

FOR SALE | RETAIL

76 W. LANDIS AVENUE

76 W. Landis Avenue | Vineland, NJ 08366



PROPERTY SUMMARY

Sale Price: \$6,590,000

Lot Size: ± 3.12 Acres

APN #: Block 2802, Lot 9

Building Size: ± 40,658 SF

Cross Streets: NW Avenue

PROPERTY OVERVIEW

CVS and Sherwin Williams Anchored Retail Center for Sale

LOCATION OVERVIEW

Located on West Landis Avenue at the corner of NW Avenue and in close proximity to Highways 55 and 40.

PROPERTY HIGHLIGHTS

- CVS renewed their lease which shows the strength of the location
- All long term tenants
- Institutionally owned
- Across from the VA medical building
- Newer roof and parking lot
- Extra land for development
- 256' of frontage on Landis

FOR MORE INFORMATION, PLEASE CONTACT:

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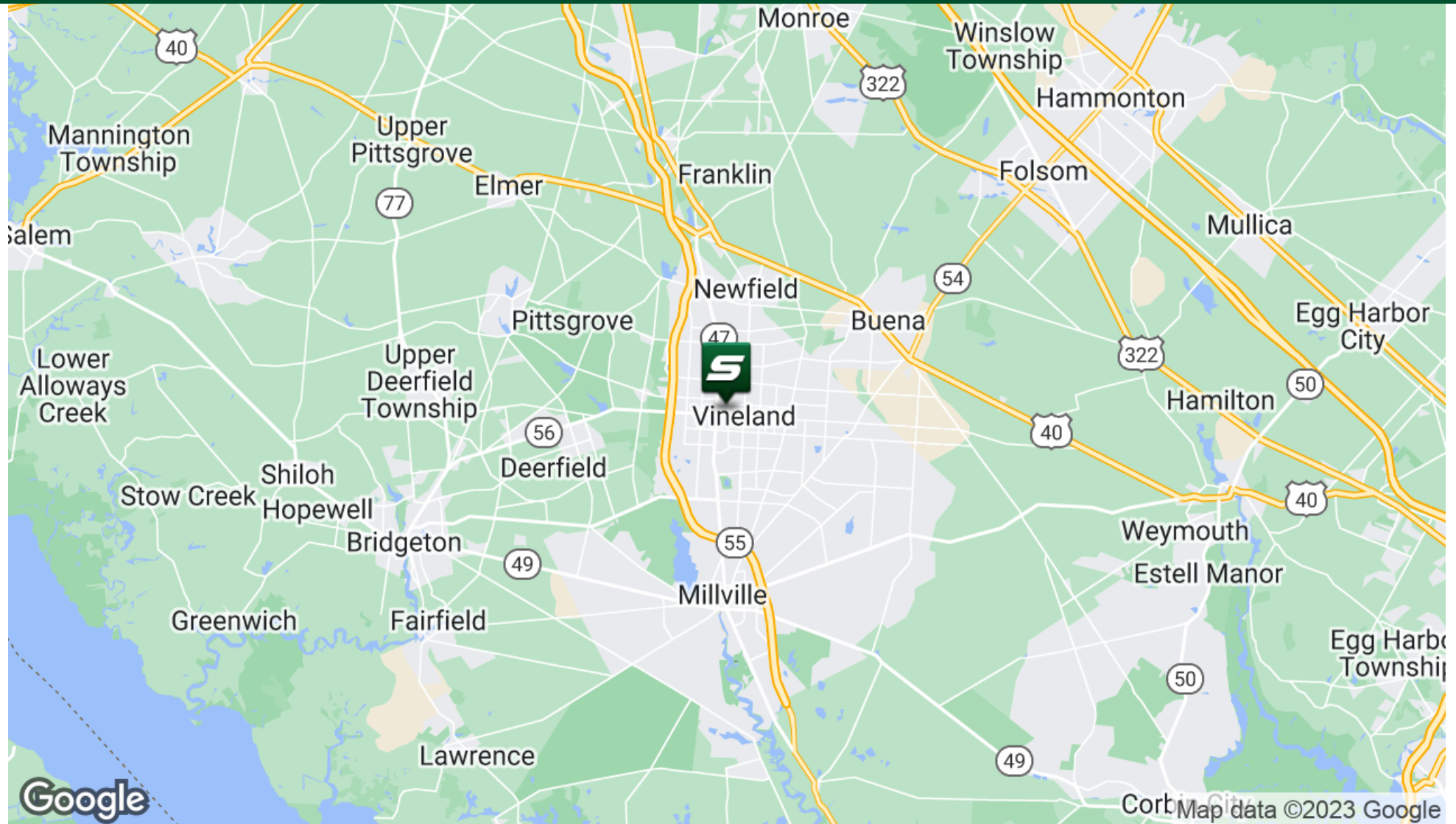


