

# Vineland Shopping Center

22 W. LANDIS AVENUE | VINELAND, NJ | 08360

(SIGNALIZED INTERSECTION OF RT. 47 (DELSEA DRIVE) & RT. 56 (LANDIS AVENUE))



NEARBY RETAIL:



**±63,000 SF  
AVAILABLE  
FOR SALE**



Anthony Curcio | Jane McGill

For Leasing Information: 610.321.1111 | Learn more online at [www.bennettwilliams.com](http://www.bennettwilliams.com)



COMMERCIAL BROKERAGE. *Redefined.*

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UNIT	TENANT NAME	SIZE		RENT PER SF	ANNUAL RENT		EXPIRES	RENEWAL OPTIONS	OPTION RENT	REIMBURSEMENTS
<b>22 W Landis</b>										
C-F	Raintree Shopping	16,390		\$7.32	\$120,000.00		8/31/28	none		\$0.00
G	Sky Deli	3,000		\$8.00	\$24,000.00		1/31/25	one 5-year option	\$30,000.00	
H	Ignite Cigar Lounge	3,000		\$8.06	\$24,180.00		11/30/26	one 3-year	\$37,200.00	\$5,670.00
I	Cutting Edge Design aka Cloud 9	4,000		\$12.00	\$48,000.00		10/31/25	none		\$0.00
J-K	New Image Salon	1,408		\$12.70	\$17,880.00		12/31/27	one 5-year option	\$18,240.00	
L	Vacant	6,520		\$0.00	\$0.00					
N	Vacant	9,100		\$0.00	\$0.00					
Q	Vacant	2,880		\$0.00	\$0.00					
R	BH Furniture- Suite R	3,720		\$7.74	\$28,800.00		9/30/22			\$0.00
S	BH Furniture- Suite S	2,740		\$6.13	\$16,800.00		5/31/24			
T	Storage for Cutting Edge	8,000		\$4.50	\$36,000.00		9/30/25			\$0.00
		60,758								
<b>Pad</b>										
First Floor	Tastebuds	1,200		\$16.00	\$19,200.00		1/31/24	two 1-year options		\$0.00
Second Floor		1,200		\$0.00	\$0.00					
		2,400								
<b>Total GLA</b>		63,158	Gross Scheduled Income		\$334,860.00					\$5,670.00
			With Reimbursements		\$340,530.00					
<b>Expenses</b>										
	Taxes 22 W Landis- includes pad				\$63,747.00					
	Insurance				\$28,421.10					
	Budgeted maintenance & common area utilities				\$63,158.00					
	Management fees-projected				\$13,621.20					
	Vacancy factor				\$0.00	Vacancy Already Built In Above				
			<b>Total Expenses</b>		<b>\$168,947.30</b>					
			Estimated Actual NOI		\$171,582.70					
			L,N & Q leased at \$9.00 gross		\$166,500.00					
			Projected NOI when leased		\$338,082.70					



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## PROPERTY HIGHLIGHTS

- 63,000 SF GLA shopping center at the corner of Delsea Drive (Rt. 47) and Landis Ave. (Rt 56)
- Projected NOI is \$338,000
- Asking Price- \$3,750,000
- High visibility at the Main & Main intersection of Delsea Drive (Rt. 47) and Landis Avenue (Rt. 56)
- Nearby retail includes Walmart, Lidl, Shop Rite Supermarket, Compare Foods, Rite Aid, CVS, Chick-Fil-A, Taco Bell, and Wendy's
- Population within 20 minutes is 169,477
- Up to 30,000 SF of contiguous space immediately available
- Low asking rent



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	20 MIN
TOTAL POPULATION	10,194	41,722	66,017	124,739
TOTAL EMPLOYEES	6,072	21,221	30,366	51,925
AVERAGE HHI	\$84,858	\$89,279	\$101,795	\$110,235
TOTAL HOUSEHOLDS	3,324	14,968	24,309	46,954

