



Investment/Development Opportunity

For Sale

215 N Delsea Dr, Vineland, NJ



Sale Price: \$2,900,000

Building Size: 75,000 SF

Lot Size: 8.3+- Acres

**Zoning: PC - Plaza Commercial District
(Under Center City Redevelopment Plan)**

Real Estate Taxes (2018): \$75,897

Key Facts:

- On Heavily travelled Rt 47 (Delsea Dr)
- High Traffic Counts - 21,000 APD
- Within Urban Enterprise Zone (UEZ)
- Parking - 300 spaces
- Electric, Gas, Public Water & Sewer
- In one of South Jersey's fastest growing regions
- Just 1½ miles to Rt 55 with on/off access
- Location offers easy access to I95, NJ TNPK & Rts 295, 42, 40 & 47 for access to Camden, Philadelphia & Baltimore Ports

Investor/Development Opportunity!

Available for Sale - 75,000 SF Retail/Warehouse Building situated on an 8.3+- Acre Parcel on heavily traveled Rt 47 (Delsea Drive) within the thriving retail business section of Vineland, Cumberland County, NJ. Located in the Plaza Commercial District (PC), this site offers huge potential to develop into a Business Development Complex offering Retail, Office, Hospitality, Entertainment or Mixed Uses particularly with a 300 vehicle parking capacity. The centralized location provides high traffic counts (21,000 APD), is within the Urban Enterprise Zone (UEZ) and is surrounded by many retail businesses including Dunkin Donuts, McDonalds, Burger King, Walmart and ShopRite. This site may offer attractive incentives to new owners through various local, county & state development programs. Outstanding location less than 1 ½ miles from Rt. 55 with on/off access and is centrally located in one of the South Jersey's fastest growing regions. Strategically located in the Northeast Corridor with easy access to Interstate 95, NJ Turnpike and Routes 295, 42, 40 & 47 which offers access to the Camden, Philadelphia and Baltimore ports.

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