



HIGHLY VISIBLE VINELAND PROPERTIES AVAILABLE FOR SALE



1117 E. LANDIS AVE | VINELAND, NJ 08360



Wolf Commercial Real Estate  
[www.WolfCRE.com](http://www.WolfCRE.com)



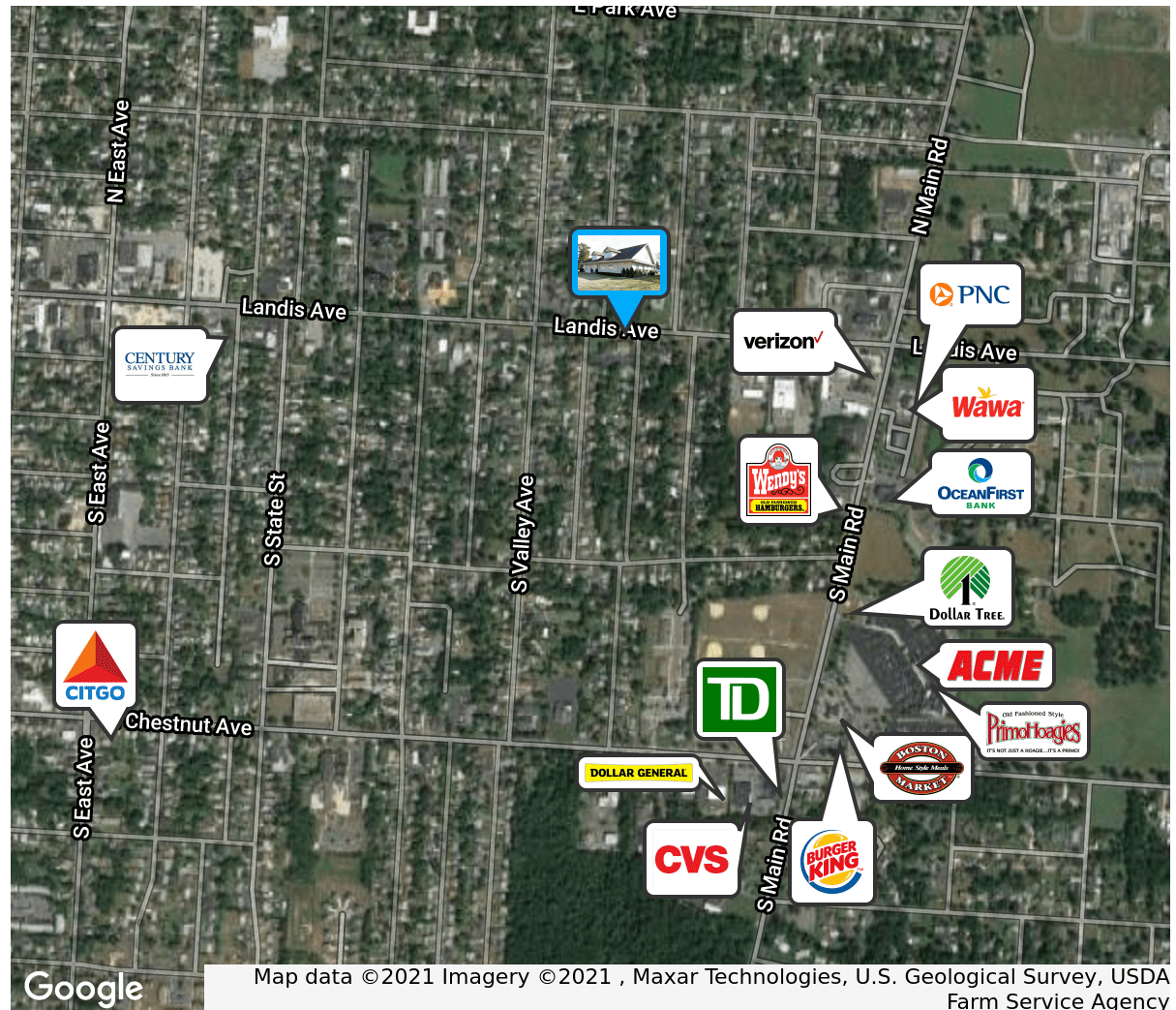


## PROPERTY DESCRIPTION

- Location** 1117 E. Landis Ave  
Vineland, NJ 08360
- Size / SF Available** 13,000 SF
- Sale Price** \$1,350,000
- Property / Area Description**
- Two immaculate buildings in the heart of the business district
  - Double lot with one address
  - First building contains 4190 SF of office space on 1st floor, 2620 SF office space on 2nd floor, and 3897 SF basement with high ceilings for storage & mechanicals
  - Second building contains one office suite & two residential townhomes
  - Existing tenants come with both properties
  - Large parking lot for both buildings, townhomes have their own separate parking
  - Eye-catching, beautifully maintained, and landscaped property