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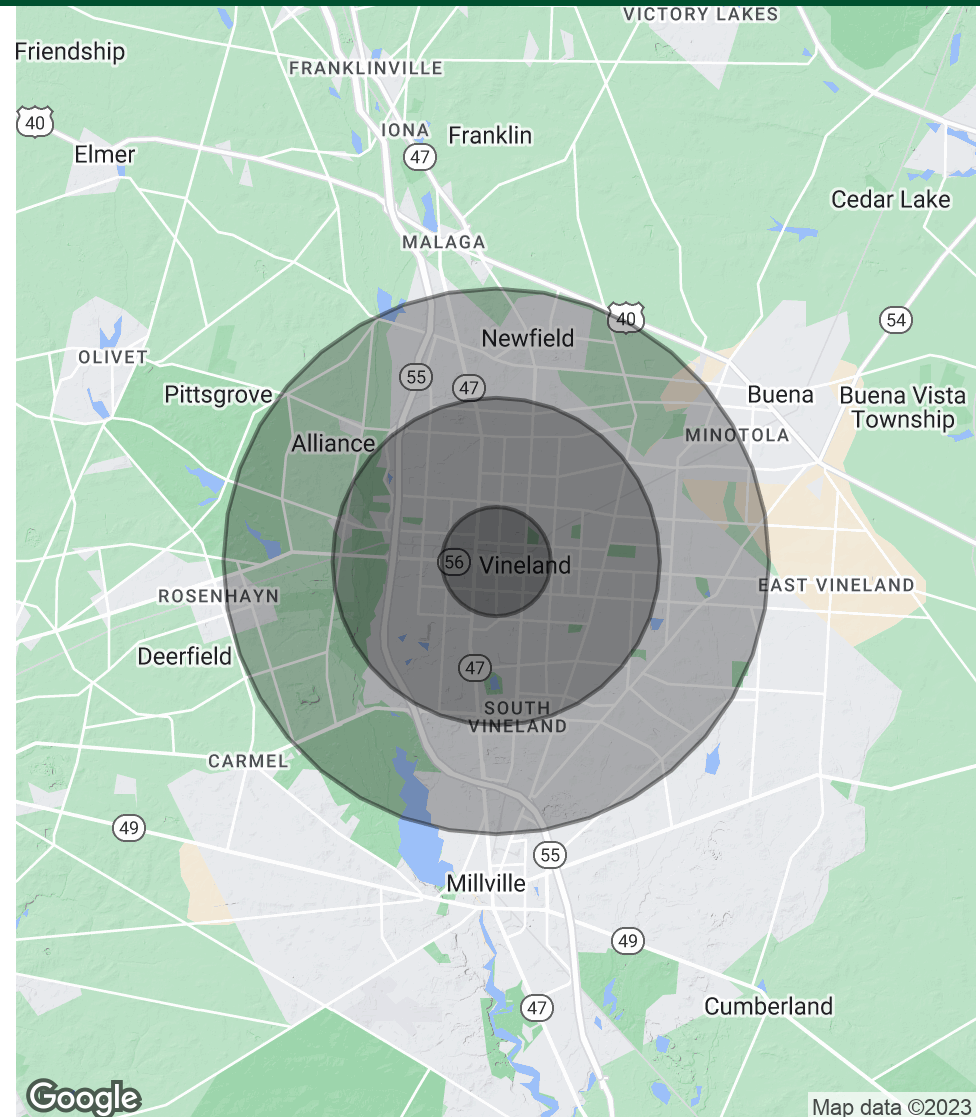
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,725	46,260	74,717
Average age	31.7	35.5	37.0
Average age (Male)	31.3	33.6	35.2
Average age (Female)	32.6	37.5	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,532	15,944	26,053
# of persons per HH	3.3	2.9	2.9
Average HH income	\$52,506	\$58,467	\$64,374
Average house value	\$178,582	\$188,636	\$197,093
RACE	1 MILE	3 MILES	5 MILES
% White	52.4%	61.5%	68.0%
% Black	18.2%	16.0%	14.4%
% Asian	1.0%	1.4%	1.4%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.8%	0.6%	0.6%
% Other	23.8%	16.6%	12.2%

* Demographic data derived from 2020 ACS - US Census



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Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

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Our real estate tax team can provide an analysis of your property's taxes to determine if you are over- assessed and based on the results of our analysis we can reduce your property tax burden.

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Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

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Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

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