



# Land For Sale

1270 S Delsea Dr Vineland, NJ

Sale Price: \$75,000

Lot Size: 4.76 acres of vacant land

Zoning: Commercial B-3

Taxes (2018): \$4,953

#### Key Facts:

- 330 ft of Road Frontage on Delsea Dr.
- Prime location in thriving Vineland Business District
- Rear of Property in R5 Residential Zone
- Contains Two Panel Billboard providing annual income stream
- High Visibility and Traffic Counts
- Close accessibility to Rt 55, SJ Shore, Delaware Memorial & Walt Whitman Bridges
- Utilities are available



This business opportunity is located on South Delsea Drive with 330' of road frontage opposite its intersection with Walnut Road and located in the B-3 Business Zone Commercial district for the Cumberland County region. A corner of the property contains a two-panel billboard which is currently leased to an outdoor advertising company and provides an annual income stream. The rear of the property is zoned R5 Residential. The location generates tremendous exposure due to high traffic counts and provides easy access because of its centralized location within the Vineland, Millville and Bridgeton corridor. Conveniently located just 2 miles from the entrance to Route 55 and within a 30 mile radius is the Southern Jersey Shore/Delaware Memorial & Walt Whitman Bridges. The site is undeveloped and partially cleared: the available utilities at the curb include Vineland Electric, telephone service, SJ Gas, Vineland City water & sewer.

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