



HIGHLY VISIBLE OFFICE/MEDICAL BUILDING FOR SALE OR LEASE



2106 W. LANDIS AVE | VINELAND, NJ



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

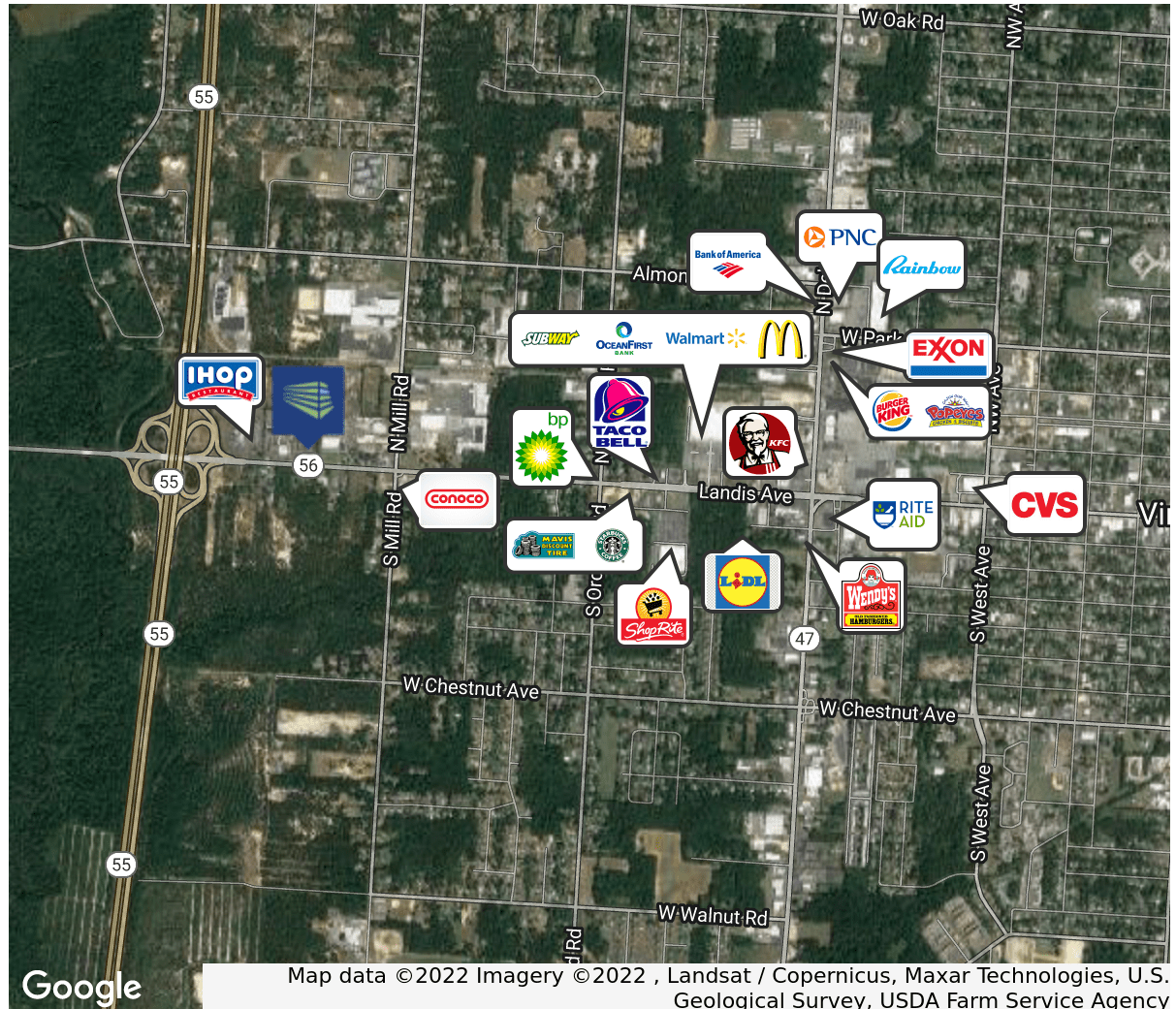


## PROPERTY DESCRIPTION

<b>Location</b>	2106 W. Landis Ave Vineland, NJ 08360
<b>Size / SF Available</b>	2,500 - 5,130 SF
<b>Lease Price</b>	\$18.00 SF/yr (NNN)
<b>Sale Price</b>	Call for information
<b>Property / Area Description</b>	<ul style="list-style-type: none"> <li>• Class 'A' Office/Medical former daycare center</li> <li>• Situated on 4.2 acres</li> <li>• Building and site expansion ability</li> <li>• 165' of frontage on Landis Avenue</li> <li>• Zoned UEZ (Urban Enterprise)</li> <li>• Easy access to Route 55 and Delsea Drive (Route 47)</li> <li>• Close proximity to grocery stores, pharmacy's, gas stations, banks and restaurants</li> </ul>

