FOR SALE OR LEASE



### 2330 DANTE AVENUE I VINELAND, NJ



Wolf Commercial Real Estate
WWW.WOIFCRE.com



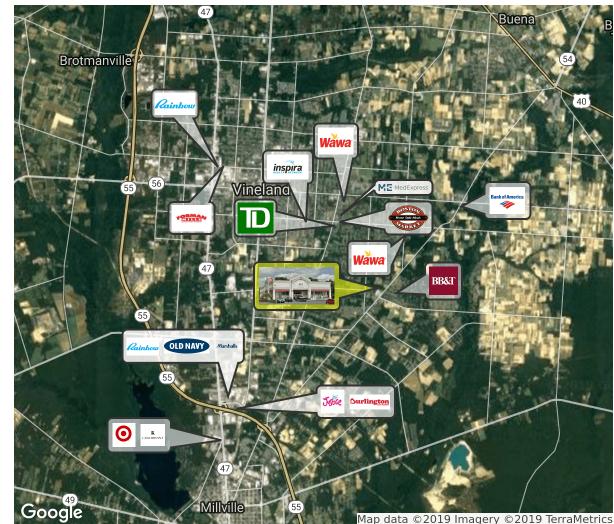


### 2330 DANTE AVENUE I VINELAND, NJ

Location	2330 Dante Avenue Vineland, NJ 08361		
Size / SF Available	11,200 SF		
Lease Price	Call for more information		
Sale Price	Call for more information		
Signage	Highly visible signage		
Property / Area Description	Highly visible opportunity ideal for retail or medical use		
	<ul> <li>Conveniently located at a busy signalized intersection of South Lincoln Avenue &amp; Dante Avenue</li> </ul>		
	<ul> <li>Abundant parking, highly visible signage, and within close proximity to many high-traffic retailers</li> </ul>		
	Site benefits from superior demographics and prominent visibility		
	Location provides accessibility to major highways Routes 55 & 40		
	Within close proximity to The     Cumberland Mall		
	Local ownership & management		
Contact Us	78.5		

#### **Contact Us**

Ryan BarikianJason WolfSenior AssociateManaging Principal856.857.6307856.857.6301ryan.barikian@wolfcre.comjason.wolf@wolfcre.com



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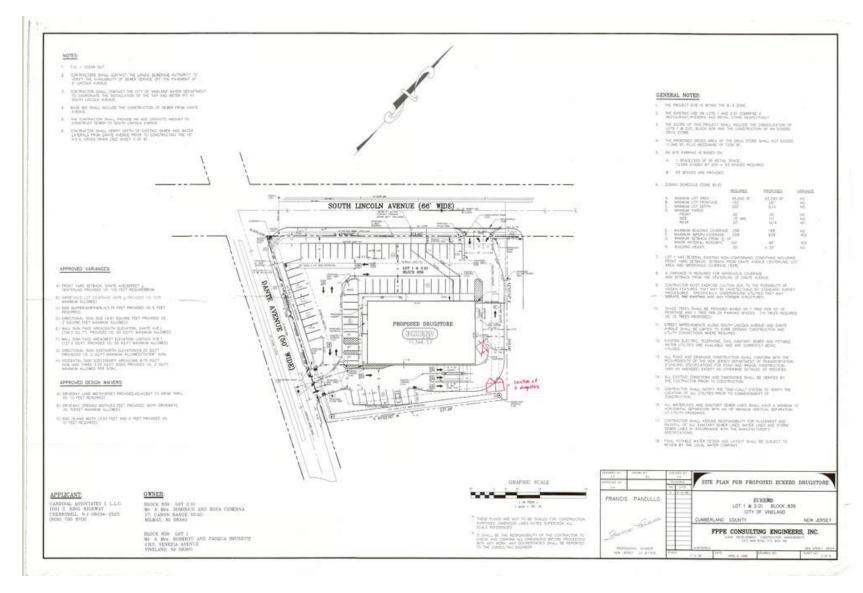


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#### SITE PLAN



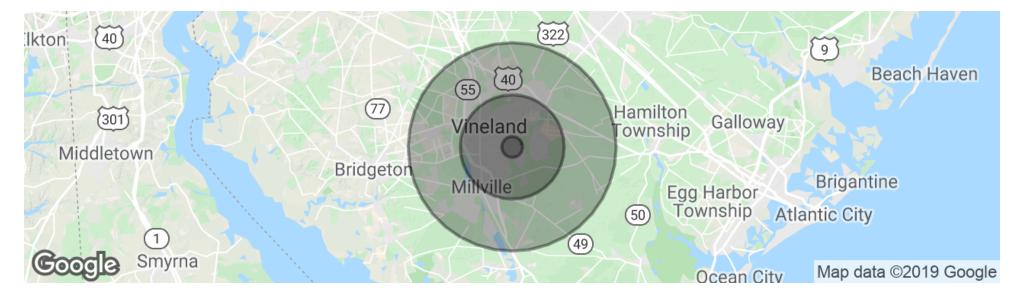
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,797	72,486	144,170
Median age	39.8	37.0	37.7
Median age (Male)	37.1	35.2	36.0
Median age (Female)	41.8	38.7	39.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,293	25,165	50,953
# of persons per HH	2.9	2.9	2.8
Average HH income	\$88,800	\$67,060	\$66,340
Average house value	\$222,685	\$194,254	\$214,549



\* Demographic data derived from 2010 US Census

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