



Commercial Development Lot

1957 N Delsea Dr, Vineland, NJ

Sale Price: \$195,000

Lot Size: 3.41 Acres of vacant land

Zoning: B-3 Commercial Business
R-4 Residential

Taxes (2024): \$1,299

Key Facts:

- Prime Vacant Land in Vineland Business District
- 200 Feet of Road Frontage on Delsea Dr
- Previously approved for a 10,525 SF Church Building with site plan allowing for 84 parking spaces
- Zoning Offers Multiple Possibilities
- High Visibility and Robust Traffic Counts
- Immediate access to Route 55 (1.5 Miles)
- Close proximity to Routes 40, 322 & AC Expressway for easy commuting throughout South Jersey, Delaware & Philadelphia markets



Unique Commercial Development Opportunity in Cumberland County

Available for purchase, this 3.4-acre vacant commercial parcel offers an exceptional location with over 200 feet of road frontage along the heavily trafficked North Delsea Drive (RT 47) in the heart of Cumberland County. The parcel benefits from high visibility and is situated in a prime position between Garden and Wheat Roads, providing easy access to Route 55 (just 1.5 miles away).

Previously approved for a 10,525 SF Church building with a site plan allowing for 84 parking spaces, this property offers a range of potential uses. The front 1.8 acres is zoned under the City of Vineland's Business District (B3), allowing for multiple commercial uses, while the rear 1.6 acres is zoned Residential (R-4), offering flexible development options.

This strategically located parcel benefits from robust traffic counts and is just a few miles from Routes 40, 322, and the Atlantic City Expressway, ensuring convenient access to surrounding markets, including South Jersey, Delaware, and Philadelphia.

This is a rare opportunity to capitalize on a prime commercial location in a growing area. Don't miss your chance to invest in this versatile, high-visibility parcel.

Eagle Commercial Real Estate

26 S. Maple Avenue
Suite 103
Marlton, NJ, 08053

Anthony Pustizzi, Broker
Phone: 856-985-8565
Fax: 856-985-8563

tpustizzi@eaglecommercialre.com