



# Commercial Development Site

964 W Sherman Ave, Vineland, NJ

Sale Price: \$649,500

Lot Size: 5.15+- Acres of Land

Zoning: B-3 Commercial Business

Real Estate Taxes (2022): \$7,196

## Key Facts:

- Prime site for Commercial Development
- 160' +- of Road Frontage - 1,412' depth
- Neighboring Businesses include Inspira Hospital, Cumberland Mall & Rowan College of South Jersey Cumberland Campus
- B-3 Zoning Offers Multiple Uses
- Within the Urban Enterprise Zone (UEZ)
- Access to City Water & Sewer, Electricity, Natural Gas and Telephone service
- High Visibility and Strong Traffic Counts
- Immediate access to Route 55 (<.75 Miles)
- Close proximity to Routes 47,49, 55 & AC Expressway for easy commuting throughout Southern New Jersey, Philadelphia and Delaware Region



**Price Reduction!** Prime site for commercial development offering 160'+- of road frontage on heavily traveled Sherman Avenue, Vineland, NJ, less than ½ mile from Inspira Hospital. The 5.15 +- acre parcel is strategically located in the heart of Cumberland County, zoned B-3 Commercial Business and lies within the Urban Enterprise Zone (UEZ).

This is an ideal location situated to provide excellent access to the neighboring businesses Cumberland Mall, Rowan College of South Jersey Cumberland Campus, Inspira Hospital as well as numerous medical and professional offices.

The development site offers the opportunity for usages that include professional or medical offices, hotels/motels, retail, banking, restaurants, ambulatory care, rehab, childcare, diagnostic, therapeutic rehab, assisted living, recreational, educational and vocational. The site provides access to city water, city sewer, electricity, natural gas and telephone service.

This location offers high visibility, strong traffic counts along with immediate access to Route 55 (less than 3/4 mi). The central location provides accessibility to the major Northeast Corridor transportation lanes - the NJ Turnpike & Rt 295. In addition, the proximity to Rt 47, Rt 49, Rt 55 & AC Expressway provides easy commuting throughout Southern New Jersey, Philadelphia and Delaware region.

## 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