## Contact Us

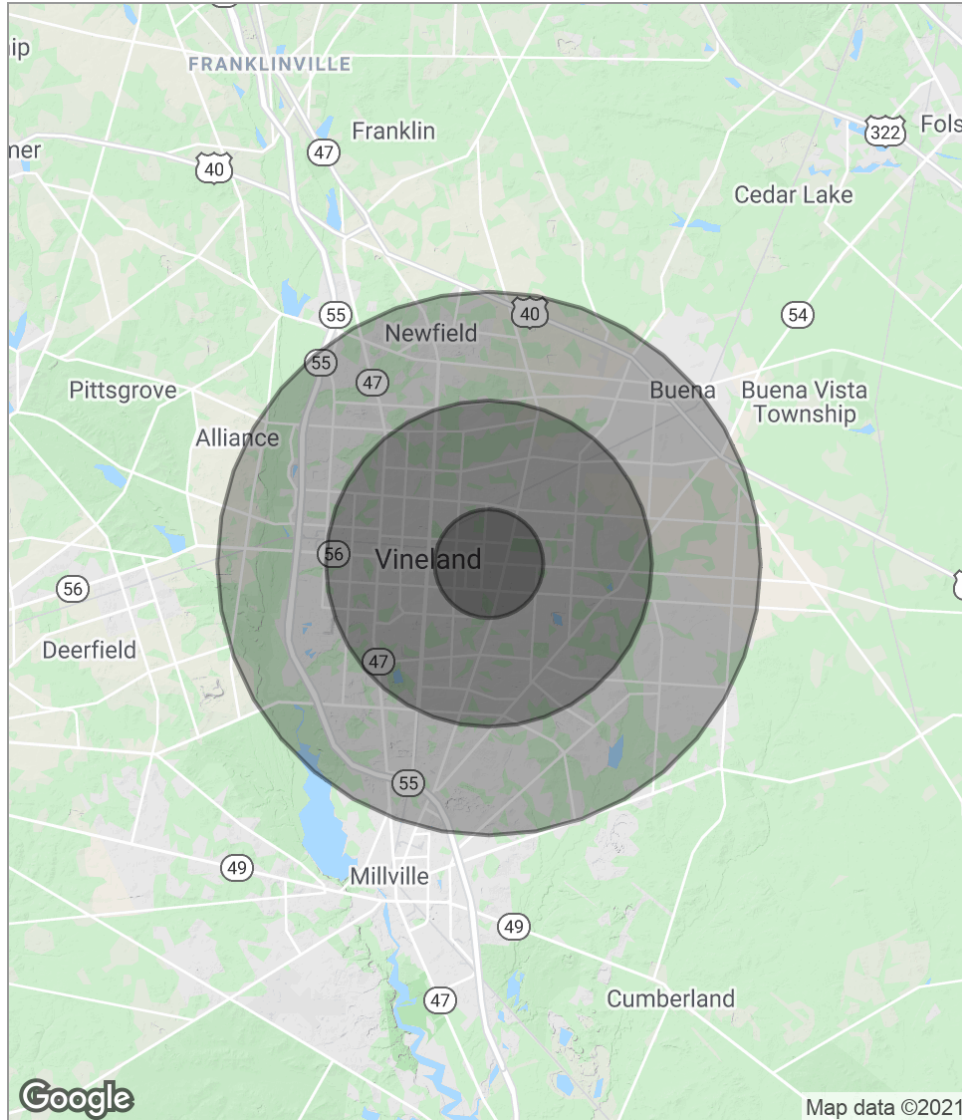
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## DEMOGRAPHICS MAP



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total population    | 10,701    | 52,557    | 78,262    |
| Median age          | 35.9      | 36.6      | 37.0      |
| Median age (male)   | 33.0      | 34.8      | 35.1      |
| Median age (Female) | 39.0      | 38.6      | 38.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| Total households    | 3,980     | 18,104    | 27,191    |
| # of persons per HH | 2.7       | 2.9       | 2.9       |
| Average HH income   | \$58,531  | \$64,230  | \$66,915  |
| Average house value | \$187,090 | \$191,256 | \$197,365 |

*\* Demographic data derived from 2010 US Census*

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ADDITIONAL PHOTOS



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