## Contact Us

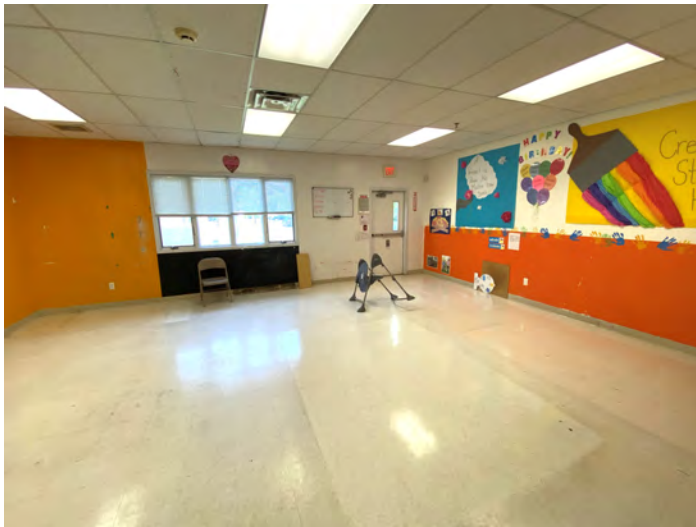
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follow us:    

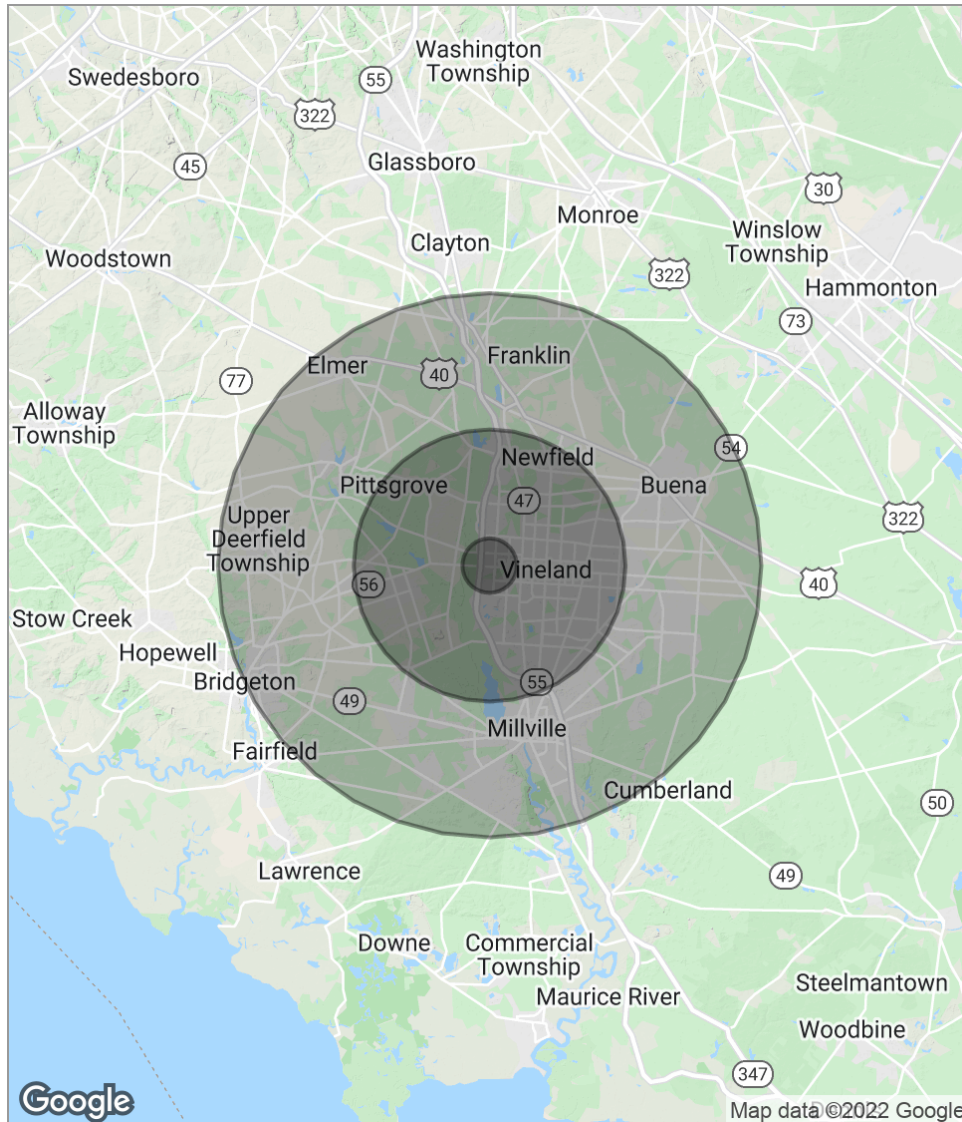
The foregoing information was furnished to us by sources which we deem to be reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

ADDITIONAL PHOTOS



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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,444	62,805	156,229
Median age	33.9	36.5	37.9
Median age (male)	32.0	34.7	36.3
Median age (Female)	36.7	38.5	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	832	21,829	54,798
# of persons per HH	2.9	2.9	2.9
Average HH income	\$56,111	\$61,065	\$68,509
Average house value	\$185,069	\$193,398	\$222,063

*\* Demographic data derived from 2010 US Census*



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