TRAFFIC COUNTS: **W Landis Ave** ±13,000 VPD | **N Delsea Dr** ±21,000 VPD



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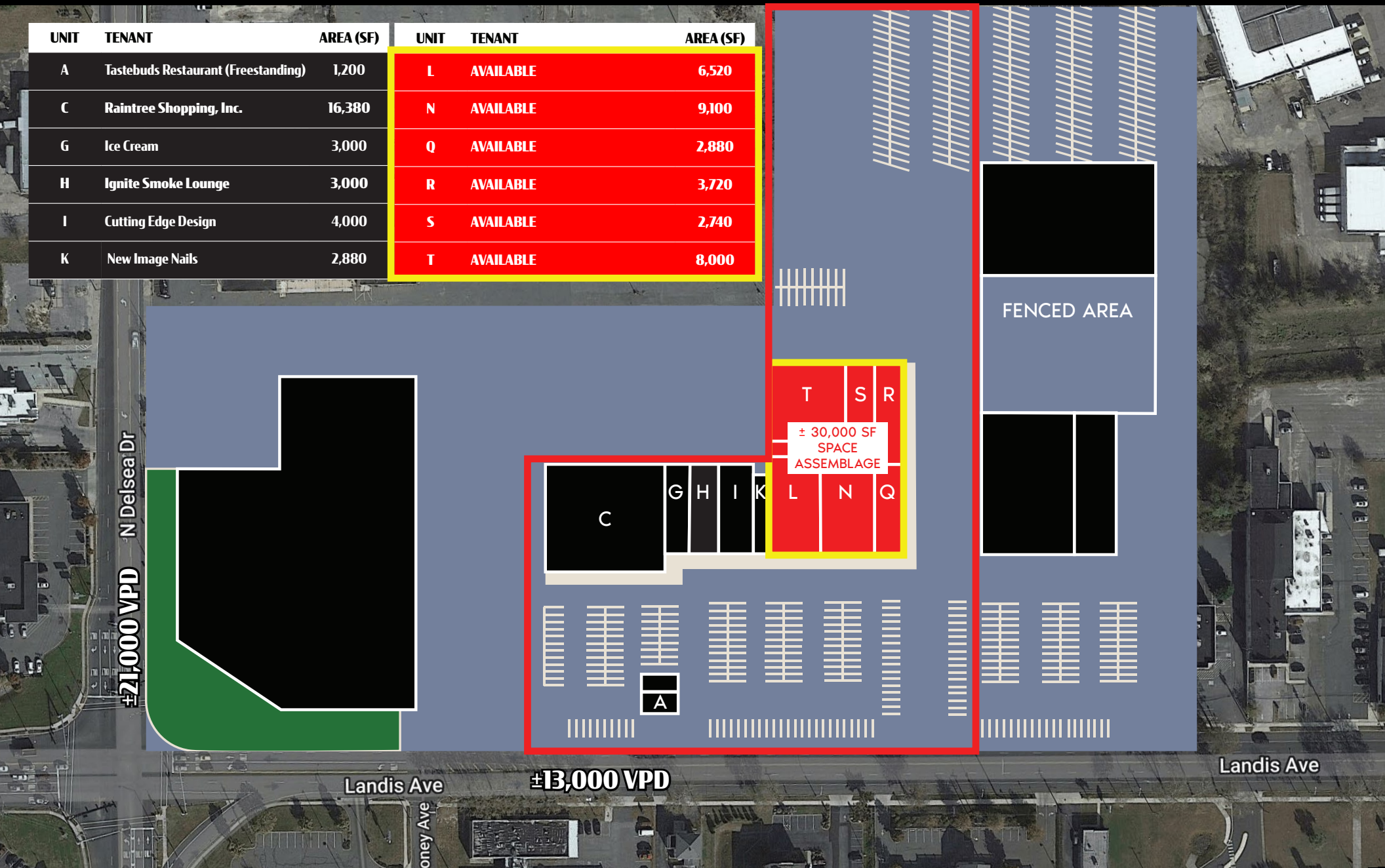
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UNIT	TENANT	AREA (SF)	UNIT	TENANT	AREA (SF)
A	Tastebuds Restaurant (Freestanding)	1,200	L	AVAILABLE	6,520
C	Raintree Shopping, Inc.	16,380	N	AVAILABLE	9,100
G	Ice Cream	3,000	Q	AVAILABLE	2,880
H	Ignite Smoke Lounge	3,000	R	AVAILABLE	3,720
I	Cutting Edge Design	4,000	S	AVAILABLE	2,740
K	New Image Nails	2,880	T	AVAILABLE	8,000



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## OUR LOCATIONS:

### YORK OFFICE:

3528 Concord Rd.  
York, PA 17402

### LANCASTER OFFICE:

150 Farmington Lane, Suite 201  
Lancaster, PA 17601

### EXTON OFFICE:

1 E. Uwchlan Ave.  
Suite 409, Exton, PA 19341

### WILLIAMSPORT OFFICE:

1000 Commerce Park Dr, Suite 310  
Williamsport, PA 17701

### WEST CHESTER OFFICE:

107 E Chestnut St, Suite 107  
West Chester, PA 19380

### NEW JERSEY OFFICE:

236 E. Route 38, Suite 130  
Moorestown, NJ 08057

## LISTING AGENTS:



### Anthony Curcio

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### Jane McGill

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### CONTACT US

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## About Bennett Williams

Since its founding in 1956, Bennett Williams Commercial, Inc. has offered full Commercial Real Estate services to the Central Pennsylvania region and beyond. We have served thousands of commercial, industrial and retail clients as we have grown in size and reputation. With our team of both experienced and knowledgeable executives as well as young and energetic professionals, we have the team to handle any commercial real estate need.

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