

PROMINENT DEVELOPMENT OPPORTUNITY



EXIT 32A

+/- 429' Frontage

LANDIS AVE 18,750 VPD

55

**12.48
ACRES**

2229 W. Landis Ave | Vineland, NJ



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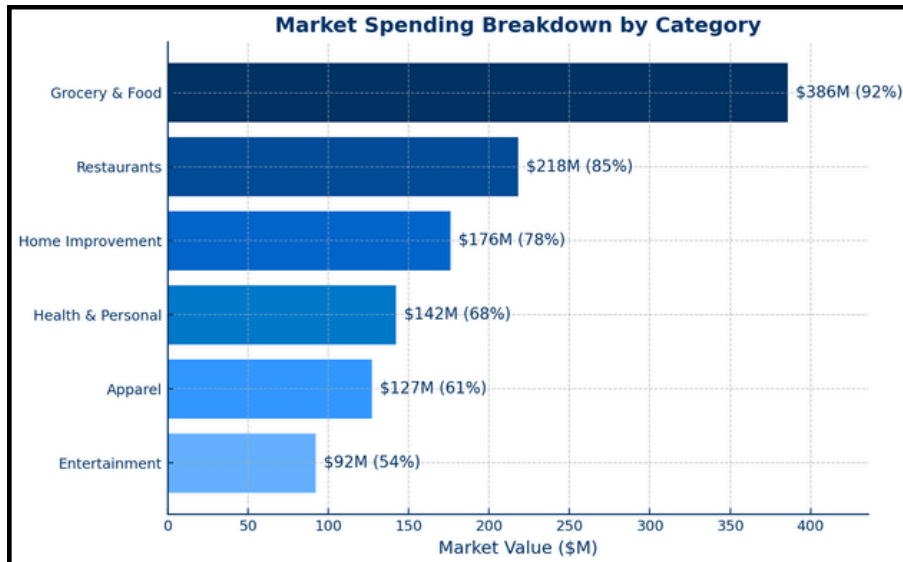
Jason Wolf, Managing Principal
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PROPERTY OVERVIEW



HIGHLIGHTS

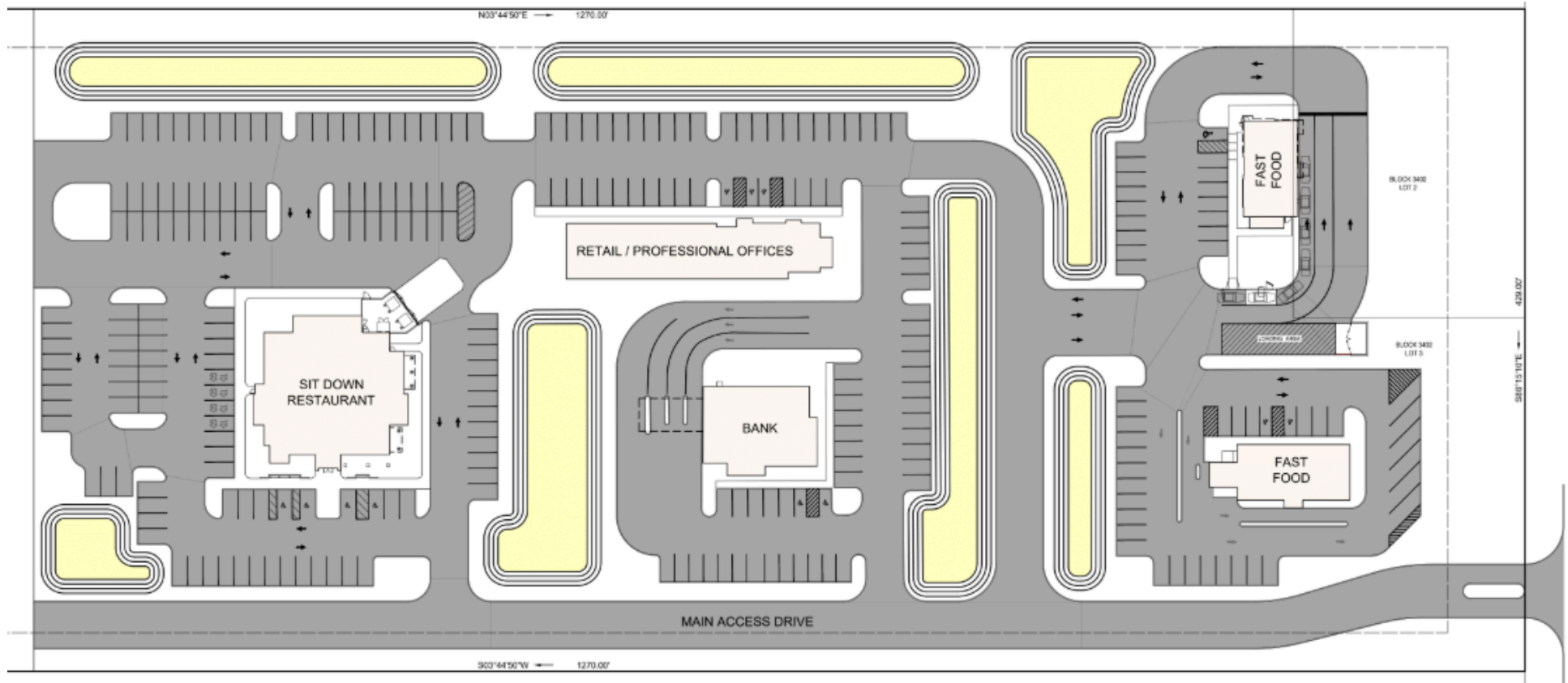
- 12.48 acres land prime for development
- Ideal for ground leases
- All utilities available
- Urban Enterprise Zone eligible
- B4 Zoning
- Property Tax Abatement for 5 Years
- Planned convention center nearby
- Directly situated off Landis Ave with 18,750 vehicles per day and +/-350 feet of frontage
- Direct access from exit 32A from Route 55
- Located on the main retail corridor among many national brands



UEZ ADVANTAGES & INCENTIVES

- Property Tax Abatement
- Reduced Sales Tax
- Tax-Free Purchases
- Employment Tax Credits
- Energy Tax Exemption
- NJ Economic Development Programs
- Manufacturing Investment Credit
- PILOT (Payment in Lieu of Taxes)
- Redevelopment Area Financing
- Small Business Improvement Grant
- Opportunity Zone Tax Incentives
- Clean Energy Incentive Programs

PRELIMINARY CONCEPT PLAN



Permitted Uses

- Restaurant
- Bar Tavern
- Fast Food Restaurants
- Drive-In Restaurants
- Hotel
- Motel
- Outdoor Amusement
- Bowling Alley/Skating Rink
- Retail Greenhouse
- Garden Sales Equipment
- Garden Center/Supply Store
- Supermarket
- Produce Market
- Convenient Store
- Bank
- Retail Store
- Equipment Business Rental
- Assisted Living Residence
- Social Services Center
- Urgent Care Clinics
- Senior Day Care Facility
- Animal Hospital
- Mental Health Counseling or Treatment Center

Region Overview

