

450 WEST LANDIS AVENUE

VINELAND, NJ 08360



OFFICE BUILDING | FOR LEASE



PROPERTY DESCRIPTION

2500 Office Space Available. Professional/Medical/Community Facility/General Office use.

Full buildout. 5 per 1000 sf Parking ratio

PROPERTY HIGHLIGHTS

- 2500 SF
- Full Build-out
- 24 Hour Access
- 100 parking spaces

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (MG)
Number of Units:	1
Available SF:	2,500 SF
Lot Size:	0.52 Acres
Building Size:	21,915 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	344	1,601	5,329
Total Population	927	4,924	14,926
Average HH Income	\$52,190	\$52,638	\$62,194

RAYMOND MORDEKHAI

PRINCIPAL BROKER / PRESIDENT

718.820.1200

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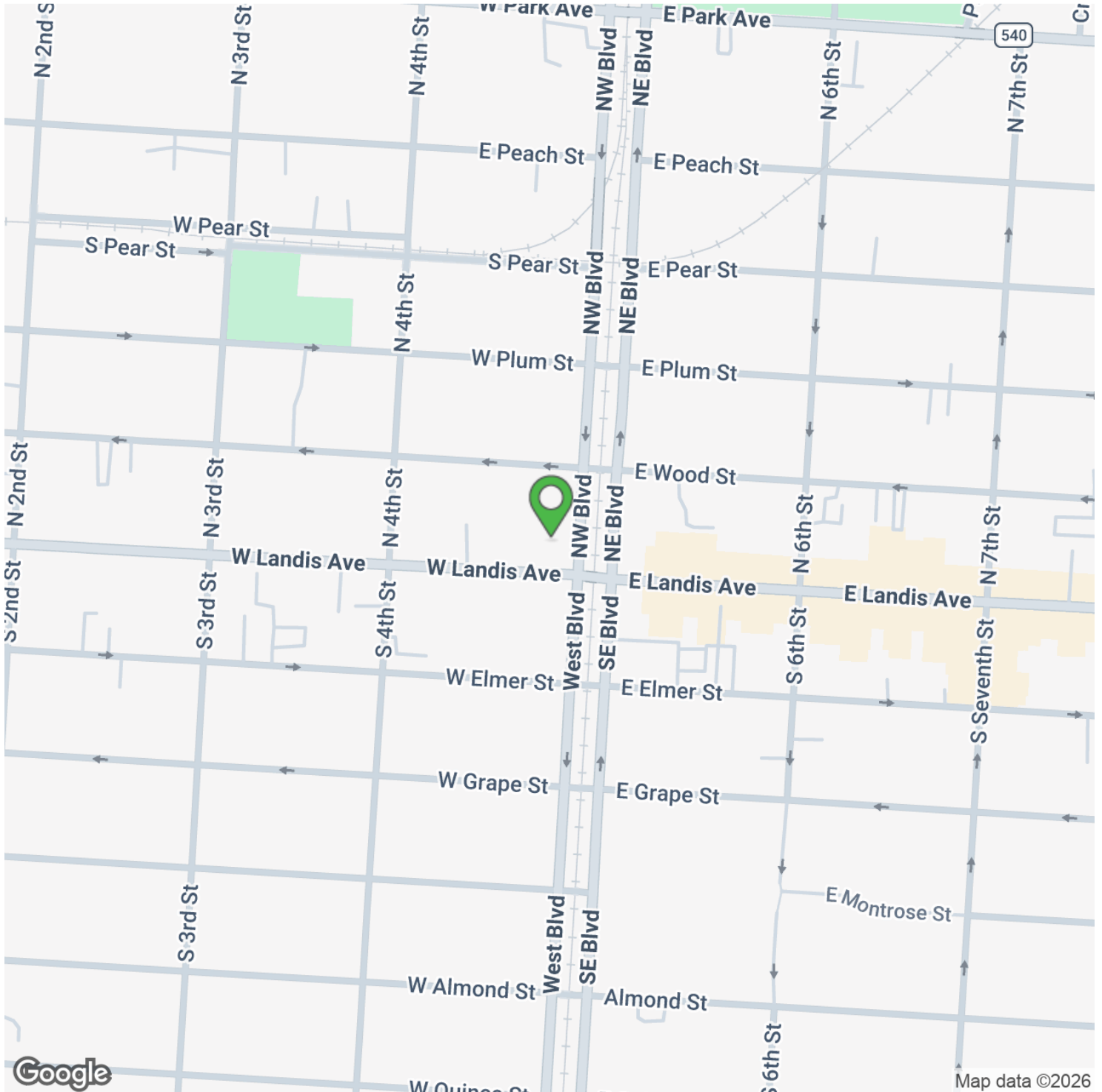
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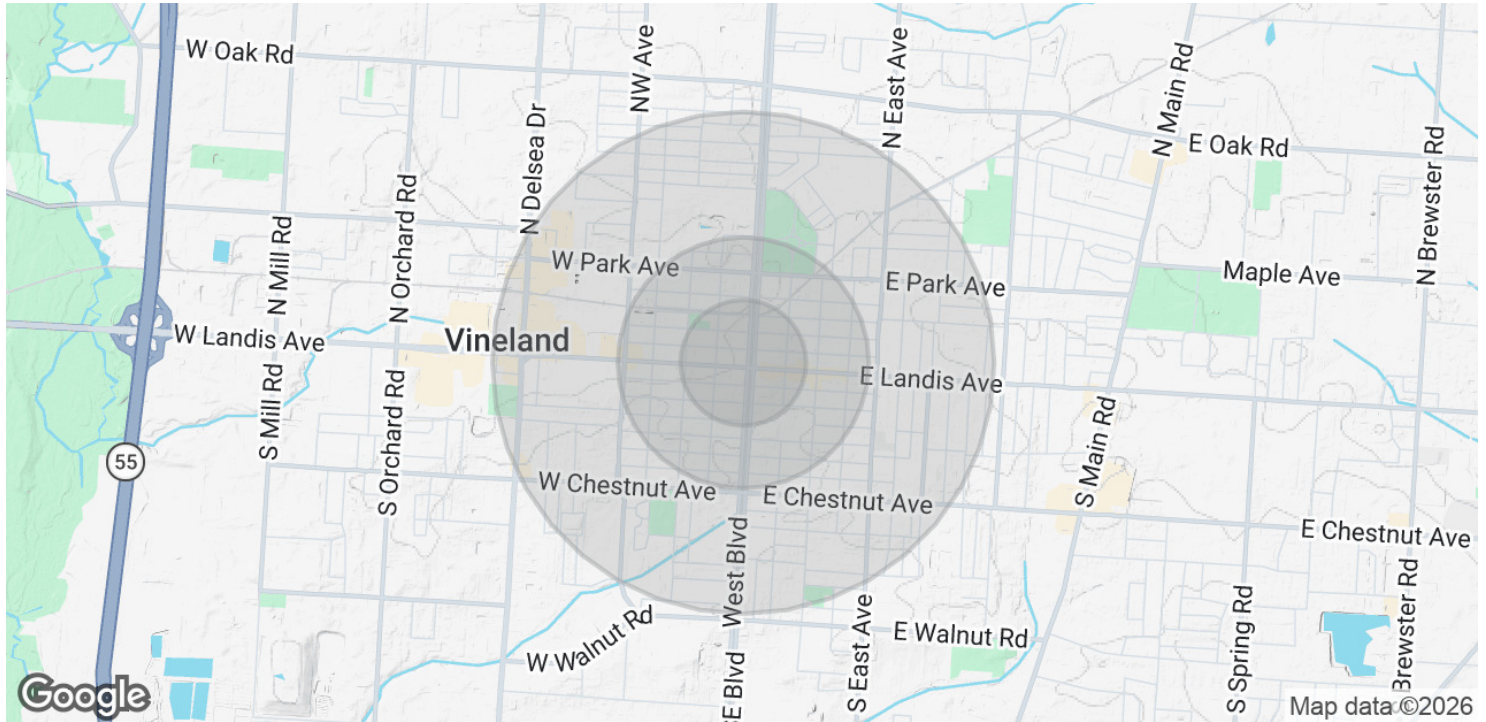
LOCATION MAP

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	927	4,924	14,926
Average Age	30.2	29.9	35.3
Average Age (Male)	28.3	28.2	32.9
Average Age (Female)	40.5	36.8	39.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	344	1,601	5,329
# of Persons per HH	2.7	3.1	2.8
Average HH Income	\$52,190	\$52,638	\$62,194
Average House Value	\$142,515	\$154,359	\$177,167

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT